

WASHINGTON STREET URBAN FOREST

Dorchester, MA

Department of Neighborhood Development (DND) Grassroots Open Space Program

Developer Proposal | November 2, 2021



landworks studio^{INC.}

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An aerial photograph of a forest with a mix of green and brown patches, suggesting a fire or a natural clearing. A white geometric shape, resembling a stylized letter 'A' or a similar symbol, is overlaid on the left side of the image. The text 'Proposal Cover Documents' is centered in the lower half of the image.

Proposal Cover Documents



A

**Development Team
Letter of Interest**



November 2, 2021

Department of Neighborhood Development
Shani Fletcher
Development Officer & Grassroots Program Manager
shani.fletcher@boston.gov

**RE: REQUEST FOR DEVELOPER PROPOSALS
WASHINGTON STREET URBAN FOREST, DORCHESTER, MA**

Dear Shani,

On behalf of The Guild, I am pleased to submit to the City of Boston Department of Neighborhood Development, the enclosed proposal for the Washington Street Urban Forest project located in Four Corners for your consideration. We have been committed stewards and neighbors to the open space parcels since 2015 and are truly excited to embark upon a deep and healing permanent transformation of the site. Our community-led vision is to create a beautiful, four season resiliency hub that manifests culturally informed, environmental design that will provide opportunities for wellness, art, education, social connection, and the support of small businesses.

The Guild was founded in 2012 with the belief that our communities are filled with the talent, strength, beauty and power to create new models of wholeness and prosperity — right here, right now. We shift traditionally limiting power dynamics and support community-owned transformation, leadership and systems change. The Guild transforms indoor and outdoor blighted sites into enriching centers of cultural exchange, commerce, artistry and wellness that are then programmed for and by the community. We want to build on our proven success at 191 Bowdoin Street which transformed the vacant DND lot into the Bowdoin-Geneva Community Hub for healing, culture, wellness, and connection (2012-2020) and create that and more for Washington Street. With our Sanctuary headquarters located adjacent to this site, it allows for exciting synergies and holistic uses as we extend our stewardship and programmings into the natural environment.

We have deepened the expertise and power of The Guild ecosystem and have assembled an outstanding development team of committed partners: Shawmut Design and Construction, EYP, Landworks Design Studio and many others that align with the Guild's proven vision, process, and transformational impact. Our team is uniquely qualified to deepen our 9 years of successful collaboration with our BIPOC ecosystem, cross-sector partners, DND, and many other city departments. Together, we will create more than a neighborhood-level jewel of green infrastructure, wholeness, education, and cultural connection -- we will also establish a new model for community development and cross-sector partnership that builds capacity, community-owned assets, and opportunity for all.

Shawmut Design and Construction is currently developing City Hall Plaza and had great success at the Bruce C. Bolling Municipal Building involving the Roxbury community and exceeding all diversity goals on the project. EYP has had similar success as you will see throughout the proposal submission and are eager to partner with The Guild and our ecosystem to transform this parcel and develop a new systems changing model that extends well beyond this project.

We have proven the powerful and impactful way in which we work with, as, and for our beautiful community. We are grateful for the opportunity to pursue this exciting project of co-creation. Please reach out to me directly at any time with any questions or clarifications.

Thank you for the opportunity to pursue this exciting venture. Please reach out to me directly with any questions concerning the proposal response.

Strength and balance,

A handwritten signature in blue ink that reads 'Jhana Senxian'.

Jhana Senxian
Founder, President & Chief Executive Officer
The Guild



B

Proposal Form - Price

PROPOSAL FORM

SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

DATE RECEIVED BY DND: August 23, 2021

SUBMITTED BY: NAME: Urban Guild Inc. (The Guild)

ADDRESS: 258-262 Washington Street, Dorchester, MA 02121

TELEPHONE: 617-930-6508

EMAIL: jsexian@theguild.works

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

Property Address: 242-256 Washington St. Dorchester, MA 02121

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:

N/A

Use separate sheet and attach if additional principals are involved.

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

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

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

Corporation is incorporated in the State of: Massachusetts
President is: Jhana Senxian
Treasurer is: Joachim Gfoeller
Place of Business: 258-262 Washington St. Dorchester, MA 02121

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

N/A

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

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

N/A

Trust documents are on file at _____

And will be delivered to the Official on request. Roma Mayur, Senior Vice President, Relationship Manager and Lender, Business Banking

Office: 617.441.1404 | Fax: 617.812.2403

1336 Massachusetts Avenue, Cambridge, MA 02138

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:

N/A

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

5 years - 501(c)3 since 2016

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

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

\$400

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.

Jhana Senxian

Signature of individual submitting proposal

Founder & Chief Executive Officer

Title

Urban Guild Inc

Legal Name of Organization

Dated at: _____

This 23rd day of August,

NAME OF ORGANIZATION:

Urban Guild Inc

BY: Jhana Senxian

TITLE: Founder & Chief Executive Officer

i. ATTESTATION:

Jhana Senxian being duly sworn deposes and says that (he/she) is the Founder & CEO of Urban Guild Inc and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 23rd day of August

Notary Public: Beverly Smith #753573

My Commission Expires: 12/12 (Month), 23 (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.)



C

**Proposal Summary Sheet
and Digital Drawings**

PROPOSAL SUMMARY SHEET AND DIGITAL DRAWINGS



FOR OURSELVES & OUR DESCENDANTS

WE ARE:

- › URBAN ALCHEMISTS & CULTURAL WEAVERS
- › DESIGNERS OF NEW URBAN LANDSCAPES
- › BUILDERS OF A TRANSFORMATIONAL BUSINESS ECOSYSTEM
- › CREATORS OF HEALING & BEAUTY
- › CATALYSTS FOR RESILIENCE, ECONOMIC PROSPERITY & JUSTICE

Proposal Summary

The Guild | Who We Are

The Guild is a hybrid, multi-sited social enterprise and cross-sector ecosystem, controlled and led by intergenerational, BIPOC (Black and Indigenous People of Color) co-creators, dedicated to wholeness, beauty and prosperity. Through collaborative Vision-in-Action, our local to global ecosystem of neighbors owns the strategies and means of transforming our communities through aligned and equal partnerships with cross-sector entities as allies and accomplices. We design and develop indoor and outdoor spaces into beautiful Sanctuaries for deep healing, cultural expression, capacity building, economic development, and holistic value and opportunity creation. More than just a mission-driven entity, The Guild is an aligned and visionary ecosystem co-creating a scalable process of community transformation, healing, and systems change.

Our Vision for the Washington Street Forest

Since 2015, The Guild along with our partners and neighbors greatly expanded the vision of the site from its [original design](#) and developed a more holistic, accessible, beneficial, multi-season, and attractive vision and use that resulted in broader community interest, deeper engagement, and potential for positive impact. Far beyond a passive greenspace predominantly utilized by a small number of community gardeners, along a single pathway, the new design concept lifts the space into a paradigm-shifting model and promising point of pride, far beyond the neighborhood. The new concept includes: cultural design, environmental learning, wellness and art, edible and healing gardens, market kiosks, learning and social connection nodes, and more. An artfully walled Sanctuary with four season elements, the forest will also function as a resiliency hub for the neighborhood providing a beautiful, safe and cool venue for intergenerational use, particularly during extreme heat events.

In 2020, The Guild reignited community improvement conversations and revised our team of development partners. We have infused the Washington Street forest project with our own core values and goals. Pulsing with a bigger vision and renewed energy, the Project will leverage a unique opportunity to manifest cultural aesthetics and values but will also launch an innovative and scalable model of community transformation. Showcasing BIPOC expertise and visionary cross-sector partnerships, the forest Sanctuary will benefit from coordinated indoor and outdoor programming, promotion, and stewardship within a process of intensive capacity building, economic opportunity, and pipeline development.

Joining us in aligned partnership to not just build a local place -- but also to catalyze BIPOC capacity, opportunity, and national networks -- are Shawmut Design and Construction, EYP, and Landworks Studio Inc. The Guild's community, ecosystem, development partners, advisors, and supporters are invigorated by our radical yet grounded and rigorous approach to systems change and community and economic development. As you will see throughout our proposal, the Washington Street Urban Forest Project will create new possibilities and value for BIPOC communities near and far, our city, and the entire AEC industry.

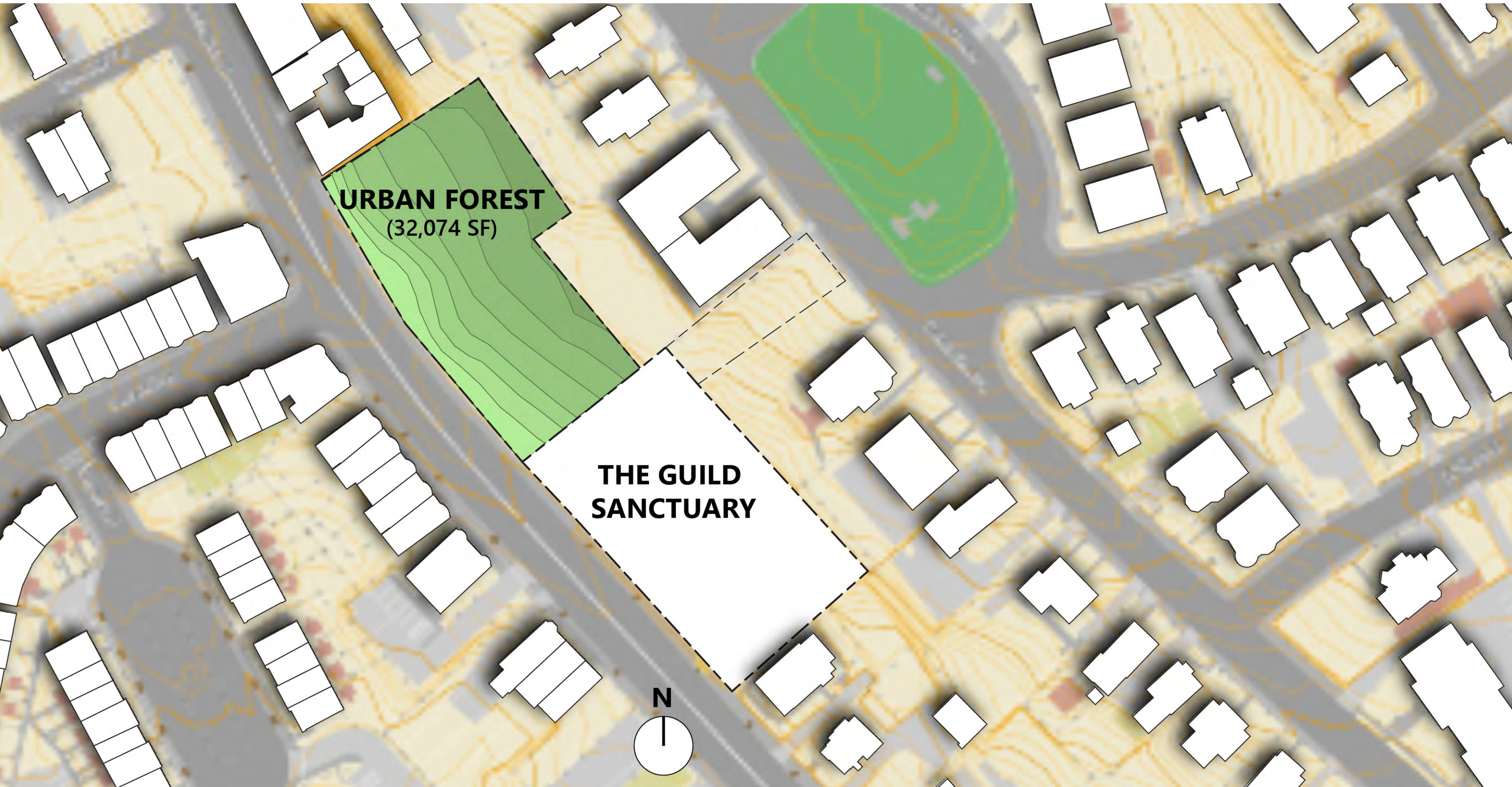


PROPOSAL SUMMARY SHEET AND DIGITAL DRAWINGS *cont'd*

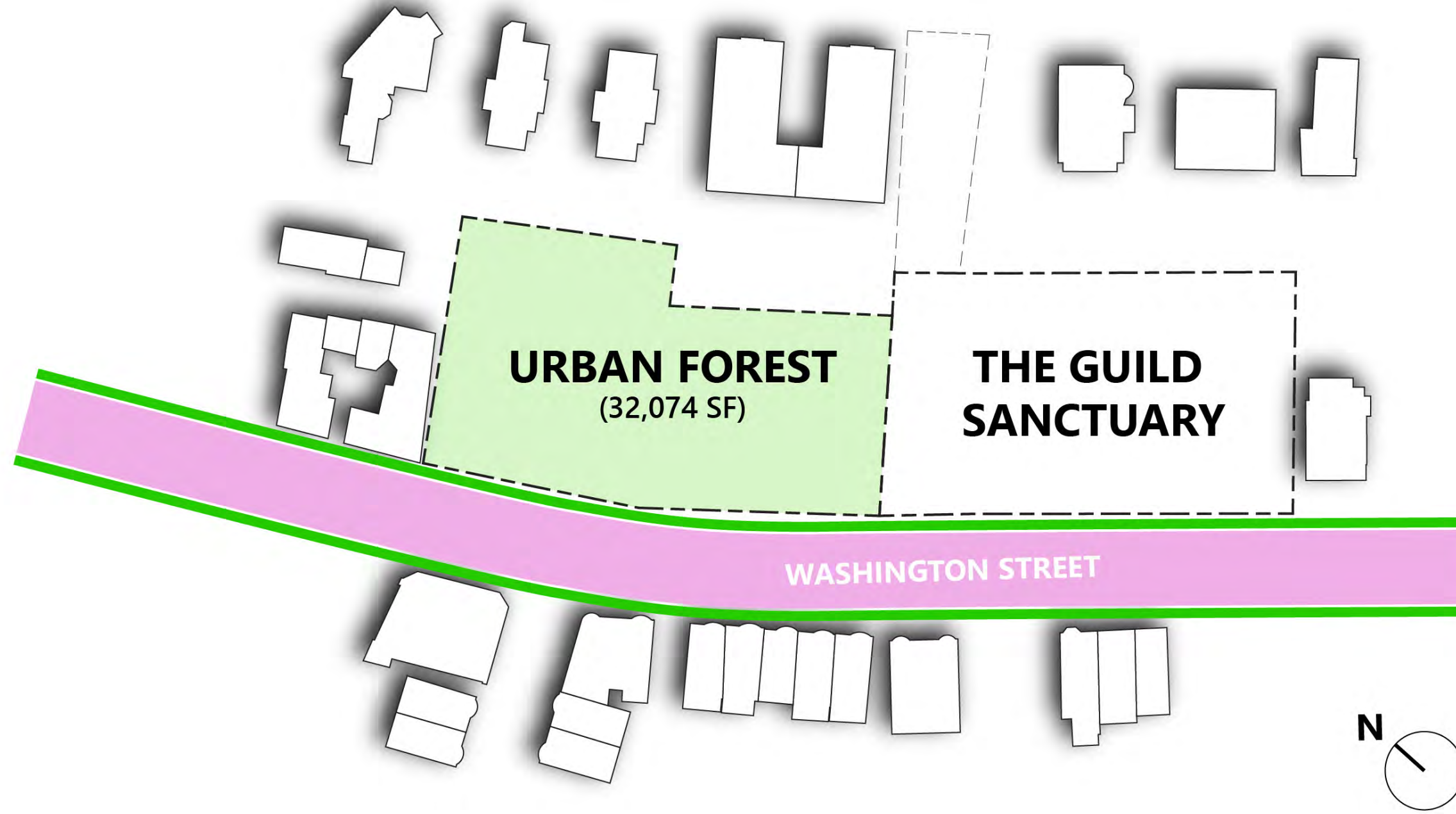


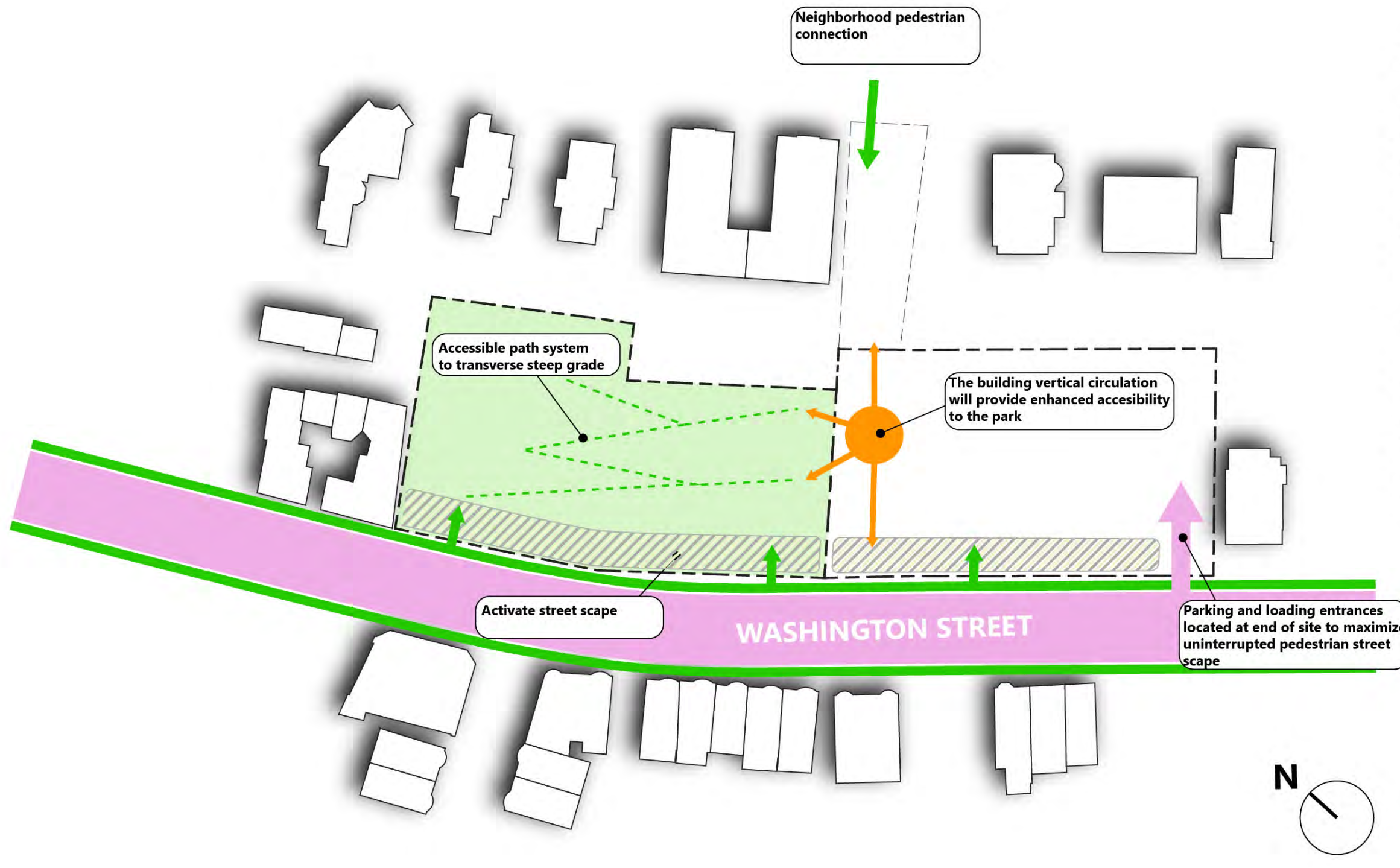
Digital Drawings

Following in this section, please find preliminary digital drawings and plans that illustrate some ideas for the Washington Street Urban Forest project.



KEY PLAN





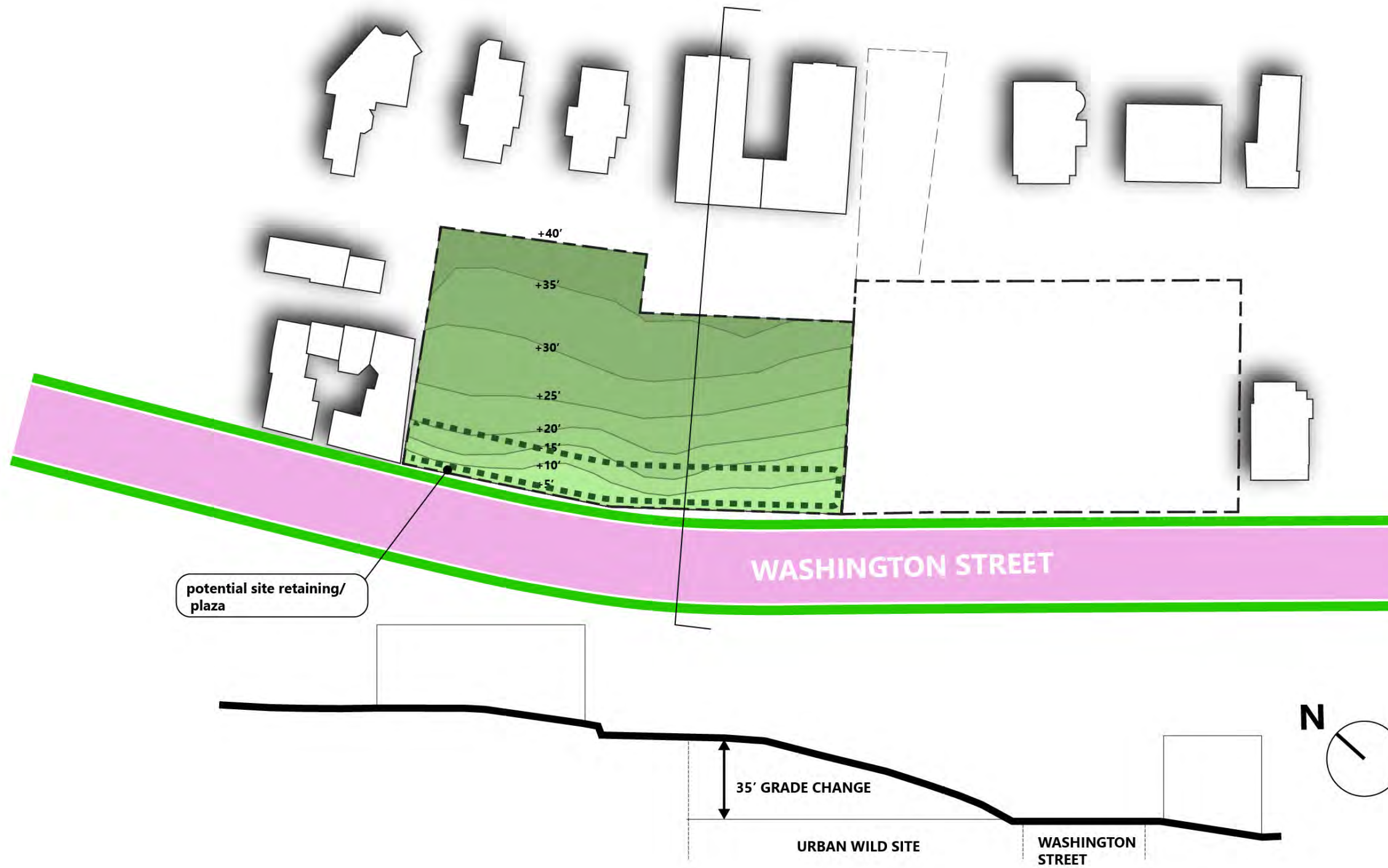
Accessibility

The design will prioritize safety in accessibility through design of site, lighting, fencing, and main access points that are intuitive and controlled. To navigate the steep grade, an accessible ramp system will weave its way through the site linking the lower-level streetscape to a variety of program platforms and amenities at the upper levels. In addition, the future Sanctuary building will be designed to enhance the level of accessibility connectivity using internal elevators and terraces aligned with key focal points in the Forest.

Connectivity

Physical and visual activation of the street scape will enhance the public experience and provide a sense of welcome and orientation to the park as well as the adjacent Sanctuary building. Future design of the Sanctuary will explore locating the vehicular entrance for parking and service areas to the southeast corner of the site in order to provide a greater extent of uninterrupted pedestrian experience.

TOPOGRAPHY AND SITE IMPROVEMENTS



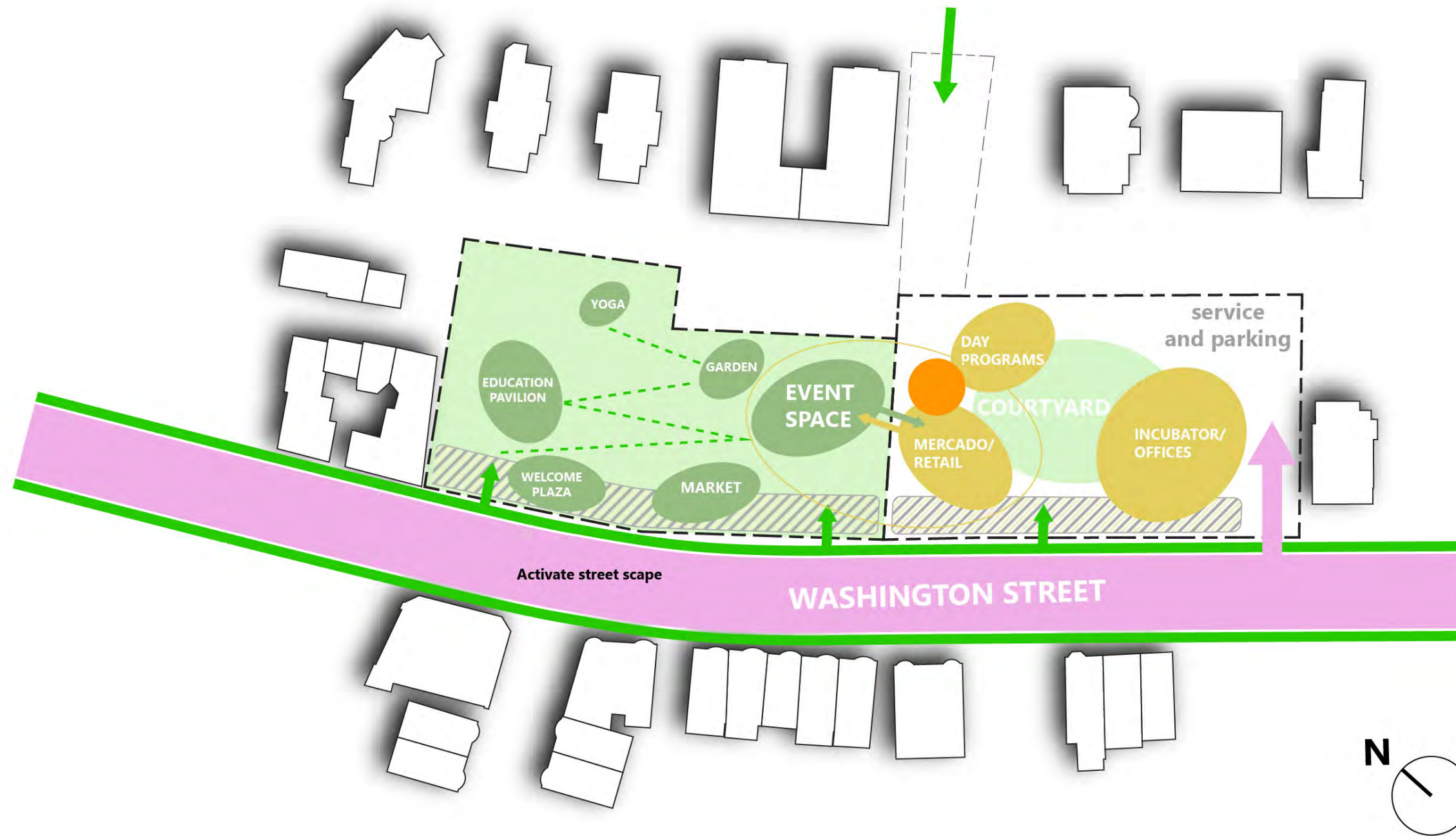
Regeneration and Resiliency

Early engagement with an arborist will identify which trees are dying, rotting or have exposed roots and should be removed. To ensure resiliency and regeneration, it is best practice to take down trees that aren't doing well in order to make way for new growth. A program of selective clearing will allow more light to reach pockets of the forest floor. This will create opportunity for replanting with a greater diversity of native pollinator plants to attract key species and regenerate the ecosystem of the forest.

Erosion and Sediment Control

A visually interesting natural ledge or site retaining wall can be used to expand the pedestrian streetscape, providing new space for orientation and activities, while also serving the vital function of stabilizing the leading edge of the hillside. Additional measures, such as erosion control mats and replanting the forest floor, will mitigate erosion and improve sediment control.

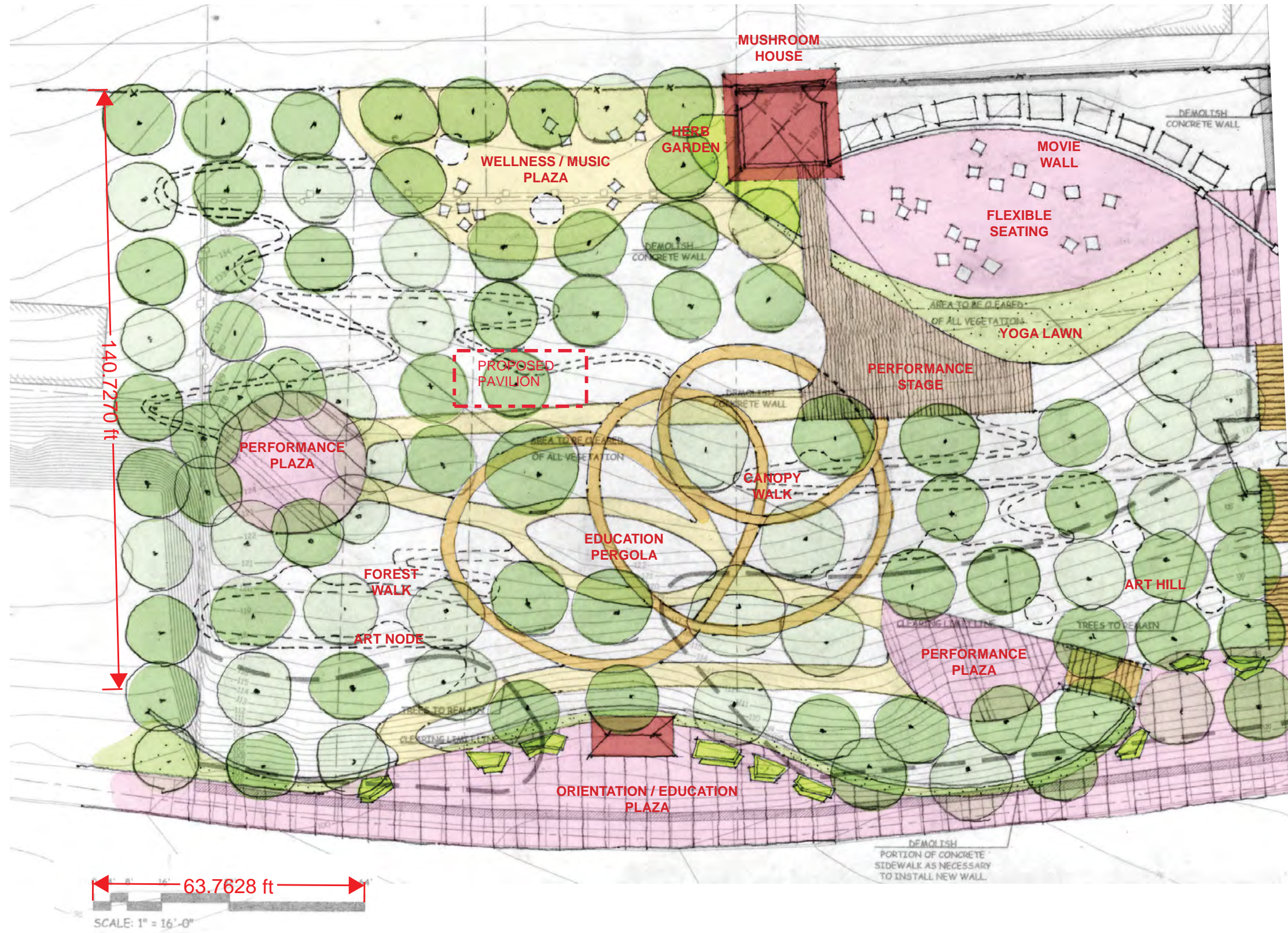
VIBRANT MIX OF USES

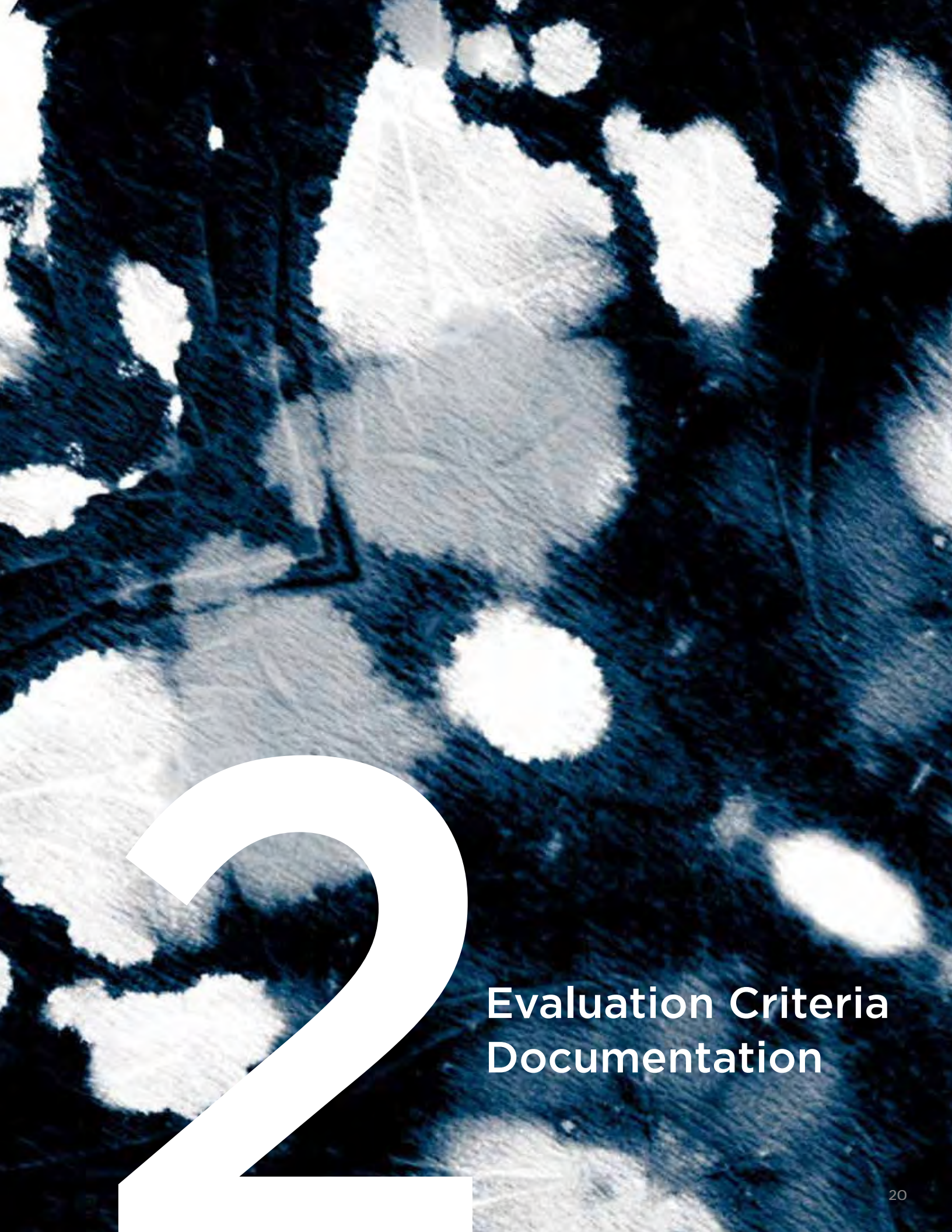


Vibrant Mix of Uses

New pathways, plazas and pavilions will sensitively integrate with the natural landscape. Each will become an opportunity space for new programs ranging in function from areas of learning and leisure to play, wellness and contemplation. The future Sanctuary building design will look to activate the landscape edge with complementary programs which, together with the park, will form a larger continuum of community-based resources and amenities.

SITE OVERVIEW





Evaluation Criteria Documentation



A

Project Narrative

PROJECT NARRATIVE



Project Overview

Description

As currently planned, The Guild Sanctuary Development Project will be a vibrant, multi-use community retreat for several under-served neighborhoods in Boston. This project will develop a 31,000 sf, city-owned open space parcel in the Four Corners Neighborhood. The vision is to transform an historically under-maintained open space parcel of land as well as a 30,000 sf property, owned by Urban Guild, Inc. (The Guild), that has been both a problem property as well as ill-used in terms of community benefit. Together, the public and privately owned parcels stretch over 400 linear feet of streetscape and currently encompass over 65,000 sf of space with the opportunity to become over 170k sq. ft. of beautiful, community-owned and led productive space. The entire project will be developed in phases and will provide a scalable and replicable community-focused opportunity for: green infrastructure demonstration, business and job creation, housing, capacity building and research -- all with coordinated indoor and outdoor programming, promotion, and stewardship.

In addition to its social and racial justice principles, this project represents core Guild pillars of action:

- **Thought Leadership:** Piloting a replicable and scalable model of holistic, high impact community development
- **Asset Creation:** Development of a place-based community asset for the Four Corners neighborhood
- **Shifting Power:** Innovative co-development model of cross-sector partnership led by community
- **Capacity Building:** With our network of community partners and neighbors, create new infrastructure, skills and capacity
- **Green Infrastructure Demonstration:** Showcase climate preparedness, resilience, and environmental learning

The site was chosen to be designated as a Priority Project which made it eligible for funding from a pot of money from the Greenway Task Force. The money was used to pay a consultant to develop a plan for the site based on neighborhood ideas. The first site plan was created in 2013. Coincidentally, as GFCAC was looking for someone to be the owner and long-term steward of the land, The Guild, with their impressive history of transforming and stewarding community-based assets and policy change, was also looking to purchase and develop the warehouse adjacent to the property. The project vision was aligned with The Guild's broader Metroscaping goals, and in 2015, the Guild took over stewardship of the open space. The Guild has worked closely with neighborhood associations that abut the forested area which include: Mt. Bowdoin Betterment Association (MBBA), the Norwell-Harvard-Washington Resident Association, and United Neighborhood Association (UNA), and the Erie-Ellington Neighborhood Association.



PROJECT NARRATIVE *cont'd*

Since 2015, as a steward of the site, The Guild has led the community to improve the property through several efforts such as the implementation of various green demonstration projects including terracing & bioswales to address run-off issues on the hill, an art installation of solar powered lights, some preliminary tree identification, and seasonal deep cleaning, and regular maintenance, which includes the monthly clean up of the street-facing perimeter. Between 2015 and 2016, The Guild and a collection of neighborhood residents greatly expanded the vision of the site from its original design and developed a more holistically productive, multi-season and attractive vision and use that resulted in broader community interest and the potential for greater community impact. Far beyond a passive greenspace predominantly utilized by a small number of community gardeners, along a single pathway, the new design lifted the space into a paradigm-shifting model and promising point of pride far beyond the neighborhood.



The Sanctuary site concept includes: environmental learning, wellness and cultural areas, healing herb gardens and edible landscape. A walled Sanctuary with 4 season elements, the urban forest will also function as a resiliency hub for the neighborhood providing a beautiful, safe and cool venue for intergenerational and multi-season use, particularly during extreme heat events. The Guild would partner with the Department of Parks and Recreation, as well as other city and quasi-public entities, on this project.



Since the founding of The Guild's direct-action work in 2012, the organization has enjoyed deep and broad support from community residents, people of color from well beyond the city, and across City Hall. While the pandemic halted the plan to have the last community meeting for the project via the public RFP process, The Guild is now ready to expand its focus from its extensive pandemic relief work, move the pre-designation process forward, and start the master planning of the

Current Conditions

The hillside adjacent to 260 Washington Avenue, Dorchester, is a wooded slope abutted by commercial properties, north and south, an apartment building and single-family residences to the east, and Washington Street on the west. While there is a remnant of an oak forest, much of the canopy has been invaded by Norway Maple, a species of tree known to close the canopy and shade-out understory vegetation. As a result, the hillside is seriously eroded with a large depression in the northwest quadrant. On the eastern plateau of the site there are partially buried foundations and a utility line transecting the site. There is vegetative and man-made litter throughout. Efforts have been made to stabilize the western edge of the site but without success.

Detailed Components of Project

The development vision for this site is both a community park and a reestablished urban forest. Building upon the remnant oak forest, the intent of this project is to stabilize and reforest this hillside while creating pathways, plazas and pavilions for community benefit. The four-season pavilion will allow for lectures and educational/art exhibits. Our initial planning has also identified a movie wall, healing gardens, market kiosks, sledding hill, and canopy tree walk as potential components. Benches for sitting, activity tables, trash, recycling and composting bins, all contribute to the overall park feel and usability of the site. Indirectly, the forest will help to mitigate heat island effects and provide air cleansing as in the USDA's recommendation of 25% city land area in the form of urban forests. This park is truly an urban oasis that will also be a manifestation of the social, cultural and environmental goals of The Guild.



PROJECT NARRATIVE *cont'd*

Development Team

Our chief collaborators/partners for the Washington Street Urban Forest project are as follows:

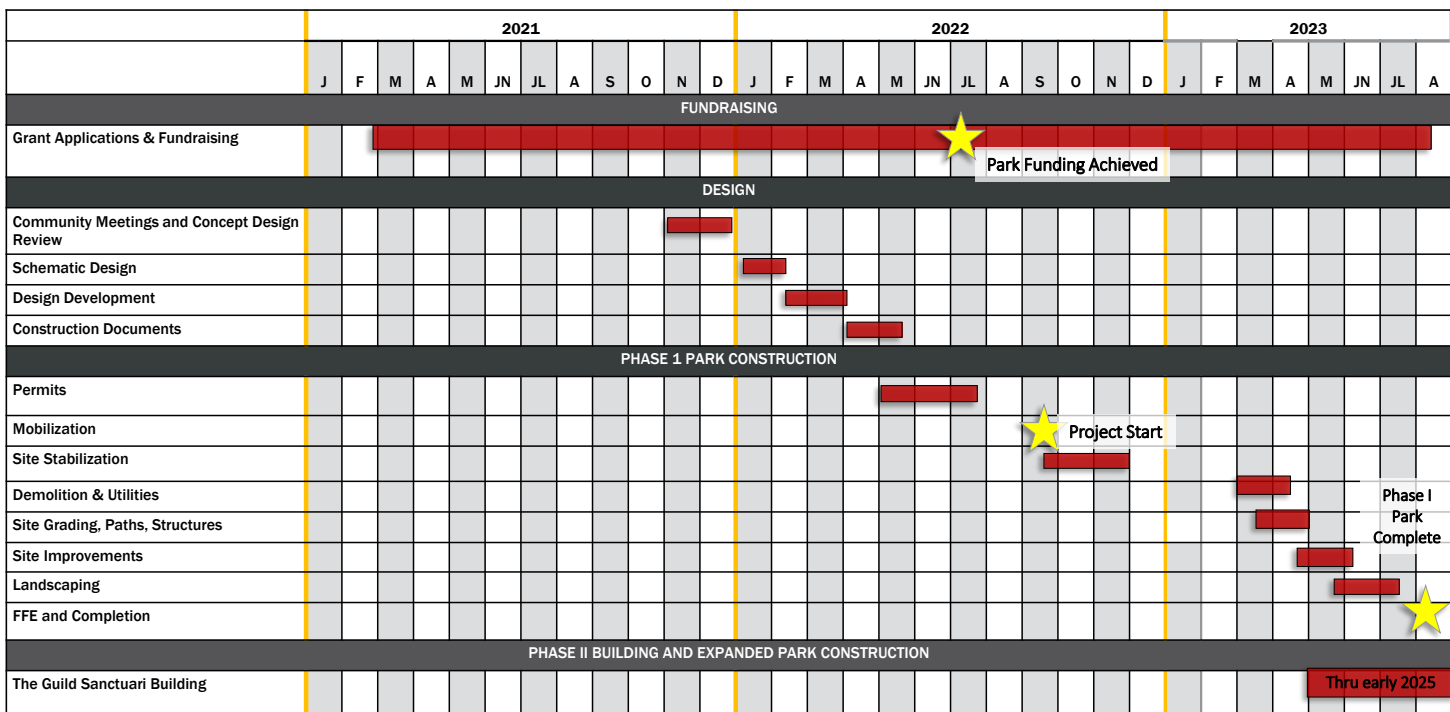
- **Owner/Developer:** The Guild - Jhana Senxian
- **Senior Advisor:** Sanctuari.Space - Heather Boujoulian
- **General Contractor:** Shawmut Design and Construction - Ron Simoneau
- **Architect of Record:** EYP - Jason Olsen, Landworks Studio - Michael Blier
- **CDFI:** Massachusetts Housing Investment Corporation - Deb Favreau

Ongoing Stewardship Plan

The Guild has a proven track record of community-owned/led design, build, program, and stewardship of multi-use civic spaces. The Guild is an integral part of this neighborhood and are experts in inviting and maintaining relationships across the community and ensuring regular site activation and enhanced maintenance. The Community will work with the design and construction teams to create a development that is sustainable and resilient, designed to optimize natural resources and enable The Guild to serve as a responsible on-going steward of the site. As “owners” of the property, intergenerational residents will be active participants in the care and maintenance of this treasured development. The Guild is a community leader and will oversee stewardship of the forest via intergenerational resident engagement. The Guild’s programs include Guild Youth Fellows who, under the guidance of the Guild’s site and program management teams and since 2012, coordinate community planting/maintenance/programming/organizing, harvesting, and outreach. Site stewardship will also be engaged by local students, seniors, families, artists, urban gardeners, wellness workers, herbalists, and healers who make up The Guild’s robust BIPOC ecosystem.

Milestone Schedule

Below is a snapshot of the tasks and milestones that will take place at the start of the project through completion of construction. For more details, please see **Section 02.G. Development Timetable**.



Background Information

Organizational Strategy

Everything we develop serves a holistic set of purposes: lifting up community voice and vision, building community capacity, and shifting collective resident action from periphery to center. Every Guild act is imbued with culture and spirit -- a sense of the sacred -- and is approached as energetic work and legacy building. Every Guild act carries social, cultural, environmental/health and economic value and impact and is about wholeness, and prosperity for ourselves and our descendants. The Guild has had a transformationally positive experience and response to our shorter and longer term Metroscaping work, from inception. We have experienced powerful and beautiful reactions to the work from residents who, entering Guild space, are moved to tears and filled with new pride. We co-create beauty and abundance together as neighbors shifting power and paradigms about BIPOC community capacity.

Financial Sustainability

The team will work in concert to get the commitments of foundations, donors, and others with commitments to: community safety/development/climate change/racial/environmental justice/health/healing/environmental education/civic space/public art/culture/urban agriculture/food justice/placemaking etc. We will target funds available to municipalities for works of public benefit and crowdfunding campaigns. We have additionally planned revenue-based programs for: ongoing corporate and public sector volunteering and sponsorship, event, workshop and meeting rental, kiosk rental, etc. We will capture cost savings from the highly efficient, stormwater reuse, solar power and other sustainability-oriented elements of the site. This project will be an innovative and unique addition to open spaces in the state. The holistic and BIPOC community leadership model that has been implemented from The Guild's engagement in the site -- and in deep relationship with the building development and use, conveys deep and lasting advantages for the forest.

Maintenance Plan

Upon completion of the forest, as with all parklands, there is a need for continued and educated maintenance to help the land achieve its potential as a mature forest and community asset. Evaluation of hardscape and softscape will need to be conducted semi-annually and adjustments to the maintenance program will be initiated. Plants, trees and shrubs will need to be watered on a regular basis until well established, albeit the use of native species will require less. Hardscape paving, walls, benches, furniture, and buildings will need cleaning and periodic repair. Trash will require emptying and recycling sorting and placement for collection. Granular paving will need seasonal raking and filling of ruts. General building maintenance will be performed seasonally. As previously described, The Guild's facility and site maintenance team, stewardship programs, and diverse community vendors, will excellently maintain the space.

Community Impact

Neighborhood

Site conditions do not currently allow safe or easy access to community members. As a city-owned site that The Guild and neighborhood associations and groups have a history of improving and maintaining, the site is a space of opportunity for community benefit and connection.

Public Benefit

Guild impact and outcomes will accrue most directly to intergenerational community residents of Dorchester, Roxbury and Mattapan. The opportunity to create oases and experiences of respite during extreme heat events will make this site of particular benefit to our elders, pregnant women, and those with respiratory issues. The site will offer a myriad of programs that will support community culture, wellness and learning. This four season community asset will provide residents easy access to safe and relaxing spaces and programs that will also help in addressing and healing the negative impacts of individual and shared stress and trauma.

This project will serve the residents of Dorchester, Roxbury, Mattapan, and also a meaningful number of residents beyond these neighborhoods. See below for approximate populations of each neighborhood:

Dorchester:	125,000 residents
Roxbury:	60,000 residents
Mattapan:	36,000 residents

Alignment with 2030, Open Space, and CPA Plans

The project aligns with several City plans including but not limited to: Boston 2030, BPDA development recommendations, TOD principles, and local Climate Action plans. The Guild's policy changing methodology is further featured as a Promising Practice in the City Resiliency and Racial Equity Strategy. Park improvements will reflect the neighborhood's multicultural identity, adding a source of cultural pride for those who use and maintain it. Programming elements have a special focus on ecological systems, sustainability, and resiliency. The design team will implement creative placemaking philosophy and The Guild's own holistic process/methodology. Additionally, there is a pending Request for Proposal to develop a Citywide Urban Forest Plan which relates directly to this parcel, as an urban forest and becomes an active and important component and a case study for a restorative process to transform derelict parcels and include them into a host of important urban strategies.



B

Experience

DEVELOPER EXPERIENCE

The Guild | History of Co-creating with Our Community

The Guild has been a transformative force for community development in Boston since 2012. We have partnered extensively with community organizations, the City, and mostly BIPOC residents to create indoor and outdoor healing Sanctuaries, gardens, market sites, and community hubs of positive energy, programs, and stewardship. This work changed city policy around interim development and use of publicly-owned land and has been celebrated as a Promising Practice for Resiliency and Racial Equity.

Experience and Capacity

Since 2012, The Guild has transformed hotspot sites and problem properties in Dorchester and Roxbury perceived as literal and conceptual containers of all that is 'wrong' with our community (blight, apathy, neglect, poverty and under investment, illicit and abusive use, etc.), into beautiful and vibrant oases and community held Sanctuaries. We established an open and participatory approach to design/build, capacity building, programming, and community stewardship that relies upon and responds to resident energy and imagination. As thousands of hands hold this work, our sites are loved and protected by the community. Our neighbors, public and quasi-public sector partners, and allies have watched us closely for years and have experienced the sustained positive impact of our work. With over 150k sf of community space transformed and stewarded, to date, this project will be a deeper continuation of The Guild's community-owned methodology. Below is an overview of our experience and impact in pictures and video. Please also see our [2020 Annual Report](#).



[191 Bowdoin St. Bowdoin-Geneva Inception 2012 Album](#)



[Guild Transformation of Topliff \(video\)](#)



THE LIVING ROOM
Featuring Art, Love & Pie
Live Music | Dancing | Refreshments
Thursdays 5-7pm | July & August
@ The Community Hub | 191 Bowdoin St. Dorchester
http://www.theguildworks.com | 617-325-9048

7/11	The Unexpected	Jazz
7/18	Morgan Minsk	Folk Soul
7/25	Alper Tuzcu & LASYA	Global Neo Soul
8/1	Helena Beltrão & Alper Tuzcu	Brazilian Rhythms
8/8	Micaella Cattani, Alper Tuzcu & Juan Pablo Tello Peñafiel	Latin Music
8/15 8/22 8/29	Evens Joseph Dance Studio Salsa & Haitian Kompa Dance Lesson & Sessions	



DEVELOPER EXPERIENCE *cont'd*

The Guild has revitalized & stewarded the Cooke-Pierce Communal Garden at 23 Coleman Street since 2012.



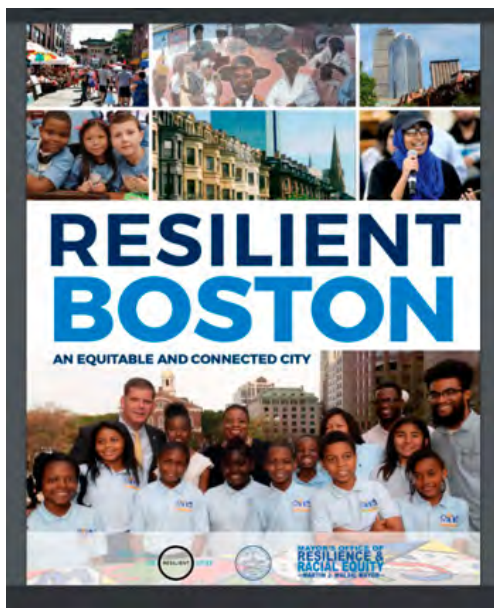
DEVELOPER EXPERIENCE *cont'd*



[Read Boston Globe Metro Article](#)



[Healing Power of Guild Transformations - Community Testimonials \(video\)](#)



[Guild Promising Practice on p. 122](#)



[Intergenerational Healing Partnerships \(video\)](#)



[Guild Leadership of Wellness-based Ec Dev.](#)



[The Boston Foundation's Annual Report on The Guild p. 17](#)

DEVELOPER EXPERIENCE *cont'd*



Blue Hill Avenue & Brunswick Street



Blue Hill Avenue & Intervale Street



COMMUNITY LOVE, WELLNESS & CONNECTION
PANDEMIC RELIEF INITIATIVE | APRIL 2020 - AUGUST 2021



+108,000
BIPOC RESIDENTS
SUPPORTED

+725,000
POUNDS OF FOOD

+180,000
Home & Personal
CARE SUPPLIES

+120,000
UNITS OF PPE

25%
SENIOR HOUSEHOLDS

80%
IMMIGRANT HOUSEHOLDS

Following in this section, we have included our development team's relevant project experience, as well as an organizational chart and team resumes.



CITY OF BOSTON

CITY HALL AND PLAZA RENOVATIONS - BOSTON, MA



PROJECT HIGHLIGHTS

ARCHITECT
SASAKI ASSOCIATES

OWNER'S PROJECT MANAGER
SKANSKA USA, INC.

EST. DURATION
24 MONTHS

EST. CONSTRUCTION VALUE
\$75 MILLION

PROJECT SIZE
7 ACRES

The seven-acre Boston City Hall Plaza is one of the City's largest civic spaces and for the last 50 years it has hosted events ranging from sports celebrations and rallies, to seasonal cultural festivals. This forward-thinking renovation will bring Boston's City Hall Plaza up to 21st-century standards, and create welcoming and accessible spaces for all residents and visitors.

Phase 1 of the project will deliver updated civic spaces and programming capabilities, as well as add infrastructure that will make the Plaza more sustainable, including connecting Congress and Cambridge Streets with an accessible sloped promenade activated by 21st-century civic amenities like shady seating and gathering areas, a destination play space, public art space, and an iconic water feature.

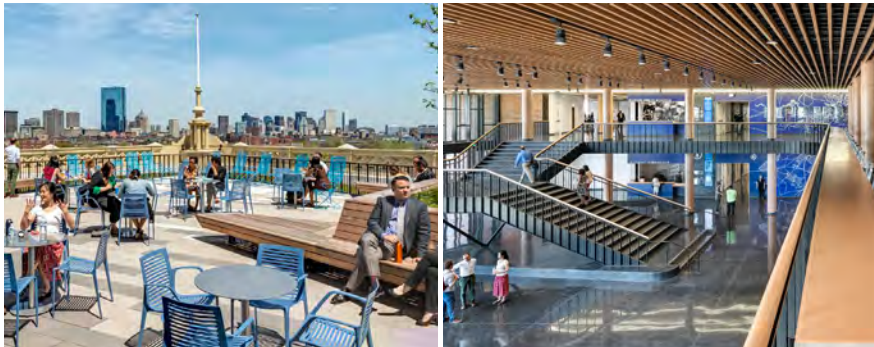
The new design will also include three smaller event and gathering places, and a new civic building on Congress Street, equipped with a bathroom and other facilities to support public gatherings.

The renovation includes an increase in permeable surfaces that will absorb stormwater as planned ahead for severe weather in downtown Boston. The design also includes approximately 100 new trees improving the shade, scale, and air quality of the Plaza. Numerous lights will be replaced with efficient LED technology, and 22,500 feet of granite and brick paving will be reused or recycled.

The project is intended to achieve at a minimum LEED®v4 Silver certification.

CITY OF BOSTON

BRUCE C. BOLLING MUNICIPAL BUILDING - BOSTON, MA



PROJECT HIGHLIGHTS

ARCHITECT

- SASAKI ASSOCIATES
- MECANOO ARCHITECTEN

OWNER'S PROJECT MANAGER PMA CONSULTANTS

DURATION

33 MONTHS

CONSTRUCTION VALUE

\$101 MILLION

PROJECT SIZE

215,000 SF

The Bruce C. Bolling Municipal Building project consisted of the construction of a new 215,000 square foot municipal office facility with ground-floor retail located on a 29,611 square foot site. The new building serves as the administrative headquarters of the Boston Public Schools, and houses the Roxbury Innovation Center, a publicly-funded start-up accelerator.

The scope included integration of three existing historic façades of the Ferdinand (1895), Curtis (1888) and Waterman (1890) Buildings into the new building. Shawmut worked closely with the Boston Landmarks Commission and Massachusetts Historical Commission during the preservation of the Ferdinand's Building façade, a five-story brick, terra cotta, and limestone structure requiring intricate preservation and restoration.

The Shawmut team carefully planned and coordinated logistics and traffic management to minimize disruption of ongoing bus operations at the adjacent Dudley Square bus terminal. Shawmut protected the adjacent properties and provided pedestrian covered walkways and clear signage for foot-traffic.

Nubian (Dudley) Square was an important Boston retail and transit hub for a half-century. The Bolling Building was envisioned by the late Mayor Tom Menino as the flagship piece to the Square's revitalization. Shawmut had a significant impact in the community throughout the project's duration. **On the jobsite, the goal was for subcontractors to employ 50% residents, 25% minorities and 10% women; actual percentages exceeded the goals, and are some of the highest ever achieved in Boston.**

This project is LEED® Gold certified.

CITY OF HOUSTON

ALIEF COMMUNITY CENTER - HOUSTON, TX



PROJECT HIGHLIGHTS

CONSULTANTS

- MEP - COLLABORATIVE ENGINEERING
- FP - ADDLEMAN
- IT/AV/SECURITY - 4B TECHNOLOGY
- LANDSCAPE ARCHITECT - SWA
- COST ESTIMATOR - PROJECT COST RESOURCES

EST. COMPLETION

DECEMBER 2021

CONSTRUCTION VALUE

\$46 MILLION

PROJECT SIZE

70,000 SF

This new 70,000SF mixed-use Community Center is truly a reflection of the community’s interest in a centralized, multi-purpose facility that supports area neighborhoods. Through many interactive workshops with the community, the design team created this first-of-its-kind development to leverage synergies between the Houston Health, Parks, and Library Departments for the benefit of residents with special focus on community engagement, identity, and overall wellbeing.

The building massing supports various department programs along a linear public spine. An expansive roof culminates in a large, covered porch which serves as a gathering place for Alief’s uniquely diverse community members to socialize between activities. From the porch, visitors are welcomed by a floor-to-ceiling glass entry lobby that frames views of the park and reinforces a strong relationship between interior and exterior activities.

Raised above the floodplain, the Alief Community Center building is a model for resilient design in a post-hurricane Harvey environment and a ‘lily-pad’ for those seeking shelter from the storm.

WORCESTER HISTORICAL MUSEUM, CITY OF WORCESTER, MA CENTRAL VISITORS BUREAU

BLACKSTONE HERITAGE CORRIDOR VISITORS CENTER - WORCESTER, MA



PROJECT HIGHLIGHTS

CLIENT

- WORCESTER HISTORICAL MUSEUM
- CITY OF WORCESTER
- MASSACHUSETTS CENTRAL VISITORS BUREAU

ARCHITECT

DESIGNLAB ARCHITECTS

COMPLETION DATE

2018

The Blackstone Heritage Corridor Visitor Center creatively weaves together site infrastructures, urban systems, ecological conditions, progressive storm water management strategies and historical artifacts into a cohesive experience across the site. The design is contemporary in nature but still visually consistent and respectful to the industrial past. It was the goal of the design group to achieve a truly public and accessible amenity for nearby residents and visitors alike.

SAGAMORE DEVELOPMENT COMPANY, LLC

EAST WATERFRONT PARK, PORT COVINGTON - BALTIMORE, MD



PROJECT HIGHLIGHTS

STATUS

SCHEMATIC DESIGN COMPLETED - 2016

ECOLOGIST

BIOHABITATS

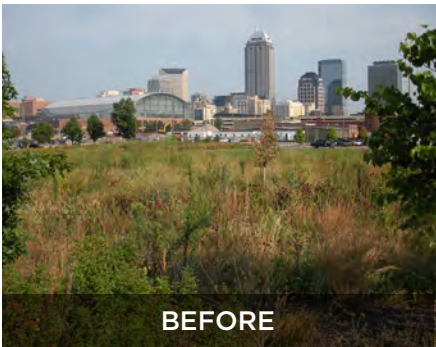


The East Waterfront Park represents Phase One of a comprehensive transformation of the Port Covington peninsula in Baltimore. The design of the park provides an active interface between a dynamic urban realm and the rejuvenated water's edge. The language of the landscape emerges from a careful weave of cultural and ecological networks, historic artifacts, and maritime programs, which is meant to connect the dots between human and ecological performativity resulting in a more resilient and interactive public realm.

A feature of the Park is the reinterpretation of a derelict pier into a linear, interactive ecological experience. A new program floats over the existing pier architecture to create innovative new experiences. The Archeological Pier, as it has become known, will also house the new water shuttle landing with a pedestrian bridge connection over to the reconfigured harbor edge.

BUCKINGHAM DEVELOPMENT, INDIANAPOLIS MUSEUM OF ART

INDIANAPOLIS ART PARK - INDIANAPOLIS, IN



PROJECT HIGHLIGHTS

CLIENT

- BUCKINGHAM DEVELOPMENT
- INDIANAPOLIS MUSUM OF ART

DESIGN ARCHITECT

NADAAA

STATUS

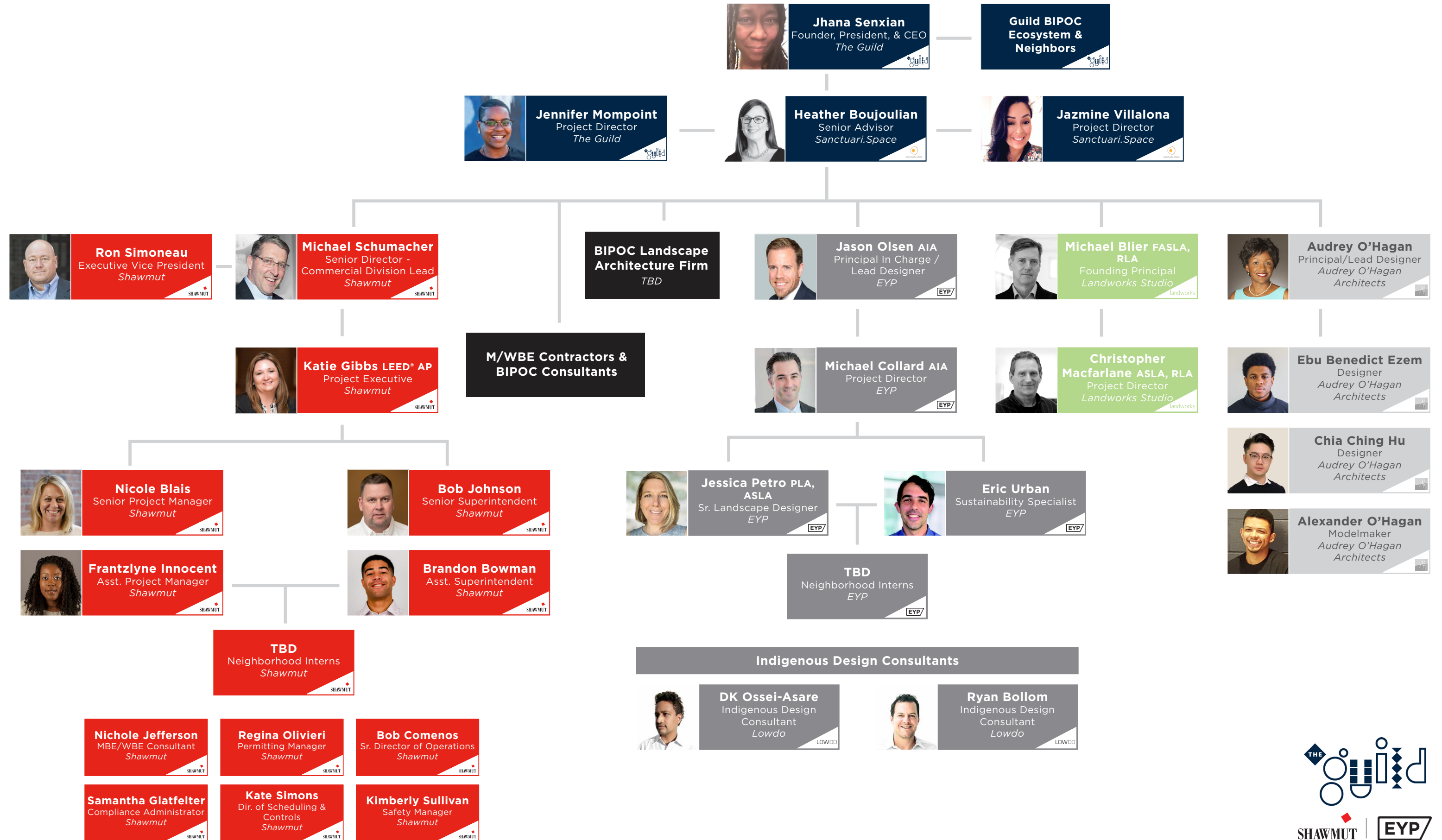
FUNDRAISING

PROJECT SIZE

9 ACRES

The Indianapolis Art Park will revitalize 4 acres of vacant former railyards as both a dynamic park and a new public landscape installation which will reflect a high profile art museum in the heart of the city. Flexible social spaces are organized in bands of atmospheric narrative ecologies which move out from the promenade of Alabama Street: A botanical landform planted with a low cover of native lime-tolerant plants local to Indiana limestone soils; primary paths offer the experience of walking through the contoured landform; stormwater reuse defines the organization of corresponding vegetated and occupiable landforms.

DEVELOPMENT TEAM | ORGANIZATIONAL CHART





JHANA SENXIAN

FOUNDER, PRESIDENT, & CEO | **THE GUILD**

Jhana Senxian, a Brandeis & Harvard-trained social anthropologist, is the Founder and CEO of The Guild — a powerful model of public-private partnership and a transformational urban sanctuary network & new business ecosystem.

Jhana brings over 20 years of experience in quantitative & qualitative research, direct action and cross sector collaboration in the US, Europe, and Africa. She has a passion for co-creating and piloting new models for development and community leadership in urban resilience, wholeness, and cultural power.

Education

Harvard University
Cambridge, MA
M.A. & Ph.D.
(Forthcoming), Social
Anthropology

Brandeis University
Waltham, MA
B.A., English & African
American Studies

At the Boston-based Aberdeen Group, she led the development and launch of a Sustainability and Corporate Responsibility global research practice. There, she analyzed the sustainability strategy and impact of over 6000 private NGO and public sector entities. Jhana has published over 20 reports and briefs on sustainability outcomes and leading practices and is a co-author of *Green IT for Dummies* (Wiley 2009). Also in 2009, Jhana was featured in the Chicago Museum of Science and Industry Green Revolution exhibit on black creativity and leadership within the burgeoning green movement. She has also been a featured speaker at TEDxFenway in 2014 on the topic of Collaborative Alchemy.

Jhana has developed and directed strategic partnerships with the United Nations, focusing on cross-sector partnership in sustainable consumption and production and the Millennium Development Goals. She has also served as an advisor to the UN Secretary General's Office for the launch of the United Nations International Sustainability Outreach and Communications Strategy.

Recognized for her research, publishing, and action, Jhana's approach shifts paradigms and creates new opportunities for shared value and collective impact.





HEATHER BOUJOULIAN

SENIOR ADVISOR | **SANCTUARI.SPACE**

In her capacity as Senior Advisor for Sancturi.Space and The Guild, Heather will utilize her more than 22 years of real estate development and construction experience to guide the team through the development process. With her engagement, the Sancturi.Space staff will be supported as they undertake this transformative project and will have the opportunity to learn and experience the nuances of real estate development while having an experienced and encouraging backstop at each step of the process.

Since 2012, Heather has brought extensive multifamily development experience to Berkshire Residential Investments, where she oversees the Development and Construction Investments group. She also serves as a member of Berkshire's Investment Committee.

Prior to joining Berkshire, Heather served as Vice President at Criterion Development Partners, where she oversaw all aspects of multifamily development in New England from 2004-2012. Heather also worked for JPI from 1999-2004, holding several different positions during her tenure for both the construction and development divisions of the company.

Heather holds a Bachelor of Science in Construction Management from Roger Williams University and a Master in Urban Planning degree from the Graduate School of Design at Harvard University. She is a member of the National Association of Homebuilders, Urban Land Institute, National Multifamily Housing Council, serves on the Board of Trustees for Roger Williams University and is a Board member of Promise Robotics. Heather was also an honoree for the Boston Power Women in Commercial Real Estate Award.

Affiliations / Accreditations

- Urban Land Institute
- National Multifamily Housing Council
- National Association of Homebuilders
- Roger Williams University Board of Trustees
- Promise Robotics Board Member

Education

Harvard University
Cambridge, MA
Master in Urban Planning

Roger Williams University
Bristol, RI
B.S., Construction Management

Awards

- Boston Power Women in Commercial Real Estate Honoree



JENNIFER MOMPOINT

PROJECT DIRECTOR | **THE GUILD**

Jennifer's relationship to the Guild started as a member of the Guild BIPOC ecosystem, and she is proud to be a by-product of Guild ethos and learnings. She brings 10 years of Program Management and Implementation experience to the team. She has been instrumental in leading success of Guild programs, operations, and key initiatives, including Guild Pandemic Relief efforts that have supported over 108k BIPOC and immigrant families from across Boston. Relationship building and management with community families, partners, vendors, and Guild ecosystem, Jennifer plays an integral role in understanding and provisioning critical needs of families in our neighborhood. Community leadership development, research, and documentation.

Affiliations / Accreditations

- Reiki Level I Certified
- Member of Delta Sigma Theta Sorority, Inc.

Education

Boston University School of Education
Boston, MA
Education Leadership, Policy, and Planning
M.Ed

Boston College
Boston, MA
English & History, B.A.

Before joining the Guild team, Jennifer worked as Program Manager and Wellness Coach at the Boston University School of Medicine. She planned, executed, and evaluated programs and initiatives under the guidance of the Associate Dean for Student Affairs that promoted student success and their holistic development. As wellness coach at Boston University, she focused on helping BIPOC students navigate institutional racism/microaggressions & achieve & maintain balance/wellness.

She directed the Advising Program for over 800 Boston University medical students where she developed programs to engage students and faculty. Program management including advisor training, workshops, event planning, budget, website and database maintenance.

Jennifer developed and implemented the P.A.T.H. Program, a co-curricular professional development and wellness program for medical students including creating a comprehensive e-Portfolio for students to document progress. She also co-directed and taught programs on "How to Excel in Medical School" for college pathway students and held workshops on effective learning practices for advanced high school students.

Jennifer has experience designing a strategic plan that was used to implement a new advising program and obtain program funding. She assembled and supervised a Peer Advising Committee and Council of Academies, student groups responsible for student engagement and involvement.

Passionate about BIPOC women's resilience, power-building & leadership, Jennifer is a member of Delta Sigma Theta where she co-taught yearlong mentoring and enrichment program for young BIPOC girls ages 11-14 creating workshops addressing cultural awareness, leadership training, and exposure to prominent women of color in history and STEM.





JAZMINE VILLALONA

PROJECT DIRECTOR | **SANCTUARI.SPACE**

A talented and passionate design professional and entrepreneur, Jazmine is thrilled to join the Guild's Sanctuari Space team as Project Director and Senior Design Fellow. Jazmine has spent over ten years in the design field building her expertise in cultivating and delivering successful design/build projects for residential and commercial clients in both Boston and Chicago. As Founding Principal of Villalona Design Corp., she has been featured in Elle Decor (2021) and Architectural Digest (forthcoming).

Education

Boston Architectural
College
Boston, MA
Master of Architectural
(in-progress)

University of
Massachusetts, Lowell
Lowell, MA
B.S., Criminal Justice/
Police Science

Jazmine is currently pursuing a Masters in Architecture at Boston Architectural College and looks forward to blending her experience and talents with her love for innovation and the BIPOC community that nurtured her. She credits Madison Park Vocational High School for teaching her carpentry and seeding her love of design. The Guild's Sanctuary Development Project offers an opportunity for her to not only gain valuable experience and connection to thought leading firms and professionals in the AEC industry but also to immerse herself in co-creation with her community.



RON SIMONEAU

EXECUTIVE VICE PRESIDENT | **SHAWMUT**

With over 30 years of construction experience, Executive Vice President Ron Simoneau has spent the past 25 at Shawmut focusing almost exclusively on delivering challenging projects utilizing innovative delivery methods. Ron has developed many important long-term client relationships and expanded Shawmut's portfolio beyond greater Boston and throughout the New England region by establishing and growing offices in Providence, RI; North Haven, CT; and West Springfield, MA.

Ron's responsibilities as Executive Vice President include developing national education client relationships, procuring new work, and executive operational oversight. Ron's leadership style exemplifies Shawmut's commitment to superior client service, developing highly functioning teams, and leading-edge innovation.

Ron has been instrumental in driving Lean and Target Value Design methodology as well as alternative project deliveries such as Design-Build, Integrated Project Delivery, and Strategic Sourcing Partnerships at Shawmut and championing these leading edge concepts across the industry. Ron is a frequent speaker on these topics at industry conferences and events.

Ron is a board member of The Providence Foundation, Amos House, Day One and the Construction Management Industry Advisory Board at Roger Williams University. He is also a member of the Lean Construction Institute and the Design Build Institute of America.

Affiliations / Accreditations

- USGBC LEED® Accredited Professional
- AGC Certificate of Management-Lean Construction (CM-Lean)
- Design Build Institute of America Designated Design- Build Professional (DBIA™) Certification
- Providence Foundation Board Member
- Design Build Institute of America (DBIA) Member
- Lean Construction Institute (LCI) Member

Education

Wentworth Institute of Technology
Boston, MA
B.S., Construction Management
A.D., Architectural Engineering

Honors/Awards

- Roger Williams University CMPAB Distinguished Person Award

Speaking Engagements

- SCUP 2020 North Atlantic Regional Conference - Institutional Strategies in Project Delivery: Brown University Strategic Sourcing Program
- Advancing Integrated Project Delivery 2018 - True IPD Case Study: The Project Team Perspective
- SCUP International Conference - Partner Up for Success: The Collaborative Spectrum of Facilities Projects
- The 17th Annual Lean Construction Institute Congress - Shawmut's Lean Journey
- NEBFM/Northeast Buildings & Facilities Management 10th Annual Show & Conference 2015 - Project Delivery Options for Existing (and New) Buildings
- NEBFM/Northeast Buildings & Facilities Management 9th Annual Show & Conference 2014 - Design/Build Applications for Existing Buildings
- ABX13 - ArchitectureBoston Expo: Not Your Father's Oldsmobile: The Design/Build Delivery of Brown University's Fitness and Aquatics Center
- SCUP International Conference - The Evolution and Success of Design-Build at Brown University
- SCUP National Conference - Coloring Outside the Lines: the Living Learning Paradigm Emerges
- SCUP North Atlantic Conference - Stretching Economic Resources, Finding Synergies and Opportunities Through Adaptive Re-use
- SCUP: Tinker Twist and Intertwine - The Reinvention of Project Delivery Methods;
- SCUP Mid-Atlantic - Achieving Signature Buildings, Evolution from Framework Plan to Design/Build
- EACUBO and BuildBoston - Managing Risk in a Volatile Economic Climate



MICHAEL SCHUMACHER

SENIOR DIRECTOR - COMMERCIAL DIVISION LEAD | **SHAWMUT**

Mike Schumacher, formerly Senior Vice President of Development Services at Cottonwood, has joined Shawmut as the Commercial Division Lead and will be charged with the development and growth of the sector. Cottonwood Group and Shawmut have formed a strategic partnership through which the two groups will join forces to expand their combined real estate capabilities and portfolio in the education sector in the United States, and he is expected to be a key leader in setting up the partnership for success. Prior to joining Cottonwood, Mike spent nearly 20 years at Boston Properties as the Vice President of Construction working on properties throughout the New England Region.

Education

Princeton University
Princeton, NJ
B.A., Architecture

Select Project Experience

Boston Properties

Suburban Office Portfolio Multiple Locations

Managed a team of 4-6 Construction Managers responsible for Tenant Improvements, Lobby renovations and other CAPEX projects throughout Boston Properties' portfolio of suburban buildings (totaling approximately 13 million sf at the time.)

Asana Partners

The 7th Spoke - Phase I

\$13 million renovation of the existing upper levels of 58 Day and 282 Elm Street (+/-40,000 sf) to create a Class-A core/shell office environment. The proposed scope includes selective interior demolition of the existing conditions, reconfiguration & improvement of the core elements, new elevator, new MEP/F infrastructure, and façade & storefront improvements. The US Post Office and several ground floor retail tenants at 58 Day Street will remain in place and open during the redevelopment and construction. (Project in preconstruction.)

Asana Partners

The 7th Spoke - Phase II

\$34 million demolition of the existing two-story structure at 256 Elm Street and rear single story structure at 7 Herbert Street to accommodate a new 4-story, +/- 84,000 sf structure. The Phase 2 building will include 3 stories of lab and life science ready core shell space at the upper levels along with a +/-8,500 sf equipment penthouse. The ground floor will consist of multiple retail and restaurant ready shell spaces that open onto a reimagined through-street plaza. This plaza redevelopment, which is to be incorporated as part of Phase 2, includes a trellis shade structure connecting the multiple phases along with all new hardscapes, landscapes, and accessibility improvements. (Project in preconstruction.)

The Hub on Causeway

100 Causeway Street, Boston, MA

\$630 million mixed-use development totaling approximately 2 million sf on the site of the original Boston Garden. Included in the development was an expansion of the below-grade parking garage (540 spaces) and a 500,000 sf retail podium with a new entrance to the TD Garden. Above the Podium were a 440-unit residential tower, a 272-key CitizenM hotel, and a 630,000 sf Office Tower.

Rafi Properties

599 Somerville Avenue

\$33 million, 50,000 sf, 3-story ground-up building plus a mechanical space above the 3rd floor with roof deck and one level of below-grade parking for Class A R&D new Tough Tech/Flex Life Science use. Demolition of an existing building along with upgrading and managing the existing utilities is required. Targeting LEED® Platinum level standard in accordance with Somerville Zoning Ordinance. (Project in preconstruction.)

77 CityPoint

Waltham, MA

200,000 sf, 6-story structural steel multi-tenant office building. Amenities include a 6-story, precast concrete, 688-car parking garage, café with outdoor seating, fitness center, and conference center. The building façade included curtain wall, precast, and metal panel. First LEED® Gold office bldg. in Waltham.



KATIE GIBBS, LEED® AP

PROJECT EXECUTIVE | **SHAWMUT**

As Project Executive, Katie is responsible for overall project success. Her honest and professional management style has won over the respect of teammates, subcontractors, and clients alike. She remains at the forefront of the industry by integrating new solutions to improve quality of work, such as BIM coordination processes, file-sharing platforms, and many other information systems that help project management operations run smoother.

Affiliations / Accreditations

- USGBC LEED® Accredited Professional (LEED® AP)
- ASHE Infection Control Certified
- AGC Certificate of Management-Lean Construction (CM-Lean) - pending
- OSHA 30-Hour Certification

Education

Wentworth Institute of Technology
Boston, MA
B.S., Architectural Engineering
A.S., Architectural Engineering Technology

Honors & Awards

- *Constructech Magazine* 2016 Woman in Construction

Select Project Experience

Harvard University

Soldiers Field Park Renovations Phases 1-4

\$205 million, 423,000 sf comprehensive renovation of 458 apartment units at Soldiers Field Park in Allston, adjacent to the Harvard Business School campus. Scope included a full renewal and modernization of the apartments, common areas, and landscape. Unit interiors were modernized for open concept living with premium finishes including Quartz countertops, LVT flooring, and LED lighting to better align with the needs of contemporary residents. All units have their own laundry and spacious bathrooms. The project also included the replacement of all windows and building systems including plumbing, electrical, and mechanical systems and reconfiguration and renewal of the landscape and pedestrian pathways. Phase 4 required a full renovation of the Campus Mechanical plant that serves 300 occupied apartments. Shawmut developed a plan and schedule to keep the campus fully functioning during this renovation by designing a temporary domestic water plant which relocates the existing plant in phases to a temporary structure. The steam heating system was replaced over the summer months so the occupied buildings are not disrupted. The work was performed using Lean Construction Principles. Targeting LEED® Gold.

Harvard University

Soldiers Field Park Children's Center

\$5.8 million tenant fit-out portion of a larger building renovation of Soldiers Field Park Building 1. This area was converted into a daycare for the Harvard community spread over two floors of the apartment complex. Scope included a new elevator and monumental stair, custom millwork, all new mechanical and electrical systems. Special features include a new exterior playground and classrooms for child development between the ages of 6 months to 4 years old.

City of Somerville, MA

Michael Capuano Early Childhood Education Center

\$15.6 million, 70,000 sf ground-up construction of a public school; scope of work included classrooms, offices, gymnasium, cafetorium, PV array for solar power, and complex energy efficient mechanical systems; also included soccer fields, playground, and community gardens. LEED® Certified.

Artists for Humanity

EpiCenter, Boston, MA

\$4.2 million, ground-up construction of two-story, LEED® Platinum certified, non-profit art gallery and studio; work included metal panel exterior, painting, silk screening, and photography studios, PV array for solar power, a summer vent system in lieu of A/C and a daylight dimming system.

Boston Medical Center

Moakley Building Addition

\$20 million, four-story plus penthouse vertical addition totaling 31,438 sf and minor renovations to existing spaces totaling 3,545 sf. Institutional Master Plan-enabling project facilitating the critical expansion of Emergency, Trauma and Centralized Surgical units located elsewhere on the BMC campus. Addition houses the Audiology and Digestive Disorder Departments being displaced by those expansions and create shell space in the basement, on the 2nd floor, and in a penthouse unit. Utilized Highly Collaborative Project Delivery (HCPD) delivery method.



NICOLE BLAIS

SENIOR PROJECT MANAGER | **SHAWMUT**

As Senior Project Manager, Nicole will be responsible for the daily oversight of our field and office team. She will manage all the business aspects of the preconstruction and construction phases, including budgeting, value engineering, contracts, scheduling, logistics, pricing, and implementation.

Affiliations / Accreditations

- OSHA 30-Hour Certification

Education

Wentworth Institute of Technology
Boston, MA
B.S., Architectural Engineering

Select Project Experience

Cambridge Housing Authority

Frank J. Manning Apartments Revitalization (CMAR-Ch. 149A)

\$65 million complete renovation of 19-story, 199-unit elderly/disabled housing apartments on a very tight urban site in Central Square, adjacent to a public library and parking garage. The work was carried out in five phases over the course of two-and-a-half years. The building remained substantially occupied by residents throughout.

Simmons College

Daly Field Athletic Complex

\$12 million conversion of urban parkland along the banks of the Charles River in Brighton into a new athletic complex. Features include: new 3,200 sf field house with a sports medicine facility, team meeting rooms, and public restrooms; tennis courts; soccer and lacrosse fields; softball diamond; field hockey turf field; football turf field; two-lane walking track; with an innovative and sustainable sports lighting system throughout the complex.

Brown University

Visiting Scholar Housing at 125-127 Waterman Street (Design-Build)

\$5.2 million, 13,000 sf complete renovation on a 10-month schedule. Design-build project included conversion of six dorm-style units into 24 studio apartments, (one) two-bedroom apartment, and (two) one-bedroom apartments for scholars visiting the Brown campus; scope included extensive site work, M/E/P systems, and installation of elevator. Challenges included coordinating construction around the daily activities of an occupied campus.

Brown University

Watson Institute Expansion [IPD]

\$20 million, 20,000 sf new building constructed adjacent to the existing Watson Institute for International and Public Affairs building to expand classroom and research space. The program created 14 Expansion Offices; office space for six regional programs; a large 80-seat classroom; meeting rooms; and a plug & play broadcast studio. Project utilized Integrated Project Delivery as part of the Strategic Sourcing Program contract. Targeting LEED® v4 certification.

St. George's School

Academic Center and duPont Science Building Renovation

\$22 million, 30,000 sf addition to and renovation of existing 11,000 sf science building to provide collaborative learning opportunities. New high voltage campus electric service was required to power the building. Designed to LEED® Gold standards with multiple sustainable features: geothermal wells, photovoltaic panels, rainwater harvesting; a rain garden; small wind turbine; and real-time data monitoring the building's systems and energy efficiency levels.

St. George's School

Memorial Schoolhouse Renovations

\$12 million, 28,000 sf renovation of a three-story historic structure on an occupied campus. Scope included comprehensive exterior restoration and interior renovation of the building to provide ADA accessibility, additional classrooms, a new elevator, and updated M/E/P/FP and fire alarm systems. Phase 1 comprised exterior masonry restoration, new exterior windows, and interior demolition. Phase 2 included all remaining construction.



BOB JOHNSON

SENIOR SUPERINTENDENT | SHAWMUT

As Senior Superintendent, Bob will be your full-time site supervisor of all trades during construction. He will work with the project managers and engineers to implement the schedule, ensure all field operations are on schedule, and correspond with the quality assurance/quality control programs established for the project. Bob understands that the punchlist starts on day one, and successful projects demand that every detail is meticulously and proactively addressed. By focusing on the quality of work as it is completed, Bob has become a master of guiding his projects to a smooth and problem-free completion and is responsible for actively driving a safe and injury-free environment.

Affiliations / Accreditations

- Commonwealth of Massachusetts Construction Supervisor License #CS-054859
- City of Boston Builders License: A, B, C #B32032

Education

Wentworth Institute of Technology
Boston, MA
B.S., Civil Engineering in Technology

Select Project Experience

City of Boston

City Hall and Plaza Renovations (CMAR-Ch. 149A)

\$61 million program of renovations to bring Boston's City Hall Plaza up to 21st-century standards, and create welcoming and accessible spaces for all residents and visitors. Phase 1 of the project will deliver updated civic spaces and programming capabilities, as well as add infrastructure that will make the Plaza more sustainable. The new civic amenities will include: shady seating and gathering areas, a destination play space, public art space, an iconic water feature, three smaller event and gathering places, and a new civic building on Congress Street, equipped with a bathroom and other facilities to support public gatherings. Targeting at a minimum LEED®v4 Silver certification. (Project in progress.)

Boston University Goldman School of Dental Medicine

Addition and Renovations

\$91 million program of 53,100 sf phased renovations and new addition of approximately 41,900 sf to the existing 84,200 sf facility. The phasing of the project will optimize use of the classroom and patient treatment spaces by the Dental School during the course of construction (project in progress).

Equity Office Properties

100 High Street, Boston, MA

\$11.7 million, 16,000 sf repositioning of existing lobby at 150 Federal Street to new, larger entrance on High Street. Scope included demolition, renovation of exterior plaza including new pavers, planters, and stone seating area, installation of Pilkington glass wall system, upgrades to elevator cabs, M/E/P/FP systems and HVAC equipment, as well as new security portals; high-end interior features Italian marble flooring, wood wall panels, back painted glass, and exotic millwork throughout; required dust and noise mitigation techniques. Phased construction completed in 13 months while building remained occupied.

Brown University

Department of Modern Culture and Media

8,000 sf gut renovation of former retail store into a new facility housing a black box media room, editing rooms, classrooms, and offices; included new mechanical and electrical systems, telecommunications, life-safety upgrades, structural modifications, and finishes.

Cambridge Technology Partners

World Headquarters

Interior fit-out of 8 Cambridge Center into 180,000 sf of Class A office space on an accelerated schedule; scope included three computer rooms and state-of-the-art audio/visual and tel/data systems.

Town of Wayland/MSBA

High School Expansion and Modernization (CMAR-Ch. 149A)

\$56.2 million, 154,350 square feet of new construction and 40,800 square feet of renovation; while the original buildings were still occupied two new structures were built on the existing parking lots and the original field house was renovated; project also included the construction of a new wastewater treatment plant which services only the high school.



SHAWMUT SUBJECT MATTER EXPERTS



BOB COMENOS SENIOR DIRECTOR OF OPERATIONS

As Senior Director of Operations, Bob plays a key role in Shawmut's delivery of world-class construction services. During the preconstruction phase, Bob will provide constructibility review, scope review, and develop preliminary building logistics and master schedule. On all projects, Bob brings his knowledge of constructibility in all building aspects. He possesses particular expertise in sub-surface and foundation systems. Over his 18-year career with Shawmut, Bob has completed several challenging projects at Harvard University, Brown University, and Massachusetts Institute of Technology, as Project Superintendent and Preconstruction Manager.

Bob has a B.S. in Business Management from Salem State College, and is OSHA 30-hour Certified.



REGINA OLIVIERI PERMITTING MANAGER

As Permitting Manager, Regina assists our project teams with the procurement of over 200 building permits each year. She acts as a key advocate and obtains all required approvals, permits, and licenses by the required dates. Since beginning at Shawmut in 2004, Regina has worked with the Boston Fire Department and other pertinent City agencies. She immediately identifies which permits are required to begin a project, as well as, the dates by which we need to acquire submissions, perform inspections, and obtain any further permits required to keep a project on-schedule.

Regina holds a B.S. in Management and Marketing from Northeastern University.



NICHOLE JEFFERSON MBE/WBE CONSULTANT

Nichole Jefferson, is a recognized authority in EEO Labor Laws & Hiring Requirements and expert in Prevailing Wage, Davis Bacon, Section 3 hiring regulations and laws. She has developed nationally-recognized Workforce Training Programs, including the City of New Haven's first workforce development program.

She is the Founder and Administrator of the Construction Workforce Initiative 2 (CW12), a regionally-recognized workforce development organization she founded as Secretary of the Board, and spearheaded since 2003. Under her direction, CW12 tracks workforce and business data for large projects, while administering contract compliance mandates according to project and owner regulations. The services offered for developers and general contractors are with structured forms of government funding on projects that promote diversity and inclusion in public contracting and workforce. The services have been developed for a targeted "industry demand" model; not only benefiting the community, but owners, developers, and government agencies.

Nichole's programs have been considered by the State and local Building Trades across the region as, "the best workforce screeners and outreach team in the business." She not only understand what developers, contractors and unions need and expect, via compliance mandates, she always provides the best quality trained workforce and screened local contractors to get the job done effectively.

SHAWMUT SUBJECT MATTER EXPERTS



SAMANTHA GLATFELTER COMPLIANCE ADMINISTRATOR

As Shawmut's Compliance Administrator, Samantha partners with city, state, and community leaders as well as Shawmut project teams, and subcontractors to ensure established compliance objectives are implemented. She will be responsible for facilitating partnerships with our subcontractors in order to increase workforce diversity and meeting the goals of clients, city, state and federal regulations. Samantha will work closely to address and exceed the requirements for the BRJP. She will also be responsible for providing administrative support to project teams in the following areas: project setup, project execution, document management, and project closeout. Samantha has a series of best practices she'll apply on the project based on her prior experience with similar projects.

Recent Project Experience:

- Boston University Goldman School of Dental Medicine - Addition and Renovations
- City of Boston - City Hall and Plaza Renovations (CMAR-Ch. 149A)
- DLJ/Leggat McCall Properties - 101 South Street at Boynton Yards
- UMass Boston/UMBA - Residence Hall One (P3 | Design/Build)



KATE SIMONS, CM-LEAN DIRECTOR OF SCHEDULING & CONTROLS

Through more than a decade of construction experience, Kate possesses hands-on knowledge of the construction process that allows her to guide the team through a thorough scheduling and logistical planning process. As Director of Scheduling & Controls, Kate works closely with Shawmut's Field Operations team to build and develop project schedules and logistics for projects spanning all groups. She works closely with each project team to understand project details and challenges and thoroughly analyzes the timelines, always looking to minimize client risk. Her detailed approach is a collaborative effort where she includes all project stakeholders.

Kate has both an A.S. in Architectural Engineering Technology and B.S. in Construction Management from Wentworth Institute of Technology, is OSHA 30-Hour Certified, and holds a Commonwealth of Massachusetts Construction Supervisor's License and an AGC Certificate of Management-Lean Construction (CM-Lean).



KIMBERLY SULLIVAN, CHST, LEED® AP SAFETY MANAGER

Kim is an experienced safety manager skilled at protecting the well-being of everyone in and around our jobsites. She will ensure that all safety/health/environmental laws, codes, and regulations are followed by conducting on-site spot inspections and working closely with the full-time on-site Project Superintendent. By visiting the site regularly to verify that it is organized, clean, and secure, she will help the team build efficiently and professionally. Additionally, Kim will work closely with our subcontractors to develop and enforce their own safety programs.

Kim has both a B.A. in Safety Studies and an A.S. in Chemical Dependency from Keene State College, is a Certified Construction Safety and Health Technician (CHST), and LEED 2.0 Accredited Professional (LEED® AP). She is an OSHA 500 Trainer, an Asbestos Project Monitor, and is American Red Cross First Aid and CPR Trained.



JASON OLSEN, AIA

PRINCIPAL IN CHARGE/LEAD DESIGNER | EYP

Jason leads with an infectious joy of design, always an attentive listener and inventive thinker. With a wealth of experience in the design of international mixed-use, educational, and institutional projects, Jason's design leadership and collaborative approach make him invaluable to his clients and colleagues alike. He ensures the highest level of design quality, energy performance and functionality. For over twenty years, Jason has partnered with diverse clients on a broad range of highly sophisticated building types from embassies to libraries, courthouses, labs, and beyond. Through these amazing relationships, he has gained insight into what drives successful organizations and environments. As a teacher, invited design critic, and mentor, he is an enthusiastic advocate for the next generation of designers. Continually inspired and energized by their passion, Jason finds learning from their new and fresh perspectives.

Affiliations / Accreditations

Registered Architect -
Massachusetts

Education

Syracuse University
Syracuse, NY
B. Arch

Select Project Experience

- US Department of State (DOS), Overseas Buildings Operations (OBO), Planning Study, US Embassy, Hanoi, Vietnam
- US Department of State, Erbil, New Consulate General, Erbil, Iraq
- Rock Row Development, Westbrook, ME
- Northeastern University, 216 Massachusetts Avenue Office Fit-Out, Boston, MA
- Northeastern University, Mixed-Use Research Building, Burlington, MA
- Northeastern University, Campus Land Use & Infrastructure Plan, Mixed Use Research Building, Burlington, MA
- Boston University, Shelton Hall Renovation, Boston, MA
- Keene State College, Visual and Media Arts Facility Planning Study
- Keene State College, Visual & Media Arts Center, Keene, NH
- Cushing Academy, Residence Hall Renovation, Ashburnham, MA
- Princeton Theological Seminary, Library, Princeton, NJ
- College of William & Mary, Integrated Science Complex (ISC) Phase III
- Concordia College, Science Building Programming & Conceptual Design
- George Mason University, West Campus Innovation District Master Plan
- Hackensack Meridian Health, Hackensack University Medical Center, 2nd Street Surgical Tower
- Hong Kong Science Park, Loop Development Master Planning Study Proposal
- Intermountain Healthcare, Primary Children's Hospital Utah County Campus
- Massachusetts College of Liberal Arts (MCLA), Feigenbaum Center for Science and Innovation
- National Park Service (NPS), Acadia National Park, Park Headquarters Campus, Bar Harbor, ME
- National Park Service (NPS), Minute Man Visitor Center Campus, Lincoln, MA
- US Department of State (DOS), Overseas Buildings Operations (OBO), New US Embassy Campus, Hanoi, Vietnam



MICHAEL COLLARD, AIA

PROJECT DIRECTOR | EYP

With over 22 years of experience, Mike sees every new project as an opportunity to meet and learn from new people and expand the understanding of how buildings change who we are, how we live, and how we work. Approaching every project with an open mind, Mike believes flexibility is key to creativity and problemsolving. He excels at bringing the client and design team together and managing the personalities and strengths for the project's benefit. His ability to connect with clients and develop trust helps him lead projects and give clients confidence in the direction of the design. No matter how aggressive the budget or schedule — or how challenging the design problem —Mike can find a solution without sacrificing the design intent's integrity.

Affiliations / Accreditations

Registered Architect -
Massachusetts

Education

Wentworth Institute of
Technology
Boston, MA
B. Arch, Architecture

Select Project Experience

- Boston College, McElroy Hall Renovation, Chestnut Hill, MA
- Boston College, University Health Services Center Assessments & Updates, Chestnut Hill, MA
- Boston College, Thomas More Apartments, Chestnut Hill, MA
- Boston College, St. Clements Hall Renovations, Chestnut Hill, MA
- Boston University, Biomedical Engineering Teaching & Innovation Lab Renovation, Boston, MA
- Boston University, General Science Lab Renovations, Boston, MA
- Bryant University, Residence Hall Improvements, Smithfield, RI
- Spruce Peak Performing Arts Center, Stowe VT*
- Bryant University, Academic Innovation Center, Smithfield, RI
- Northeastern University, 216 Massachusetts Ave Fitout, Boston, MA
- Northeastern University, Speare Hall Building Envelope Assessment & Improvement, Boston, MA
- St. George's School, DuPont Science Building, Middletown, RI
- Boston Red Sox, Fenway Park Player Facilities Renovations, Boston, MA
- Wellesley College, Jewett Arts Center MEP Infrastructure Upgrades Study, Evaluation of Lifecycle Costs & Phasing Schedule, Wellesley, MA
- Massachusetts College of Liberal Arts, Feigenbaum Center for Science and Innovation, North Adams, MA
- Massachusetts Institute of Technology, East Parallels Residence Halls Programming and Concept, Cambridge, MA
- UMass Amherst, Physical Sciences Building Assessment, Amherst, MA
- UMass Amherst, French Hall, Amherst, MA
- Tufts University, Robinson Hall Makerspace Concept Design & Campus-Wide Makerspace Study, Medford, MA

**Project completed at previous firm*



ERIC URBAN, CPHC, ASHRAE, BEMP, LEED AP BD+C

SUSTAINABILITY SPECIALIST | EYP

As a part of EYP's Green Lab, Eric provides valuable insight early in the design process regarding a project's energy performance vs. established targets, daylight availability, and life-cycle cost and carbon footprint of design options. He has a passion for expanding the definition of "a project" to account for the connection it has with the community, and for imagining the long-term impact of a project on both the people it serves and the planet. Pulling from his Passive House experience, he pursues opportunities wherever he can to increase buildings' energy efficiency, occupant comfort, durability, and resiliency in economical and practical ways.

Affiliations / Accreditations

- Building Energy Modeling Professional Certification
- Certified Passive House Consultant
- US Green Building Council

Education

Appalachian State University
Boone, NC
M.S., Appropriate Technology

University of Dayton
Dayton, OH
B.S., Mechanical Engineering

Select Project Experience

- George Mason University, Life Sciences and Engineering Building, Fairfax, VA
- General Services Administration, Regional Office Building POR, DID, & Swing Space, Washington, DC
- US Department of State, Overseas Buildings Operations, New Embassy Compound Expansion, Kabul, Afghanistan
- National Park Service, Acadia National Park, Park Headquarters Campus DD/CD, Bar Harbor, ME
- US Department of State, Overseas Buildings Operations, New Office Building, Taipei, Taiwan
- Pennsylvania State University, Robinson Residence Hall, University Park, New North, PA
- US Army Corps of Engineers, New York District, Picatinny Arsenal Building 15 JCASILE Phase II Building Addition, Wharton, NJ
- Virginia Department of General Services, New Central State Hospital, Petersburg, VA
- Virginia State University, Academic Commons Building, Petersburg, VA



JESSICA PETRO, PLA, ASLA

SENIOR LANDSCAPE DESIGNER | EYP

Jessica has received many design awards for her complex, creative and collaborative work incorporating landscape design. Some of her recent favorite projects include the Medical Campus Master Plan for the University of Kentucky, which includes the new Chandler Hospital/Patient Care Facility, Augusta University College of Science and Mathematics in Augusta, GA, the Castle Renovation and Dining Hall Addition at Noble & Greenough in Dedham, MA, and the relocation of the Shattuck Hospital in Boston, MA.

Jessica has been an advocate for sustainable practices in landscape design since early in her career. She sees Sustainable Landscapes as preserving, enhancing and/or restoring the functioning systems of a site and being a steward of the land. She loves to create natural environments in which humans can have positive engagements that are intuitive, activate senses, and not prescriptive.

Affiliations / Accreditations

Registered Landscape Architect - Colorado, Connecticut

Education

University of Connecticut
Storrs, CT
B.A., Landscape Architecture

Flagler College
St. Augustine, FL
B.A., Business Administration

Fashion Institute of Technology
New York, NY
A.A.S., Fashion Merchandising Management

Awards

- 2018 CT ASLA Merit Award, Norma
- Pfriem Healing Garden, Yale New Haven Health
- CTASLA Merit Award & LEED Platinum, Massachusetts Division of Fisheries & Wildlife Headquarters
- 2018 CT ASLA Jury Award of Excellence, UK Chandler Hospital - Patient Care Facility
- 2018 KY ASLA Honor Award of Excellence, UK Chandler Hospital - Patient Care Facility
- 2014 Building Stone Institute Tucker Award, Noble & Greenough Castle Project
- 2003/2004 CTASLA Merit Award, UCONN

Select Project Experience*

- The Frederick Gunn School, Thomas S. Perakos Arts & Community Center, Washington, CT
- Yale Whitney Humanities Center, New Haven, CT
- Norma Pfriem Healing Garden, YNHH, Trumbull, CT
- University of Kentucky Patient Care Facility Green Roof, Lexington, KY
- Vukovich Center for Communication Arts Allegheny College, Meadville, PA
- University of Kentucky Markey Cancer Center, Lexington, KY
- Gateway Community College, New Haven, CT
- Yale University Marsh Gardens, New Haven, CT
- Connecticut Veterans Competition, Rocky Hill, CT
- Gilead Hill School Native Pollinator Garden, Hebron, CT
- Massachusetts Division of Fisheries & Wildlife Field Headquarters, Westborough, MA
- Friends Academy, Forest Classroom, Locust Valley, NY
- Emory University, The R. Randall Rollins Building, Atlanta, GA
- Canterbury School, Landscape Master Plan, New Milford, CT
- Fairfield University, Landscape Master Plan, Fairfield, CT
- Sacred Heart University, Upper Quad, Fairfield, CT
- Xavier University, Wayfinding and Arrival Studies, Cincinnati, OH*
- University of Kentucky Medical Center Masterplan, Lexington, KY

*Project completed at previous firm





DK OSSEO-ASARE

INDIGENOUS DESIGN CONSULTANT | LOWDO

Born in Ghana, DK Osseo-Asare is a designer who makes buildings, landscapes, cities, objects and digital tools. He co-founded the pan-African open tech initiative Agboglobshie Makerspace Platform (AMP), a winner of the Rockefeller Foundation’s Centennial Innovation Challenge and is assistant professor of architecture and engineering design at Penn State University, where he runs the Humanitarian Materials Lab and serves as Associate Director of the Alliance for Education, Science, Engineering and Design with Africa (AESEDA). He is a Fulbright Scholar, TED Global Fellow, Africa 4 Tech Digital Champion in Education Technology and received A.B. in Engineering Design and M.Arch. degrees from Harvard University for his work in kinetic architecture and network power, and his current research explores material assemblies optimized for massively scalable radical resilience.

Education

Harvard Graduate School of Design
Cambridge, MA
Master of Architecture

Harvard University
Cambridge, MA
Bachelor with Honors in Engineering Design

Select Project Experience

- Bambot Fufuzela, A Deployable Low-cost Bamboo Architecture for Bio-digital African Futures
- Anam City, Rurban Model, Open-Source Dynamic Model for Sustainable Rurban Development
- Guadalupe River House, Flood-Resistant Multi-Level Design Interlocks Living Spaces with Nature
- Dakota Mountain Residence, Climate Responsive House for Co-Living, Dripping Springs, Texas
- Agboglobshie Maker Space Platform (AMP), Open-Source Modular Physical-Digital Architecture for Cooperatice (re)Making



RYAN BOLLUM, AIA

INDIGENOUS DESIGN CONSULTANT | LOWDO

Ryan Bollom is an architect, builder and maker who leads Low Design Office’s Austin, Texas studio. His current research integrates sustainable techniques of construction with novel development and delivery models for adaptive, affordable architecture. He leverages his experience in architecture, construction, and structural engineering to create innovative design solutions that are rigorous in concept and constructable through standard techniques. He received a Bachelor of Science in Engineering from Duke University where he was awarded the Aubrey E. Palmer Award for outstanding academic achievement, and a Master in Architecture from the Harvard Graduate School of Design.

Education

Harvard Graduate School of Design
Cambridge, MA
Master of Architecture

Pratt School of Engineering, Duke University
B.S., Engineering

Select Project Experience

- Bambot Fufuzela, A Deployable Low-cost Bamboo Architecture for Bio-digital African Futures
- Anam City, Rurban Model, Open-Source Dynamic Model for Sustainable Rurban Development
- Guadalupe River House, Flood-Resistant Multi-Level Design Interlocks Living Spaces with Nature
- Dakota Mountain Residence, Climate Responsive House for Co-Living, Dripping Springs, Texas
- Agboglobshie Maker Space Platform (AMP), Open-Source Modular Physical-Digital Architecture for Cooperatice (re)Making





MICHAEL BLIER, FASLA, RLA

FOUNDING PRINCIPAL | LANDWORKS STUDIO

Michael Blier is a leading practitioner and educator investigating the re-urbanization of neglected landscapes. His academic yet poetic approach to design yields ecologically conscious and playful environments.

Affiliations / Accreditations

Registered Landscape Architect - MA (#1166), ME (#2600)

Education

Harvard Graduate School of Design
Cambridge, MA
Master of Landscape Architecture

Rhode Island School of Design
Providence, RI
Bachelors of Landscape Architecture, B.F.A.

Awards

- BSLA Merit Award | Solitaire Tower, Taichung, Taiwan
- Inducted into ASLA Fellows - 2017
- BSLA Honor Award | Zelkova Urban Garden, Taichung, Taiwan
- BSLA Merit Award | 1st and M Apts, Washington D.C.
- ASLA Honor Award | 200 5th Ave., New York, NY
- BSLA Honor Award | 200 5th Ave., New York, NY
- BSLA Merit Award | Vertical Slice Garden, Taichung, Taiwan
- Boston Society of Architects Honorary Membership
- ASLA Honor Award | Theater Group Retreat, ME

Select Project Experience

Civic

- 165 Capitol Avenue | Hartford, CT
- Blackstone Heritage Corridor Visitor Center | Worcester, MA
- East Daren Beach Neighborhood Park | Jubail, Saudi Arabia
- Ghadan 21 District Street “Facelifts” | Abu Dhabi, UAE
- Port Covington Master Plan | Baltimore, MD
- Provincetown Pier | Provincetown, MA
- The Mangrove Museum Mountain to Sea Ecological Corridor | Shenzhen, China
- Triangle Green at NoMa - MIT Kendall Square | Cambridge, MA
- United States Memorial | Wellington, New Zealand
- Zelkova Urban Garden and Street Improvements | Taichung, Taiwan

Residential

- Court Square Press Building | Boston, MA
- First + M Apartments and 1st Street Park | Washington, DC
- Macallen Building Condominiums | Boston, MA
- Mission Lofts | Falls Church, VA
- MIT Parcel 1 Residential Tower | Cambridge, MA
- Dadong Tower | Taichung, Taiwan
- Solitaire Tower | Taichung, Taiwan
- Theater Group Retreat | Western Maine
- Twenty|20 Condominiums | Cambridge, MA
- West of Chestnut Apartments | Quincy, MA

Institutional

- Bio-Medical Science Tower 3, University of Pittsburgh | Pittsburgh, PA
- Blackstone Power Station Renovation, Harvard University | Cambridge, MA
- East Boston Public Library | East Boston, MA
- MIT East Campus/Kendall Square Gateway Study | Cambridge, MA
- Rhode Island School of Design Quad Study | Providence, RI
- Tufts University, Boston Ave Master Plan | Medford, MA
- Visitor’s Garden, Boston Children’s Hospital | Boston, MA
- West Chester University Landscape Master Plan | West Chester, PA
- West Chester University, President’s Walk | West Chester, PA

Mixed-Use

- 1265 Main | Waltham, MA
- 200 Fifth Avenue | New York, NY
- 5600 Columbia Pike | Falls Church, VA
- eLofts | Alexandria, VA
- Market Central | Cambridge, MA



CHRISTOPHER MACFARLANE, AS-LA, RLA

PROJECT DIRECTOR | LANDWORKS STUDIO

Chris Macfarlane directs progress on all current projects, assigning staff, overseeing contract compliance, and analyzing budgets. With over thirty years of industry knowledge, Chris's mentorship of junior staff as they learn the design and documentation process necessary to complete successful projects has been invaluable. His experience includes office and fieldwork for projects with construction budgets greater than 100 million dollars.

Affiliations / Accreditations

Registered Landscape Architect - MA, PA, SC, NH, MD, VA, CT, WI, RI

Education

University of Pennsylvania Philadelphia, PA
Master of Landscape Architecture

Rutgers University New Brunswick, NJ
B.S., Natural Resource Management

Awards

- ASLA Honor Award: General Design | Macallen Building, South Boston, MA
- BSLA Merit Award: General Design | Macallen Building, South Boston, MA | Theater Group Retreat, Oxford, ME | Court Square Press Building, South Boston, MA | Blackstone Power Plant Renovation, Cambridge, MA
- Green Roof Award of Excellence, Green Roofs for Healthy Cities | Macallen Building, Boston, MA
- ASLA Excellence Award: General Design | Court Square Press Building, South Boston, MA
- ASLA Merit Award: Park Design, BSLA Merit Award: Park Design | Trampoline and Willow Garden, Chaumont Sur-Loire, France

Select Project Experience

Civic

- Blackstone Heritage Corridor Visitor Center | Worcester, MA
- Eastham Harbormaster | Eastham, MA
- Ghadan 21 District "Facelifts" | Abu Dhabi, UAE
- Government Center Garage | Boston, MA
- Madawaska Land Port of Entry | Madawaska, ME
- New Zealand Memorial | Wellington, New Zealand
- Port Covington East Waterfront Park | Baltimore, MD
- Port Covington Master Plan | Baltimore, MD

Residential

- 55 Wheeler Street | Cambridge, MA
- Court Square Press Building | South Boston, MA
- Gateway Land Bay East | Arlington, VA
- Henan Tower | Taichung, Taiwan
- Macallen Building | South Boston, MA
- Renshan Towers | Taichung, Taiwan
- Sky Tower | Taichung, Taiwan
- Solitaire Tower | Taichung, Taiwan
- Station House | Washington, DC
- Twenty|20 Apartments | Cambridge, MA
- West of Chestnut | Quincy, MA

Institutional

- Blackstone Powerplant Renovation, Harvard University | Cambridge, MA
- Brandeis University, Rose Art Museum | Waltham, MA
- Brandeis University, Safra Arts Center | Waltham, MA
- East Boston Public Library | Boston, MA
- MIT East Campus/ Kendall Square Gateway Study | Cambridge, MA
- RISD New Residence Hall | Providence, RI
- University of Pittsburgh, Biomedical Science Tower II | Pittsburgh, PA
- West Chester University, Landscape Master Plan | West Chester, PA
- West Chester University, President's Walk | West Chester, PA

Mixed-Use

- 1265 Main | Waltham, MA
- 50-66 Cambridge Street | Boston | MA
- MITIMCo Residential Tower | Cambridge, MA
- Shimen Rd. (No.1) Landscape Concept Design | Shanghai, China



AUDREY O'HAGAN, AIA, NCARB

PRINCIPAL/LEAD DESIGNER | AUDREY O'HAGAN ARCHITECTS

Audrey O'Hagan founded the firm in 2007 with the vision to enrich the quality of people's lives through inspiring, sustainable, and creative design. She is the firm principal and an award-winning registered architect with over 30 years of experience working on projects in the United States, Europe, Asia and South America.

O'Hagan's work is inspired by the project's mission, site, and cultural context, and she actively engages in collaboration with stakeholders and integrated teams to create a unique experience and meaningful design solution which meets the desired project intent and a high level of quality. O'Hagan strives to create projects with durability, sustainability, function, and budget in mind.

She is especially known for her ability to deliver creative and innovative design solutions to complex projects. In addition to leading the firm, Audrey is an adjunct faculty member in the School of Architecture and Design at Wentworth Institute of Technology and is a Senior Advisor to Sanctuari.Space.

In 2011 she served as President of the Boston Society of Architects and on the Board of other local organizations. Additionally, she was chosen as one of the top 10 architects in New England in 2006 by Women's Business Boston.

Affiliations / Accreditations

- Registered Architect - MA, MO, KS
- Adjunct Professor - Wentworth Institute of Technology

Education

University of Kansas School of Architecture and Urban Design
Lawrence, KS
Bachelor of Architecture
Bachelor of Environmental Design

Speaking Engagements

- Juror, NAACP Academic, Cultural, Technological and Scientific Olympics (ACT-SO) Sustainable Building Competition, August 2020
- Panelist, Women's Exchange for Living and Learning (WELL), "Disruption to Create Equity, Diversity and Inclusion within the Design & Construction Industry," February 2019
- Moderator, "Blueprint: A Design Identity for the Future of Boston" ABX, October 2014
- Moderator, "Engage Your Senses: Creating Grace Under Pressure", Boston Museum of Science, May 2014
- Commencement Speaker, Massachusetts Institute of Technology Saturday Engineering Enrichment & Discovery (SEED) Academy Graduation, 2012
- Speaker, "A Collaborative Vision," BSA Lecture Series, 2011
- Moderator, "Succeeding with Integrated Design & Construction," Build Boston, November 2006
- Speaker, Wentworth Institute of Technology, Career Day in Architecture and Design, Boston, MA, October 2006-08
- Panelist, "Boston Youth Explore Design," Nov. 2005-09
- Panelist, "Improving Team Performance for Architects, Engineers and Contractors," Build Boston Convention, November 2004

Select Project Experience

- Bradley Beal Basketball Arena, Chaminade College Preparatory School, St. Louis, MO
- Harvard University, Science Center Lecture Halls Renovation, Cambridge, MA
- Albert Einstein Learning & Research Center, São Paulo, Brazil*
- Harvard University, Robinson Hall Classrooms and Seminar Room, Cambridge, MA
- Millennium : The Takeda Oncology Company, Office Renovations, Cambridge, MA
- Gübeline AG, Rebranding & Design, Retail Boutiques in Switzerland, Hong Kong and Malaysia
- Leggat McCall Properties, Office Renovations, Boston, MA
- Wellesley College Science Center Zebra Finch Laboratory, Wellesley, MA
- Harvard University, Pforzheimer House, Student Lounge Renovation, Cambridge, MA
- Novartis Institutes for BioMedical Research, Global Research Headquarters, 250 Massachusetts Ave, Cambridge, MA*
- Harvard University School of Engineering and Applied Science, Pierce Hall, Flexible Classrooms, Cambridge, MA
- Harvard University Division of Continuing Education, One Brattle Street Classroom Suites, Cambridge, MA
- P&P Micros, Office Fit-Out, London, England*
- Boston University, Hillel House, Boston, MA*
- Moderator, "Exhibiting Leadership," Build Boston, November 2004

Publications/Media

- Interview, "Buildings Which Work" Chronicle, Channel 5, 2011
- "Sustainable Materials in Labs Encourage Comfort, Safety and Discovery," Banker & Tradesmen, May 2004

Awards / Other

- BusinessWeek/Architectural Record Award for Design Excellence - Novartis Institutes for BioMedical Research Global Headquarters, Cambridge, MA*
- LEED Platinum for Commercial Interiors - 10 Post Office Square, Leggat McCall Properties
- BSA Citation for Low-Waste Flexibility in a Modern Office Space - 10 Post Office Square
- Division 1 Women's Basketball and Volleyball teams, University of Kansas, Lawrence, KS

**Project completed at previous firm*





EBU BENEDICT EZEM, ASSOC AIA

DESIGNER | AUDREY O'HAGAN ARCHITECTS

Benedict's motivation and passion is rooted in and influenced by his childhood experiences in Nigeria and continue to empower him to work towards creating designs and structures that are relatable to every individual, no matter where they are in the world.

His thoughts on Afrofuturism challenges present building strategies by using traditional building methods to elevate the living environment in rural villages. His conceptual project, using Amibo village as a first site exploration, explore strategies to create shared social spaces, which allow for community learning.

Education

Wentworth Institute of Technology
Boston, MA
Master of Architecture
B.S., Architecture

Select Project Experience

- Bradley Beal Basketball Arena, Chaminade College Preparatory School, St. Louis, MO
- Imo's Restaurant, St. Louis, MO



CHIA CHING HU

DESIGNER | AUDREY O'HAGAN ARCHITECTS

Chia Ching is a creative, detail-oriented and organized designer, proficient in digital platforms using diverse computer design software. His passion for architecture derives from the desire to shape the world around us in a positive way, to change the built environment for a better experience and to improve people's quality of life.

Education

Wentworth Institute of Technology
Boston, MA
B.S., Architecture

Select Project Experience

- Bradley Beal Basketball Arena, Chaminade College Preparatory School, St. Louis, MO
- Mayhew Cottage at Harbor View Hotel, Edgartown, MA*
- Taichung Fourth Market Master Planning, Taichung, Taiwan*



ALEXANDER O'HAGAN

MODELMAKER | AUDREY O'HAGAN ARCHITECTS

Alexander is a talented modelmaker and craftsman who brings creative and diverse experience working in the construction industry and architecturally for local and international architecture practices.

Education

Central Connecticut State University
New Britain, CT

Select Project Experience

- Bradley Beal Basketball Arena, Chaminade College Preparatory School, St. Louis, MO
- Albert Einstein Learning and Research Center, São Paulo, Brazil*
- Four Seasons Hotel, New Orleans, LA*

*Project completed at previous firm





C

**Financial and
Administrative Capacity**

FINANCIAL AND ADMINISTRATIVE CAPACITY

FUNDING FOR THE WASHINGTON STREET URBAN FOREST PROJECT	
SOURCE	STATUS
Community Preservation Act (CPA)	Awarded (\$700,000)
Capital Campaign	In Planning (\$600,000)
Henderson Foundation	Application in October (\$100,000)
Grassroots Fund	Included in Disposition (\$150,000)
MHIC NMTC Allotment	In Planning (\$1,500,000)
State and City Grants	In Planning

Following in this section, we have included a detailed development budget per Appendix 2, as well as evidence of our CPA award and letter from the MHIC.

APPENDIX 2: DEVELOPMENT BUDGET

APPLICANT'S NAME: The Guild

Complete the below Development Budget, or substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds for the development.

PROJECT NAME : Washington Street Urban Forest

Hard costs		TOTAL (\$)	Grassroots (\$)	Applicant Organization(\$)
Demo/removals		\$359,670		
Earthwork/excavation/geotex		\$1,053,113		
Drainage/utilities		\$255,000		
Paving/edging		\$294,000		
Masonry/concrete		\$300,000		
Fencing		\$100,250		
Site furnishings/structures		\$626,700		
Planting		\$353,180		
Other Project Requirements, Metals, Paint		\$426,750		
General conditions		\$378,000		
	Subtotal:	\$4,146,663		
Contingency Design, Construction, Owner		\$891,936		
	Subtotal:	\$5,038,599		
Soft costs		\$175,000		
Consultants		\$590,000		
Construction documents				
Bid documents		\$15,000		
Civil Eng/Survey		\$30,000		
Insurance		\$44,901		
Permits		\$74,004		
Staff				
Project Management (non-staff)				
Materials				
	Subtotal:	\$928,905		
Overhead (not to exceed 10% of total project costs)		\$250,000		
Fee		\$103,416		
	Subtotal:	\$353,416		
	TOTAL project costs	\$6,320,920		

Sources of Funds			Uses of Funds		
		Amount (\$)			Amount (\$)
Grassroots		\$150,000	Construction	Hard Costs	\$4,146,663
Applicant Organization	CPA	\$1,700,000	Contingency		\$891,936
Foundation 1	MHIC	\$1,500,000		Subtotal:	\$5,038,599
Foundation 2	Foundation Grants	\$1,100,000	Consultants		
Foundation 3	Capital Campaign/ Individual Donations	\$600,000	Materials		
Grant 1	State Grants	\$25,000	Staff		
Grant 2	City Grants	\$500,000	Other soft costs:		
In-kind donations		\$750,000		Subtotal:	\$928,905
			Overhead		
			Fee		
				Subtotal:	\$353,416
	Total Project Costs:	\$6,325,000		Total Project Costs:	\$6,320,920



**Community
Preservation**



**City of Boston
Mayor Kim Janey**

April 7, 2021

Dear CPA Awardee,

On behalf of the City of Boston, I am pleased to announce that on March 31, 2021, the Boston City Council voted to approve funding for your project, which was among those recommended to the City Council by the Mayor and Community Preservation Committee as part of the FY2021 slate of Community Preservation Act (CPA) projects. Congratulations on this important achievement!

The CPA staff will be in touch shortly to connect you with the Project Liaison assigned to your project. Your Project Liaison will be your primary point of contact throughout your project and will reach out in the next week to 10 days to discuss the terms and conditions of your award, review next steps, and answer any questions you may have.

You may want to share the good news of this award with your constituents and community. Please note that wording stating that the project is being funded by the "City of Boston Community Preservation Act Fund" should be included in any press releases, brochures, or online media on the award.

Again, please accept our congratulations on this good news. The CPA staff looks forward to working with you to make your CPA project a success and will be available throughout the project to assist you in the contracting and construction process. In addition to benefiting your community stakeholders, your project helps show Boston residents how CPA can bring improvements to their neighborhoods.

Sincerely,

W. Drew Smith
Senior Deputy Treasurer, First Assistant Collector-Treasurer
City of Boston



21 Custom House Street
8th Floor
Boston, MA 02110
(617) 850-1000

Guilliaem Aertsen
Chairman

Joseph L. Flatley
President and CEO

August 19, 2021

Jhana Senxian
Chief Executive Officer
Urban Guild Inc.
260 Washington Street,
Dorchester, MA 02121

Re: Washington Street Urban Forest

Dear Jhana:

Thank you for your interest in having MHIC provide a portion of the financing for the development of the urban forest project on a 31,000 sf parcel next to your headquarters at 260 Washington Street. It is our understanding from the information you have provided to us that the redevelopment of this site will convert an underutilized City-owned parcel into an attractive, safe and—during high heat events—cool venue for intergenerational and multi-season use. The design encompasses the following elements:

1. A combination community park and urban forest with pathways, plazas and pavilions.
2. A four-season pavilion that allows for lectures and educational/art exhibits.
3. Healing herb gardens, a canopy tree walk, activity tables, a movie wall, and a sledding hill.

The urban forest project is a component of the larger redevelopment of the adjacent 260 Washington Street building that the Guild is undertaking. We understand that a detailed development plan for the property is being prepared with major elements expected to include a residential condominium with 80+ units of affordable, supportive housing for low-income families, seniors and youth aging out of foster care and a multi-faceted, community-serving commercial condominium for uses including Guild headquarters with programming space for wellness and healing, a mercado and café, business incubator, child care and adult day care, and a major art and cultural exhibition space. This project will transform the current single-story building, originally a car dealership, into a 4-story, 150,000 square foot community centerpiece.

MHIC welcomes the opportunity to work with you on this paradigm-shifting, mixed-use development project. The proposed project will provide much needed affordable, supportive housing for vulnerable populations, strengthen community resiliency and cohesion, heal trauma and promote greater well-being, and build capacity across a range of areas desired in this BIPOC community. It will be structured with community ownership opportunities and foster wealth creation for low-income BIPOC individuals and families.

Based on the information we received, we understand that the total development costs of the urban forest project are estimated at \$6.32 million and funding plan is as follows:

1. You have already received an award of \$700,000 in City of Boston CPA funds, are currently applying for another \$600,000, and will apply for a final award of \$400,000 next fall, for a total of \$1.7 million in CPA funds. The public RFP process that designates the developer comes with a

grant for \$150,000 from the City's Grassroots Program. You are also applying for other City grants of \$500,000, and a \$25,000 state grant.

2. You are embarking on a capital campaign from individual donors, with strong prospects identified totaling \$600,000.
3. Similarly, you expect to raise \$1.1 million from foundations, with strong prospects already identified and repeat contributors to Guild programs already expressing strong interest.
4. \$750,000 of in-kind contributions from your development partners have been lined up.
5. You have budgeted \$1.5 million in subsidized capital from MHIC's New Market Tax Credit (NMTC) program for the forest project. The NMTC financing for the forest project would be part of the total NMTC financing package for the combined forest and building redevelopment project. MHIC plans to provide a portion of its own NMTC allocation, provided that we receive an NMTC award at the time that the overall development project is ready to move forward. However, it is not possible, given the entire scope of the project, that MHIC itself would have sufficient NMTC to satisfy the full NMTC requirement for this project on its own. Therefore, as we often do, we are fully committed to using our industry network to help arrange a package of NMTC allocations to cover the full NMTC requirements of the commercial condo and the forest project and, therefore, to maximize the NMTC subsidy available to the combined project. This project is an excellent fit for the NMTC program and we have a high level of confidence that the project will be able to benefit from the maximum NMTC subsidy that the combined project can support. The estimated share of the NMTC capital that would pertain to the forest project, of the total NMTC financing package for the combined project, is \$1.5 million, as budgeted, pending the market pricing for NMTCs at the time of the financial closing.

This letter is an indication of interest to provide the above detailed NMTC allocation, subject to availability of funding, completion of normal and customary due diligence and approval of our Board of Directors. We are very interested in supporting this transformative redevelopment of the urban forest and 260 Washington Street property, believe strongly that it will improve the quality of life for residents of the neighborhood, and address some of the pressing inequities of our time for the BIPOC community by creating new models and shifting paradigms. We wish you the best of luck with this development.

Sincerely,



Deborah Favreau
Chief Development Officer



D

Design



Current Conditions

The hillside adjacent to 260 Washington Avenue, Dorchester, is a wooded slope abutted by commercial properties, north and south, an apartment building and single-family residences to the east, and Washington Street on the west. While there is a remnant of an oak forest, much of the canopy has been invaded by Norway Maple, a species of tree known to close the canopy and shade-out understory vegetation. As a result, the hillside is seriously eroded with a large depression in the northwest quadrant. On the eastern plateau of the site there are partially buried foundations and a utility line transecting the site. There is vegetative and man-made litter throughout. Efforts have been made to stabilize the western edge of the site but without success.

Detailed Components of Project

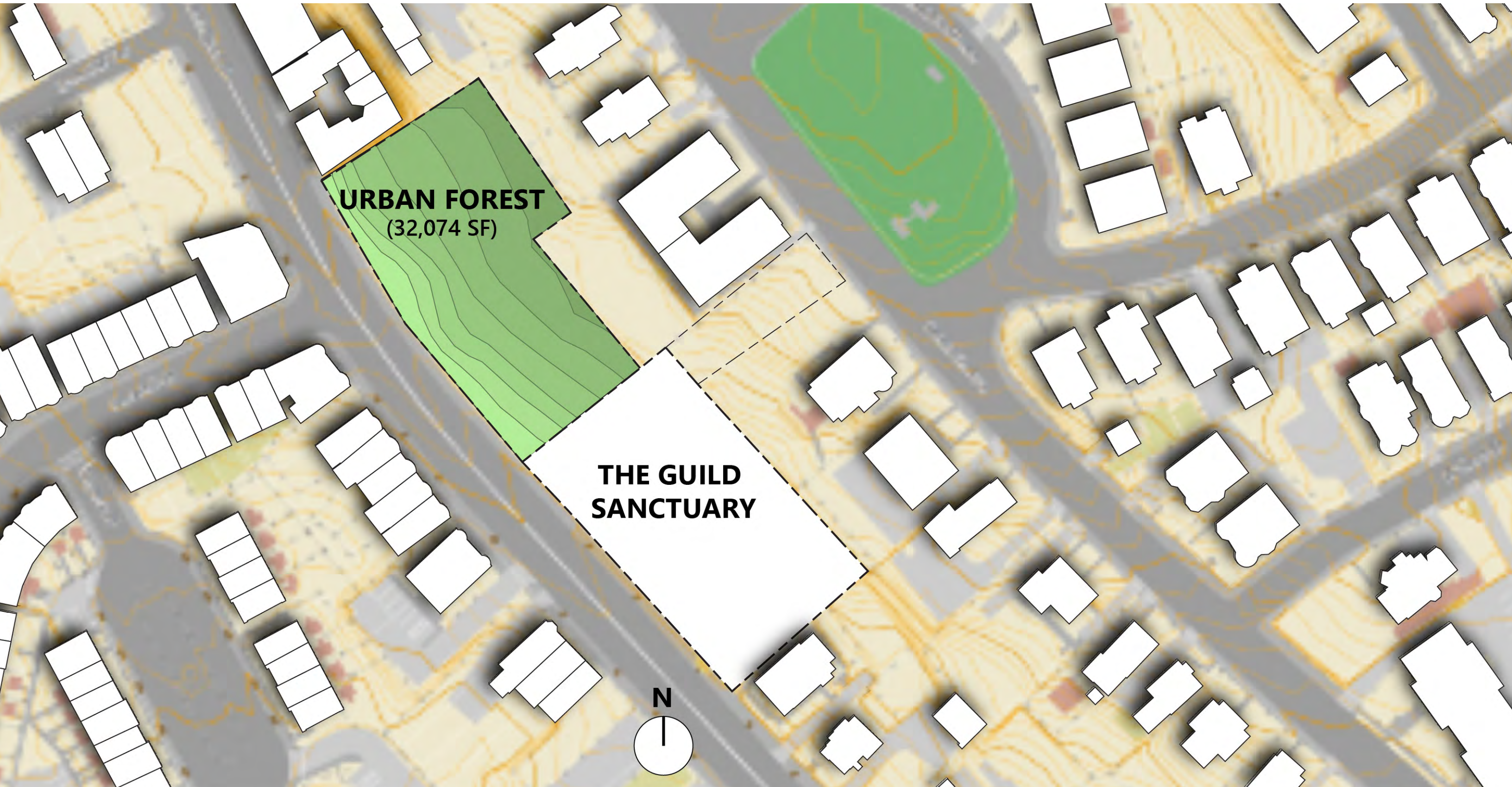
The development vision for this site is both a community park and a reestablished urban forest. Building upon the remnant oak forest, the intent of this project is to stabilize and reforest this hillside while creating pathways, plazas and pavilions for community benefit. The four-season pavilion will allow for lectures and educational/art exhibits. Our initial planning has also identified a movie wall, healing gardens, market kiosks, sledding hill, and canopy tree walk as potential components. Benches for sitting, activity tables, trash, recycling and composting bins, all contribute to the overall park feel and usability of the site. Indirectly, the forest will help to mitigate heat island effects and provide air cleansing as in the USDA's recommendation of 25% city land area in the form of urban forests. This park is truly an urban oasis that will also be a manifestation of the social, cultural and environmental goals of The Guild.

Following in this section are photos of the site's current conditions, as well as drawings and images that illustrate the planned site improvements.

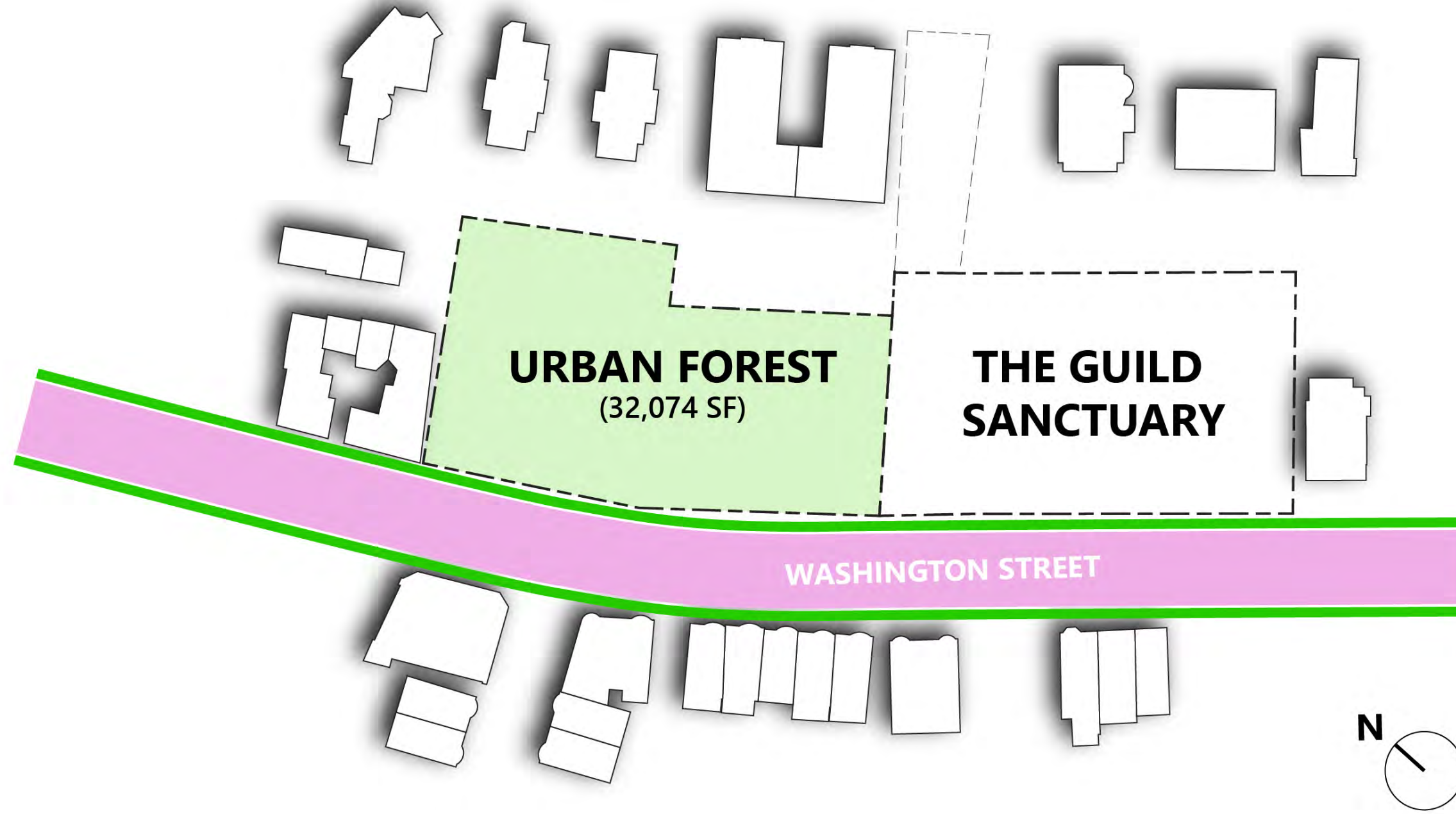


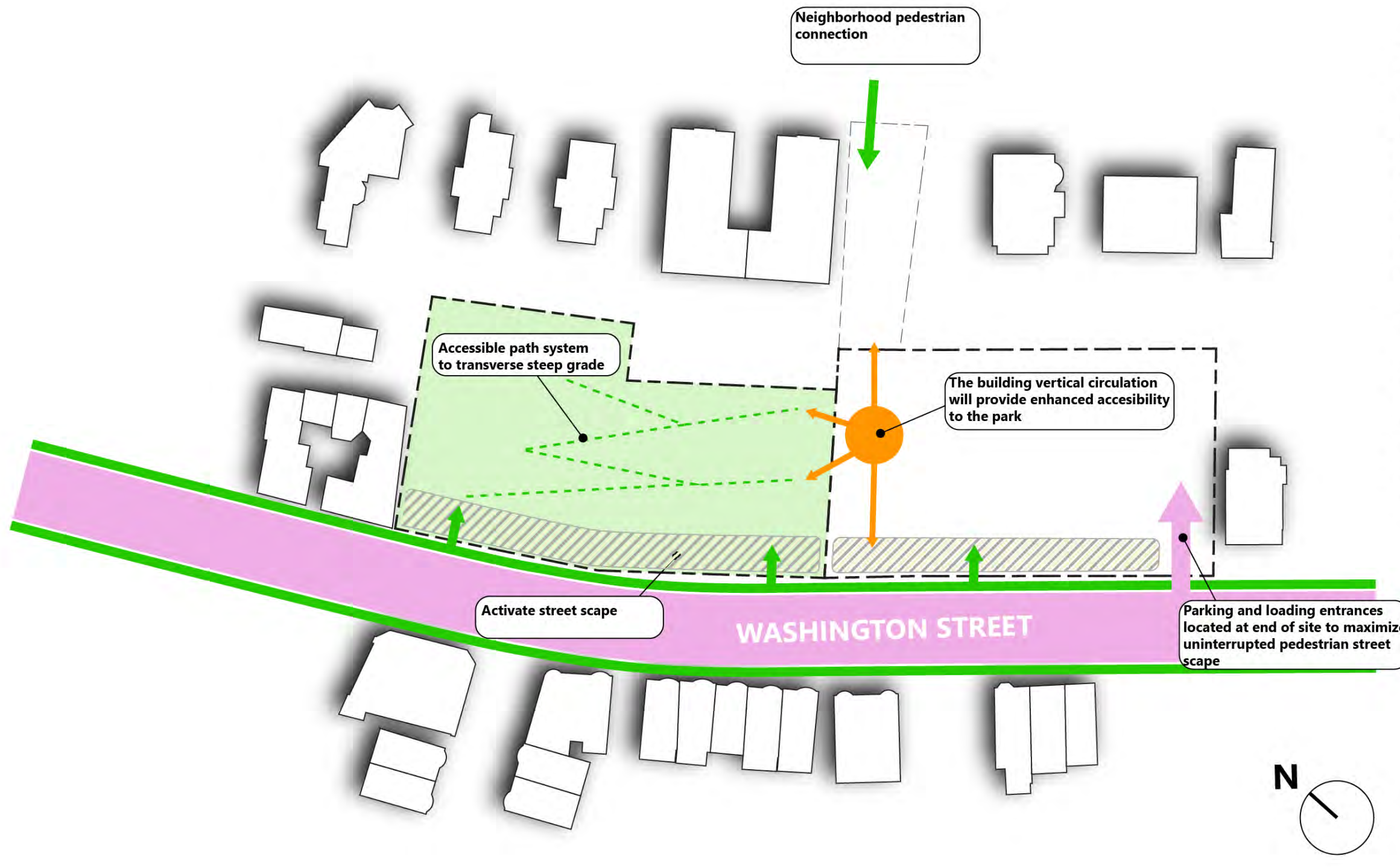
CURRENT CONDITIONS





KEY PLAN





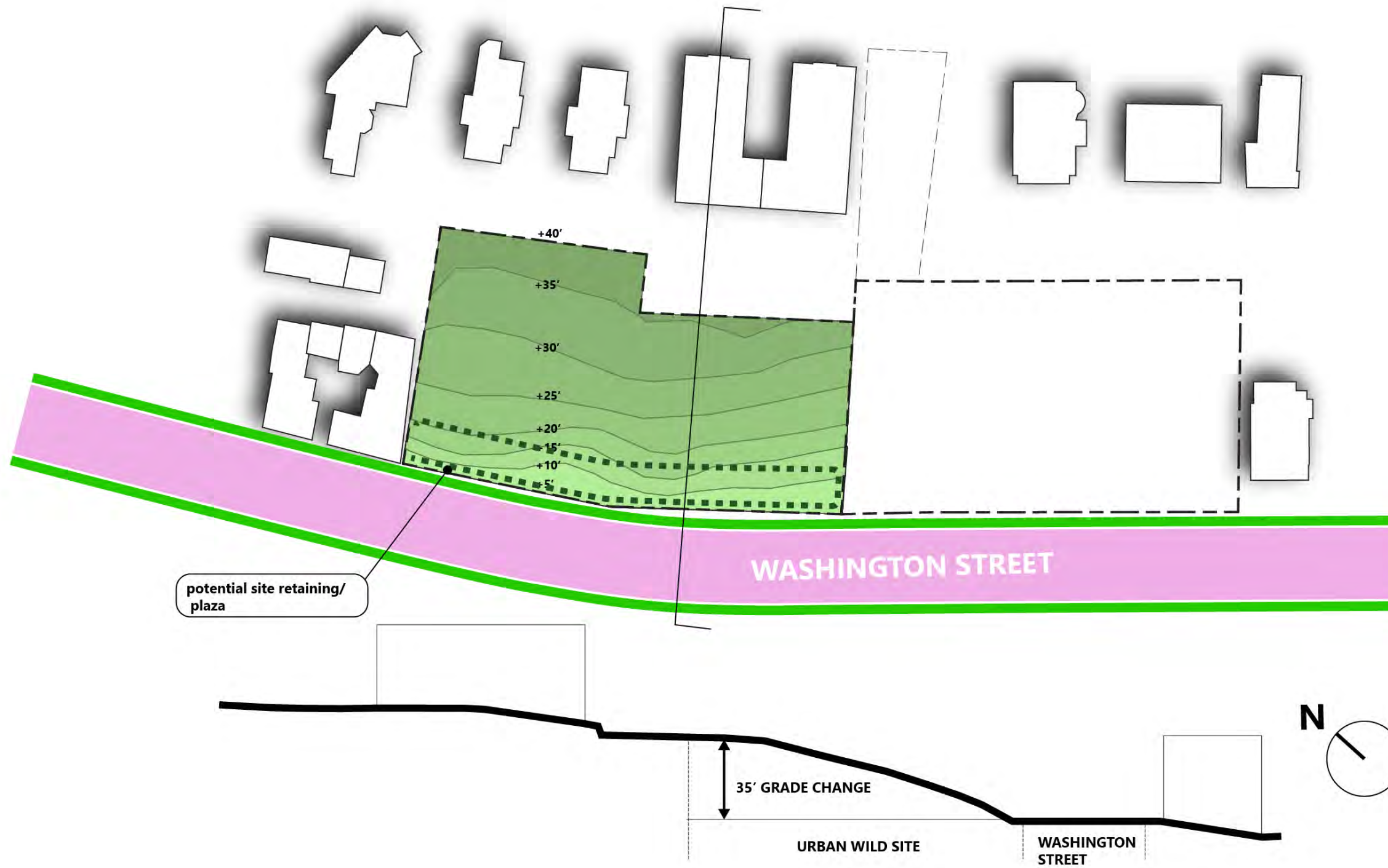
Accessibility

The design will prioritize safety in accessibility through design of site, lighting, fencing, and main access points that are intuitive and controlled. To navigate the steep grade, an accessible ramp system will weave its way through the site linking the lower-level streetscape to a variety of program platforms and amenities at the upper levels. In addition, the future Sanctuary building will be designed to enhance the level of accessibility connectivity using internal elevators and terraces aligned with key focal points in the Forest.

Connectivity

Physical and visual activation of the street scape will enhance the public experience and provide a sense of welcome and orientation to the park as well as the adjacent Sanctuary building. Future design of the Sanctuary will explore locating the vehicular entrance for parking and service areas to the southeast corner of the site in order to provide a greater extent of uninterrupted pedestrian experience.

TOPOGRAPHY AND SITE IMPROVEMENTS



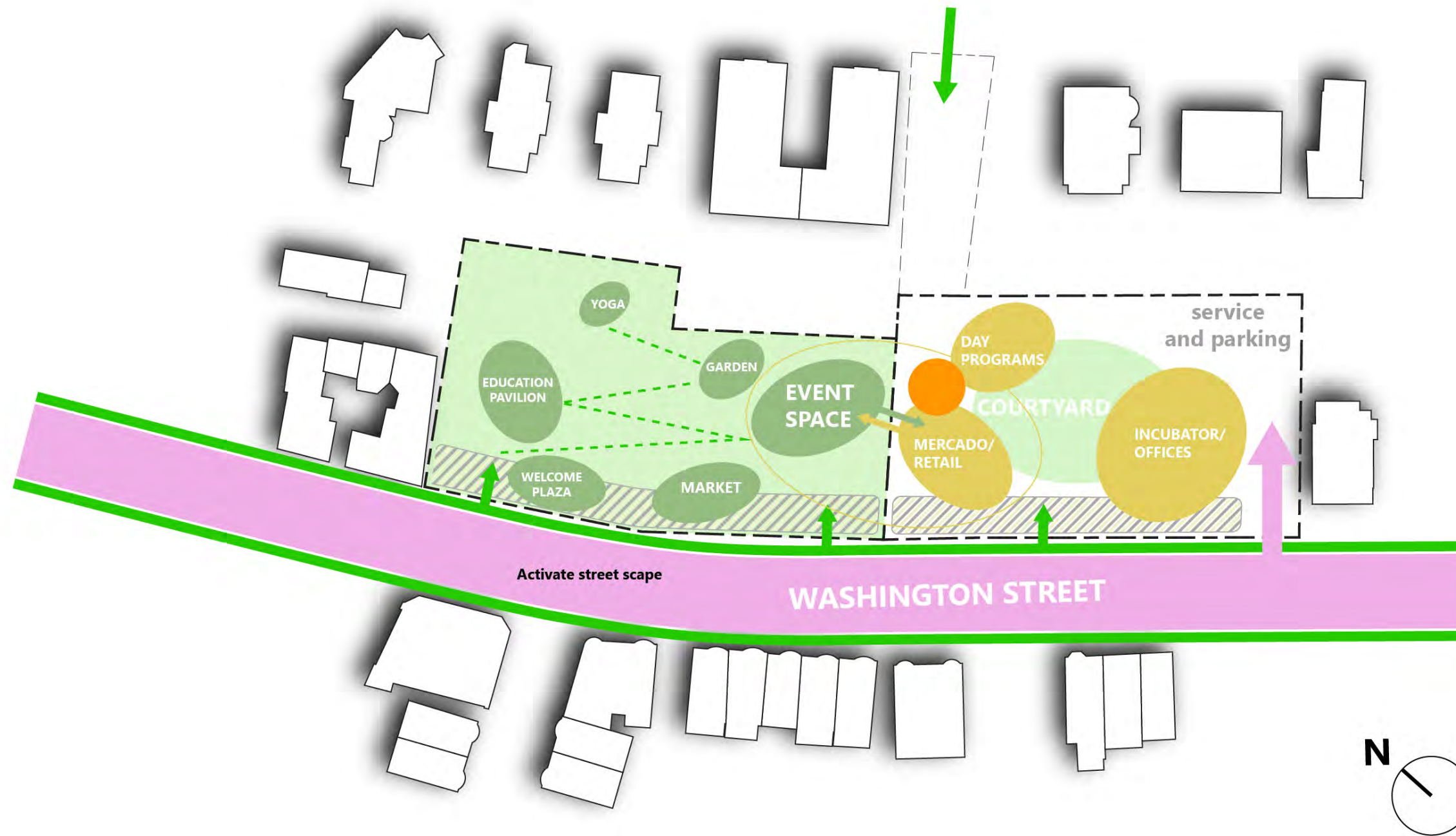
Regeneration and Resiliency

Early engagement with an arborist will identify which trees are dying, rotting or have exposed roots and should be removed. To ensure resiliency and regeneration, it is best practice to take down trees that aren't doing well in order to make way for new growth. A program of selective clearing will allow more light to reach pockets of the forest floor. This will create opportunity for replanting with a greater diversity of native pollinator plants to attract key species and regenerate the ecosystem of the forest.

Erosion and Sediment Control

A visually interesting natural ledge or site retaining wall can be used to expand the pedestrian streetscape, providing new space for orientation and activities, while also serving the vital function of stabilizing the leading edge of the hillside. Additional measures, such as erosion control mats and replanting the forest floor, will mitigate erosion and improve sediment control.

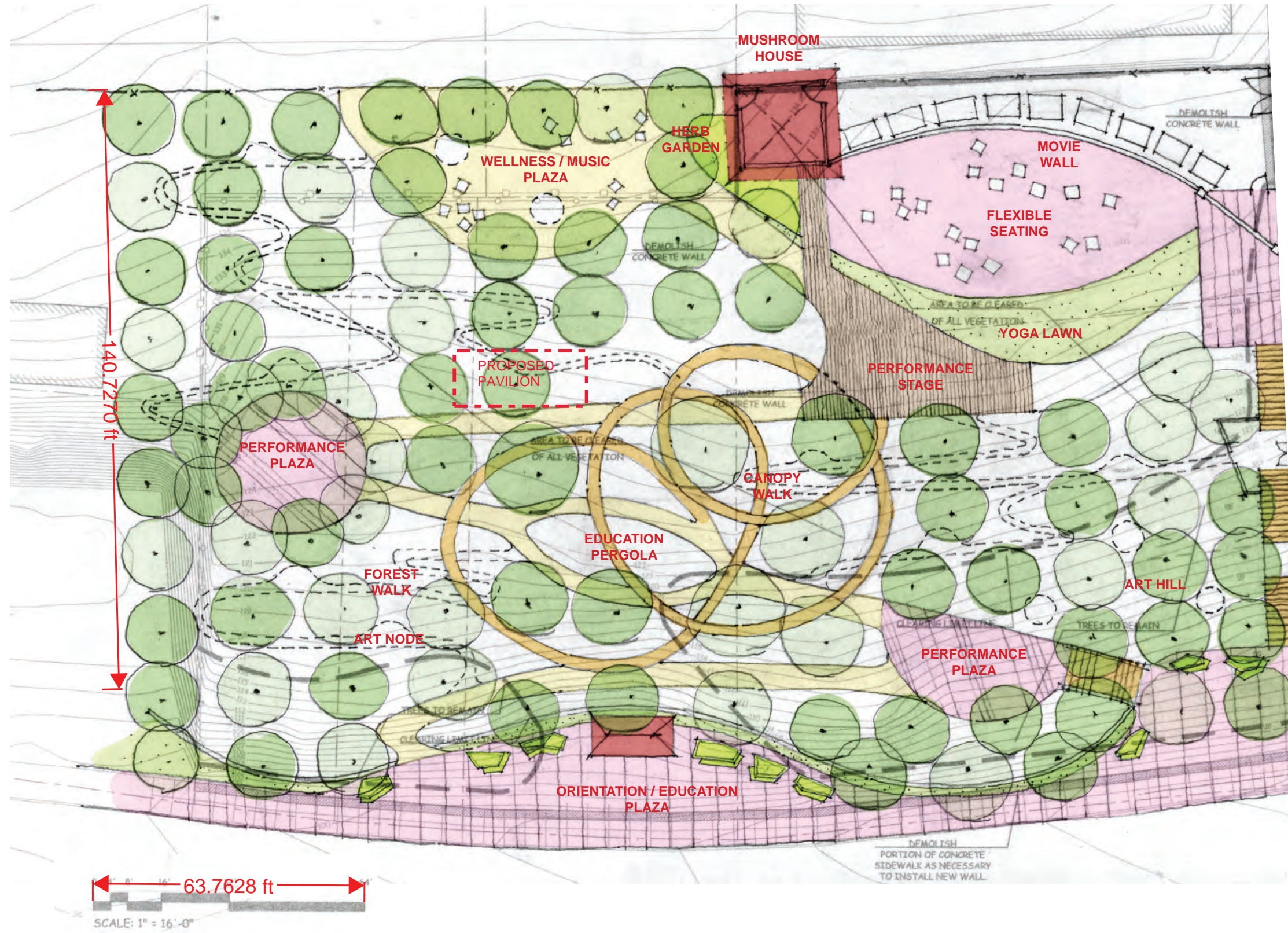
VIBRANT MIX OF USES



Vibrant Mix of Uses

New pathways, plazas and pavilions will sensitively integrate with the natural landscape. Each will become an opportunity space for new programs ranging in function from areas of learning and leisure to play, wellness and contemplation. The future Sanctuary building design will look to activate the landscape edge with complementary programs which, together with the park, will form a larger continuum of community-based resources and amenities.

SITE OVERVIEW





E

Community Participation

COMMUNITY PARTICIPATION



Since 2012, The Guild has transformed hotspot sites and problem properties into beautiful and vibrant oases and community held assets. We swiftly established an open and participatory approach to design/build, capacity building, programming, and stewardship that relies upon -- and responds to -- resident energy, leadership, and imagination. The Guild has had a transformationally positive experience and response to our short and long term Metroscaping work, from inception. We have experienced powerful and beautiful reactions to the work from residents who, upon entering Guild spaces, are often moved to tears and filled with new pride. We co-create beauty and abundance together -- shifting power and paradigms about BIPOC community ability and possibility.

Our neighbors, public, private, and non profit sector partners and allies have watched us closely for years and have directly experienced the sustained positive impact of our work. As thousands of hands hold this work, our sites are loved and protected by the community as Sanctuaries.

Far beyond 'community participation' -- everything we do manifests community vision, wisdom, and leadership. More than just an organization -- The Guild is a community transmutation process and umbrella for a BIPOC ecosystem and community of cross-sector partners, that will scale by creating a multi-sited and networked community of practice, across and beyond our region.

Starting in 2015, the Guild connected with its intergenerational neighbors in Four Corners and led the stewardship of the forest site. Our actions have included the implementation of green demonstration projects: terracing and bioswales to address run-off issues on the hill, an art installation of solar powered lights, some preliminary tree identification, and seasonal deep cleaning, and regular maintenance, which includes the weekly clean up of the street-facing perimeter.

Between 2015 and 2016, The Guild, our ecosystem, and design partners greatly expanded the plan for the site from its [original design](#) and developed a more holistically beneficial, multi-season, and attractive vision and use that resulted in broader community interest and the potential for greater community impact. More than a largely passive greenspace predominantly utilized by a small number of community gardeners, the new vision lifted the space into a welcoming, four-season green hub for healing, wellness, and connection.



COMMUNITY PARTICIPATION *cont'd*



Throughout our time in Four Corners, we have worked closely with our neighborhood associations including: Mt. Bowdoin Betterment Association (MBBA), the Norwell-Harvard-Washington Resident Association, United Neighborhood Association (UNA), and the Erie-Ellington Neighborhood Association. Because every Guild initiative, program, and set of goals comes out of constant and organic discussion with our neighbors, we have received deep and regular input from BIPOC residents, which has made the project better than ever. Our community has questioned, admired, and contributed to the designs and ideas of the development vision that (even during our pandemic relief efforts -- see more on our 2020 action and impact [here](#)) have been posted on-site, digitally, and (pre-pandemic) were regularly showcased at events. The Guild's constant process of communication and sharing with our neighbors and larger ecosystem, from across and beyond the neighborhood, has resulted in a more powerful, beneficial, and responsive plan manifested in the Sanctuary Development Project.

Every Guild act carries social, cultural, environmental/health and economic value and impact and is about wholeness, and prosperity -- for ourselves and our descendants. Every Guild act is imbued with culture and spirit -- a sense of the sacred -- and is approached as collective energetic work and legacy building. Everything we develop serves a holistic set of purposes: to lift up community voice and vision, build community capacity and leadership, and shift collective BIPOC action and power from periphery to center.

Thousands of voices -- over the past six years -- have shaped the goals and contours of The Guild's work, at every level. This co-creative process is in The Guild's DNA and every aspect of The Sanctuary Development Project will deepen and expand this process. We have additionally established a Council of Fellows and Wisdom Carriers from across our ecosystem. As we begin a robust quantitative and qualitative process of research and documentation, our local and global BIPOC ecosystem will advise and contribute to our dynamic vision-in-action -- now and into the future.



F

Community Support

COMMUNITY SUPPORT

Within this section, we have included letters demonstrating support for the Washington Street Urban Forest project. In addition, signatures from community members in support of the project have been provided as a separate attachment.

August 18, 2021

To Whom it May Concern:

As Chairperson of the Mt. Bowdoin Betterment Association (MBBA) of Four Corners and a direct abutter to the urban wild space project that is the subject of this DND RFP, I'd like to state my personal and representative support for this project.

The talk of a food forest certainly has been around for many years with many community entities being part of various conversations, but those entities put forth no efforts into actually making the plans a reality. No one else, besides The Guild, MBBA and perhaps a few members of other neighborhood associations have participated with current plans.

The plans intended are thoughtful and have included the intentions and desires of many residents. The community is willing to participate and partner with The Guild in this endeavor. The idea of having a holistic, learning and natural programming space being implemented in the wild is a benefit to our current residents and will improve and nurture the spirit of resiliency and belonging in our neighborhood.

The Guild has a reputation for transforming and stewarding community-based assets and creating policy change, developing and maintain relationships within the community and we trust their ability to bring to fruition the project plans in this proposal.

Sincerely,

A handwritten signature in black ink on a light gray rectangular background. The signature is cursive and reads "Iris Du Pont, M.Ed.".

Iris Du Pont

Chairperson, Mt. Bowdoin Betterment Association (MBBA)



August 17, 2021

Department of Neighborhood and Development
12 Channel Street, 9th floor
Boston, MA 02210

To Whom It May Concern:

I write this letter on behalf of the United Neighborhood Association (UNA) in support of the Urban Guild Inc. (The Guild) obtaining and maintaining the open space located at 242-256 Washington Street.

UNA believes that the Guild will continue to do the good works that they have continuously done in the Four Corners community. The Guild will create a beautiful and calming greenspace for all of Boston to use and enjoy, just as it has done with the space located at 260 Washington Street.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Theresa M. Latson', is written over the closing 'Respectfully yours,'.

Theresa M. Latson
Chair, UNA



OFFICE OF JULIA MEJIA, CITY COUNCILOR AT-LARGE

1 City Hall Square, 5th Floor, Boston, MA 02201
617.635.4217 | julia.mejia@boston.gov

August 20, 2021

Department of Neighborhood Development

Shani Fletcher, Development Officer | Grassroots Program Manager

To Whom It May Concern:

I am writing this letter in full support of Urban Guild developing the 31,000 sf, city- owned open space parcel located at 218 - 256 Washington Street, Dorchester in the Four Corners Neighborhood. The Guild currently owns and operates The Sanctuary, an important hub for healing and transformation right here in our community at 258-262 Washington Street and manages a beautiful, communal garden at 23 Coleman Street and until 2020, designed, built, and stewarded the policy-changing Bowdoin-Geneva Community Hub on DND land at 191 Bowdoin St. We have relished experiencing, building, and visioning (reverse) with The Guild, and wholeheartedly support the exciting and innovative vision and goals of the development plan for the Washington St. Urban Forest.

The Guild took over stewardship of the open space in 2015 and worked closely with the local neighborhood associations in implementing various green demonstration projects including terracing & bioswales to address run-off issues, an art installation of solar powered lights, some preliminary tree identification, seasonal deep cleaning, and regular maintenance. The development of this open space parcel into a multi-use resiliency hub is part of a master development vision to transform an historically under- maintained open parcel of land that has been both a problem property as well as ill-used in terms of community benefit. The new concept includes: environmental learning, public art, wellness and cultural areas, healing herb gardens and edible landscape. As a walled Sanctuary with four season elements, the urban forest will also function as a resiliency hub for the neighborhood providing a beautiful, safe and cool venue for intergenerational and multi-season use, particularly during extreme heat events. The Guild's community-led approach has established communal gardens, outdoor classrooms and meeting spaces, art and cultural performance and exhibitions, and staging spaces for the promotion and support of small businesses.

Under Guild vision and leadership and powered by community, sites are cleaned, designed, built, planted and programmed on a seasonal basis. And because of the ongoing engagement of the neighborhood residents, the sites create a communal sense of pride and progress that has had a positive effect in our neighborhood and city.

Though the sites are often considered ‘hot spots’ before the Guild gets involved, once their work commences, Guild sites do not experience graffiti tagging, vandalism, theft or violence. It would be great to see the Guild’s work manifest as a major healing greenspace that supports civic engagement, cultural and social vibrance and connection, and stimulates interest in local businesses and initiatives. The Guild projects are powered by BIPOC residents whose passion and efforts help to transform negative perceptions of communities and contribute to an improved quality of life

Everything the Guild develops serves a holistic set of purposes: lifting up community voice and vision, building community capacity, and shifting collective resident action from periphery to center. The Guild works at the grassroots level to create holistic, high impact spaces, happenings and opportunities in ways that develop community leadership, creates neighborhood beauty, safety and pride and builds capacity for intergenerational residents.

The Guild is shifting power and paradigms about BIPOC community possibilities. I am in full support of the Guild Urban Forest plan and believe it will be the ideal use of the space. Please feel free to reach out for further comment or questions, I can be reached via phone/email.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Mejia', written on a light-colored background.

Julia Mejia
Boston City Councilor At-Large



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

RUSSELL E. HOLMES
STATE REPRESENTATIVE

REPRESENTING THE PEOPLE OF THE
6TH SUFFOLK DISTRICT

DORCHESTER • HYDEPARK • JAMAICA PLAIN
MATTAPAN • ROSLINDALE

August 20, 2021

VICE CHAIR
HOUSE COMMITTEE ON HOUSING

JOINT COMMITTEE ON WAYS AND MEANS
JOINT COMMITTEE ON FINANCIAL SERVICES
JOINT COMMITTEE ON PUBLIC SERVICE

STATE HOUSE, ROOM 254
TEL (617) 722-2220
Russell.Holmes@MAhouse.gov

Department of Neighborhood Development
Shani Fletcher, Development Officer | Grassroots Program Manager

Dear Ms. Fletcher,

I am writing this letter in support of Urban Guild developing the 31,000 sf, city-owned open space parcel located at 218 - 256 Washington street, Dorchester in the Four Corners Neighborhood. The Guild currently owns and operates The Sanctuary, an important hub for healing and transformation right here in our community at 258-262 Washington Street and manages a beautiful, Communal garden at 23 Coleman Street and until 2020, designed, built, and stewarded the policy-changing Bowdoin-Geneva Community Hub on DND land at 191 Bowdoin St.

The Guild took over stewardship of the open space in 2015 and worked closely with the local neighborhood associations in implementing various green demonstration projects including terracing & bioswales to address run-off issues, an art installation of solar powered lights, some preliminary tree identification, seasonal deep cleaning, and regular maintenance. The development of this open space parcel into a multi-use resiliency hub is part of a master development vision to transform an historically under-maintained open parcel of land that has been both a problem property as well as ill-used in terms of community benefit. The new concept includes: environmental learning, public art, wellness and cultural areas, healing herb gardens and edible landscape. As a walled Sanctuary with four season elements, the urban forest will also function as a resiliency hub for the neighborhood providing a beautiful, safe and cool venue for intergenerational and multi-season use, particularly during extreme heat events.

The Guild's community-led approach has established communal gardens, outdoor classrooms and meeting spaces, art and cultural performance and exhibitions, and staging spaces for the promotion and support of small businesses. Under Guild vision and leadership and powered by community, sites are cleaned, designed, built, planted and programmed on a seasonal basis. And because of the ongoing engagement of the neighborhood residents, the sites create a communal sense of pride and progress that has had a positive effect in our neighborhood and city.

It would be great to see the Guild's work manifest as a major healing greenspace that supports civic engagement, cultural and social vibrance and connection, and stimulates interest in local businesses and initiatives. The Guild projects are powered by BIPOC residents whose passion and efforts help to transform negative perceptions of communities and contribute to an improved quality of life

Everything the Guild develops serves a holistic set of purposes: lifting community voice and vision, building community capacity, and shifting collective resident action from periphery to center. The Guild works at the grassroots level to create holistic, high impact spaces, happenings and opportunities in ways that develop community leadership, creates neighborhood beauty, safety, and pride, and builds capacity for intergenerational residents.

For these reasons, I am in support of the Guild Urban Forest plan and believe it will be the ideal use of the space. Please feel free to reach out for further comment or questions, I can be reached via phone/email.

Sincerely,

Russell E. Holmes,
State Representative, 6th Suffolk District



August 18, 2021

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

Dear Ms. Dillon:

Four Corners Main Streets is pleased to submit this letter of support on behalf of The Guild, a fellow partners and stakeholder here in the Four Corners neighborhood. The Guild is seeking designation to develop the urban wild at 218-256 Washington Street. We strongly support their interest and vision to steward this valuable open space in our community.

As a major stakeholder in the Four Corners community, we have elevated the importance of securing and stewarding green and open space for active or passive enjoyment, or food production for the community. The recent pandemic has only heightened our commitment to such work. The Guild's projects are powered by BIPOC residents whose passion and efforts help to transform negative perceptions of communities and contribute to an improved quality of life. It would be great to see the Guild's work manifest as a major healing greenspace that supports civic engagement, cultural and social vibrance and connection, and stimulates interest in local businesses and initiatives.

The urban wild at 218-256 Washington Street has long been seen as an important greenspace and is included as part of the Fairmount Greenway plan. Given the Guild's history of maintaining and activating other open spaces like the former Bowdoin-Geneva Community Hub at 191 Bowdoin Street and the communal garden at 23 Coleman Street, it is the ideal candidate to move forward with a vision of transforming this space to complement and expand on the work at their Sanctuary building at 260 Washington, immediately next door.

Four Corners Main Streets is excited at the impact that this transformed space will have on our community and support the Guild's request for designation as developer for this City-owned parcel. Please feel free to reach out to me if you have any questions regarding our support.

In Solidarity,

A handwritten signature in black ink, appearing to read "Marcos Beleche".

Marcos Beleche
Executive Director

August 17, 2021

Department of Neighborhood Development
Shani Fletcher, Development Officer | Grassroots Program Manager
(Shani.fletcher@boston.gov)

Dear Shani,

I am writing this letter in support of Urban Guild developing the 31,000 sf, city-owned open space parcel located at 218 - 256 Washington Street, Dorchester, in the Four Corners Neighborhood. The Guild currently owns and operates The Sanctuary, an important hub for healing and transformation right here in our community at 258-262 Washington Street and manages a beautiful, communal garden at 23 Coleman Street and until 2020, designed, built, and stewarded the policy-changing [Bowdoin-Geneva Community Hub](#) on DND land at 191 Bowdoin St. We have been part of experiencing, building, and visioning (reverse) with The Guild, and wholeheartedly support the exciting and innovative vision and goals of the development plan for the Washington St. Urban Forest.

The Guild took over stewardship of the open space in 2015 and worked with the local neighborhood associations in implementing various green demonstration projects including terracing & bioswales to address run-off issues, an art installation of solar powered lights, some preliminary tree identification, seasonal deep cleaning, and regular maintenance. The development of this open space parcel into a multi-use resiliency hub is part of a master development concept to transform an historically under-maintained open parcel of land that has been both a problem property as well as an ill-used one in terms of community benefit. The new concept includes environmental learning, public art, wellness and cultural areas, healing herb gardens and edible landscape. As a walled Sanctuary with four season elements, the urban forest will also function as a resiliency hub for the neighborhood providing a beautiful, safe, and cool venue for intergenerational and multi-season use, particularly during extreme heat events.

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communal sense of pride and progress that has had a positive effect in our neighborhood and city.

Though the sites are often considered 'hot spots' before the Guild gets involved, once their work commences, Guild sites do not experience graffiti tagging, vandalism, theft or violence. It would be great to see the Guild's work manifest as a major healing greenspace that supports civic engagement, cultural and social vibrance and connection, and stimulates interest in local businesses and initiatives. The Guild projects are powered by BIPOC residents whose passion and efforts help to transform negative perceptions of communities and contribute to an improved quality of life.

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The Guild is shifting power and paradigms about BIPOC community possibilities. I am in full support of the Guild Urban Forest plan and believe it will be the ideal use of the space. Please feel free to reach out for further comment or questions; you can reach me via phone/email.

Sincerely,
Joyce M. Harvey
617-538-9398
Panther49431@msn.com



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES

LIZ MIRANDA
STATE REPRESENTATIVE
5th Suffolk District

liz.miranda@mahouse.gov

Vice Chair - Human Resources and Employee Engagement
Veterans & Federal Affairs
Public Safety & Homeland Security
Community Development & Small Businesses

August 20, 2021

Department of Neighborhood Development
Shani Fletcher, Development Officer | Grassroots Program Manager

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The Guild's community-led approach has established communal gardens, outdoor classrooms and meeting spaces, art and cultural performance and exhibitions, and staging spaces for the promotion and support of small businesses. Under Guild vision and leadership and powered by community, sites are cleaned, designed, built, planted and programmed on a seasonal basis. And because of the ongoing engagement of the neighborhood residents, the sites create a communal sense of pride and progress that has had a positive effect in our neighborhood and city.



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES

LIZ MIRANDA
STATE REPRESENTATIVE
5th Suffolk District

liz.miranda@mahouse.gov

Vice Chair - Human Resources and Employee Engagement
Veterans & Federal Affairs
Public Safety & Homeland Security
Community Development & Small Businesses

Though the sites are often considered ‘hot spots’ before the Guild gets involved, once their work commences, Guild sites do not experience graffiti tagging, vandalism, theft or violence. It would be great to see the Guild’s work manifest as a major healing greenspace that supports civic engagement, cultural and social vibrance and connection, and stimulates interest in local businesses and initiatives. The Guild projects are powered by BIPOC residents whose passion and efforts help to transform negative perceptions of communities and contribute to an improved quality of life

Everything the Guild develops serves a holistic set of purposes: lifting up community voice and vision, building community capacity, and shifting collective resident action from periphery to center. The Guild works at the grassroots level to create holistic, high impact spaces, happenings and opportunities in ways that develop community leadership, creates neighborhood beauty, safety and pride and builds capacity for intergenerational residents.

The Guild is shifting power and paradigms about BIPOC community possibilities. I am in full support of the Guild Urban Forest plan and believe it will be the ideal use of the space. Please feel free to reach out for further comment or questions, I can be reached via email at liz.miranda@mahouse.gov.

Yours in service,

A handwritten signature in black ink, appearing to read 'Liz Miranda', with a long horizontal flourish extending to the right.

State Representative
5th Suffolk District



MICHELLE WU
BOSTON CITY COUNCIL

August 21, 2021

Department of Neighborhood Development
Shani Fletcher, Development Officer | Grassroots Program Manager

To Whom It May Concern:

I am writing this letter in full support of Urban Guild developing the 31,000 sf, city-owned open space parcel located at 218 - 256 Washington Street, Dorchester in the Four Corners Neighborhood. The Guild currently owns and operates 'The Sanctuary', an important hub for healing and transformation located in the community at 258-262 Washington Street and manages a beautiful, communal garden at 23 Coleman Street and until 2020, designed, built, and stewarded the policy-changing Bowdoin-Geneva Community Hub on DND land at 191 Bowdoin St.

The Guild's community-led approach has established communal gardens, outdoor classrooms and meeting spaces, art and cultural performance and exhibitions, and staging spaces for the promotion and support of small businesses. The new concept includes: environmental learning, public art, wellness and cultural areas, healing herb gardens and edible landscape. As a walled Sanctuary with four season elements, the urban forest will also function as a resiliency hub for the neighborhood providing a beautiful, safe and cool venue for intergenerational and multi-season use, particularly during extreme heat events.

Everything the Guild develops serves a holistic set of purposes: lifting up community voice and vision, building community capacity, and shifting collective resident action from periphery to center. The Guild works at the grassroots level to create holistic, high impact spaces, happenings and opportunities in ways that develop community leadership, creates neighborhood beauty, safety and pride and builds capacity for intergenerational residents.

I wholeheartedly support this proposed project and the deep contribution it will provide to the community.

Sincerely,

Michelle Wu
Boston City Councilor At-Large



ANDREA J. CAMPBELL
BOSTON CITY COUNCILOR
DISTRICT 4

November 12, 2020

Community Preservation Committee
Attention: Felicia Jacques
City of Boston
26 Court St
Boston, MA 02108

Dear Ms. Jacques,

I am writing in support of the application that the Guild has submitted for funding from the Community Preservation Act to develop a 31,000 sf, city-owned open space parcel in the Four Corners Neighborhood into an urban forest for environmental learning, wellness and cultural areas, healing herb gardens and edible landscape.

Previously known as “The Washington Street Urban Wild,” local organizations obtained funding to develop a plan for this site based on neighborhood ideas which was created in 2013. Since then, The Guild took over stewardship of the open space and worked closely with the local neighborhood associations in implementing various green demonstration projects including terracing & bioswales to address run-off issues, an art installation of solar powered lights, some preliminary tree identification, seasonal deep cleaning, and regular maintenance. Between 2015 and 2016, The Guild and a collection of neighborhood residents greatly expanded the vision of the site from its original design and developed a more holistically productive, multi-season and attractive vision and use that resulted in broader community interest and the potential for greater community impact.

The activation of under-utilized outdoor spaces like this one for the greatest community benefit is one of the reasons I was a strong proponent for CPA passage in 2016 and I believe it would be a great use of these public dollars.

Sincerely,

Andrea J. Campbell

Andrea J. Campbell
Boston City Council, District 4



The following community leaders can speak on behalf of The Guild's vision and plans for the Washington Street forest project.

These individuals can also attest to the manner in which we have maintained public spaces that have been designed, built, programmed and stewarded by community residents since 2012.

Community Leaders

- Iris Du Pont - Mt. Bowdoin Betterment Association - 857-205-4951
- Theresa Latson - United Neighbors Association - 617-875-2672
- Marilyn Foreman - Erie-Ellington Neighborhood Association - 617-901-9658
- Stafford Lewis - Washington-Harvard-Norwell Neighborhood Association - 617-719-2664
- Mayra Duran - Greater Four Corners Action Coalition - 617-593-3511
- Senator Nick Collins - 617-722-1150



G

Development Timetable

DEVELOPMENT TIMETABLE

The Guild and development team has compiled a conservative schedule to develop the Washington Street Urban Forest in two phases. Our long term goal is to build a new headquarters at our current property next to the park that could expand the use of the park and its numerous benefits for the surrounding community. The first phase would involve park development only. We would stabilize the site and the slope, build walkways and pavilions, provide new landscaping and utilities to allow the community to use and gather in the forest. The second phase would expand the Guild's mission of healing and community connection into their new Sanctuari building. We envision the new building opening to the forest and creating community gardens and classrooms and expanding the ability to scale the slope of the forest. Phase II is expected to be complete in early 2025.

Once the land is awarded, we would schedule a series of meetings involving our design team to hear from the community on what they need and would like to see from the park. The design team would then work on conceptual drawings for use in our continued fundraising efforts. The development team would also work in tandem on applying for grants and tax incentives to help fund the project. We envision the design period being five to six months and permitting lasting another three months, which would lead to a September 2022 start date. We envision work taking place through the fall of 2022 and would make the park accessible for the public through the winter. We would return in the spring to complete final landscaping improvements to align with the planting season for the native species. Phase I would be complete in July of 2022.

Phase II Building Construction would start sometime in mid-2023. Building construction is expected to take 16 months and would finish in early 2025. The park will be open and accessible during building construction.

Following in this section, we have outlined our development timetable as well as attached our milestone schedule.



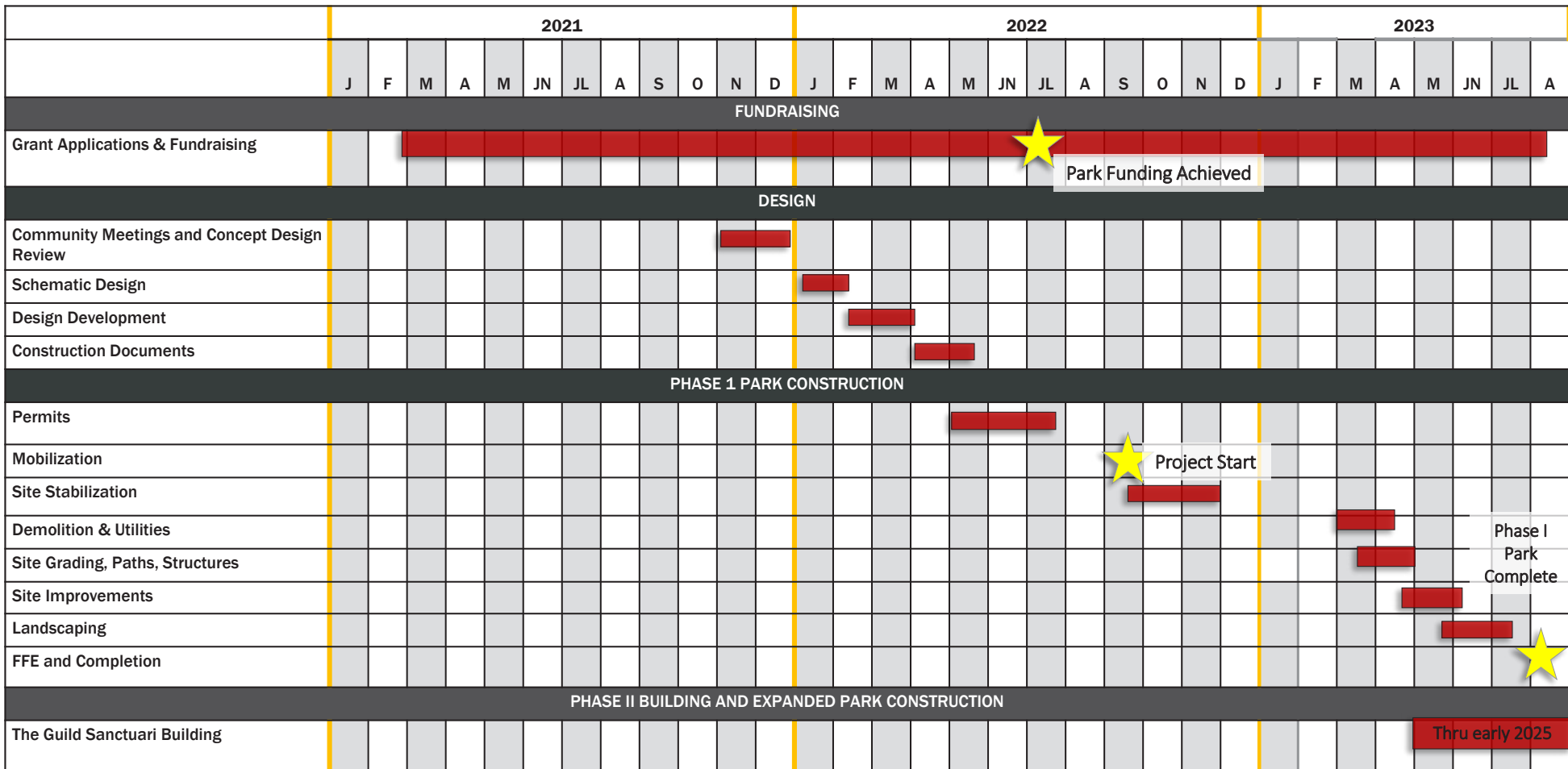
APPENDIX 3: DEVELOPMENT TIMETABLE

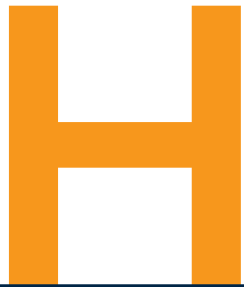
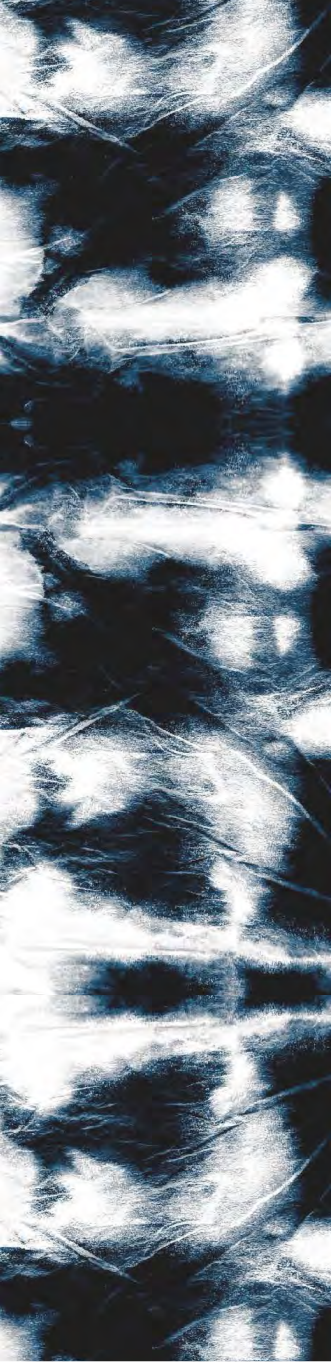
APPLICANT'S NAME: The Guild-----

Assuming that you are designated on The Washington Street Urban Forest Project, indicate your planned development schedule by providing target dates for achieving the key development milestones listed below.

Development milestone	Anticipated completion date
Community Participation in Design Complete:	January 2022
Zoning Relief Anticipated? Y/N	July 2022
Final Bid Documents Complete:	May 2022
Contractor Selected (Hired):	September 2021
All Funds Raised & Committed to the Project:	July 2022
Construction Start:	Sept 2022 (Phase I) May 2023 (Phase II)
Construction Complete:	July 2023 (Phase I) Early 2025 (Phase II)

MILESTONE SCHEDULE





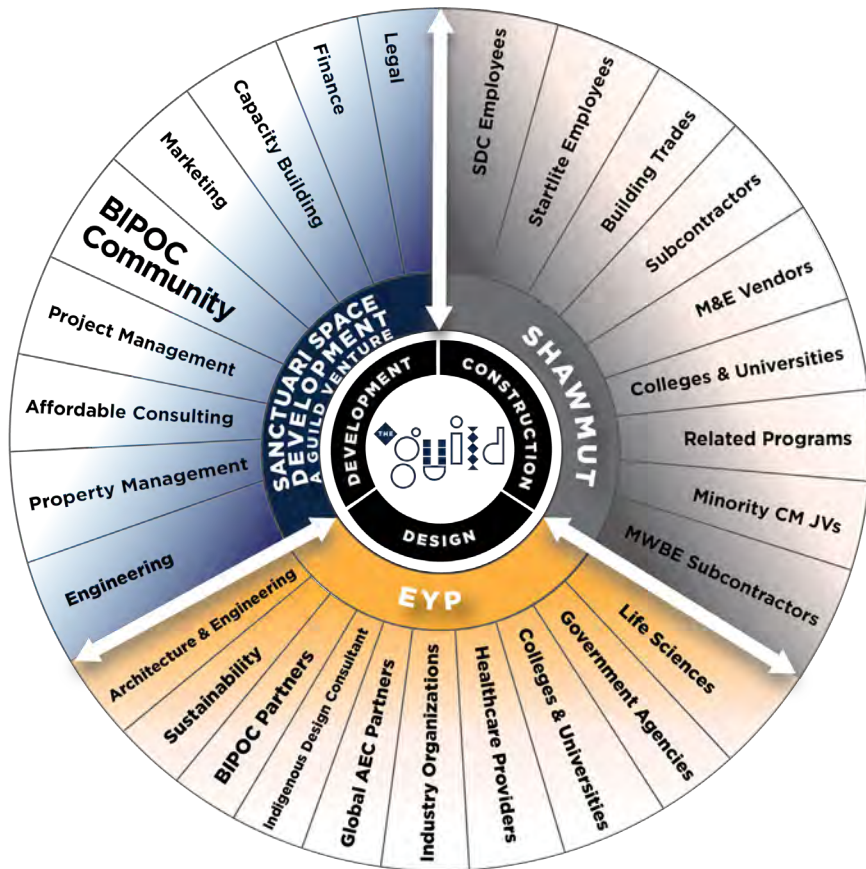
Diversity and Inclusion Plan

DIVERSITY AND INCLUSION PLAN

The Sanctuary Development Project brings thought-leading firms into a dynamic and generative partnership with The Guild and our ecosystem to manifest inspired and beautiful design that vibrates with cultural depth, meaning, and resonance. The development will demonstrate forward-thinking, innovation in sustainability/biomimicry and leading-edge technology, serving as a dynamic hub and model for BIPOC capacity-building and systems change.

Joining us in this exciting endeavor to not just build a local place -- but also to catalyze a transformational economic model of co-created community development -- are Shawmut Design and Construction and EYP Architects. We have thoughtfully chosen these design-build partners who enthusiastically embrace The Guild's mission to develop a robust ecosystem across the AEC industry that fosters business opportunities, skill development, and enables access for BIPOC individuals and companies.

For EYP, the Sanctuary project and The Guild's broader initiative aligns directly with the firm's inclusive culture and commitment to team with MBE/WBE partners on every project whether it's required or not.



The national architecture and engineering firm recognizes that the design process benefits from a diverse community with different perspectives, allowing all participants to learn new skills as well as providing novel opportunities to career development and advancement. During the design phase, EYP will leverage their national resources and partnerships to provide training and employment opportunities all across The Guild's ecosystem and extended community. They will promote the advancement of minority participation within the AEC community, providing opportunities for those lacking adequate access to participate in the success within and beyond the Sanctuary Development Project.

Shawmut has been fully committed to diversity and inclusion for several years based on the belief that investing in diversity makes us a better company by providing greater access to the best people, vendors, and subcontractors regardless of race, gender, or sexual orientation. It is only in investing and committing to this work that we can continue to attract and retain our most valued resources, our people and our subcontractors. Shawmut's Small Business and Diversity Initiative is designed to develop and train local smaller, disadvantaged contractors. They have developed a pilot program for this group of contracts and vendors to assist them with growing and developing their companies, as well as provide them with opportunities to work with Shawmut. Shawmut's main goal is to maximize the level of participation of both minority workers and qualified MBE/WBE subcontractors. They have a wealth of experience completing projects that have well-defined minority and female participation, and therefore maintain an extensive database of pre-qualified minority- and woman-owned subcontractors and suppliers to include in the bidding process. Bids will be assembled in the most competitive manner, and during construction participation will be tracked via a Weekly Work Hour Report that tabulates the number of hours worked by each employee for each of our subcontractors.

One of Shawmut's many recent successes includes Nubian (Dudley) Square, where Shawmut's community outreach was leading-edge and created a conduit to work through subcontractors and trade unions. The goal was to make an effort for their subs to employ 50% residents, 25% minorities and 10% women; the actual percentages exceeded all goals and were some of the highest ever achieved in Boston! *Please reference the case study included within this section for more details.*



Diversity and Inclusion Plan

Working for longterm and scalable success, The Guild, EYP, and Shawmut Design and Construction have developed a comprehensive strategy to maximize capacity building opportunities within the BIPOC Communities not only for the benefit of this and future projects -- but also for the industry at large. The inset diagram illustrates the many avenues this team is committed to exploring in their collective efforts to maximize opportunities for BIPOC owned businesses as well as workforce participation in all aspects of the project including professional, administrative, and tradesperson roles.

The Sanctuary Development Project is as much about its process as it is about its built outcome. Our mixed-use project features spaces for health and wellness, education, housing, and business opportunities, manifested through BIPOC community vision, wisdom, skill-building, and leadership. This process is a scalable model of community transformation that showcases BIPOC expertise, builds BIPOC capacity, and facilitates BIPOC access through visionary cross-sector partnerships that catalyze BIPOC opportunity.

Collaboration, flexibility, and creative solution development are guiding principles for the design and build process of The Guild Sanctuary site. As pioneers with bold ideas yet a grounded approach, we will engage supporters, advisors, and other partners to contribute to the co-creation of an innovative, unique facility that cultivates new and intergenerational BIPOC skills, educational opportunities, and access to jobs and business opportunity. Throughout the Sanctuary Development project, the Guild and its ecosystem, Shawmut, and EYP will demonstrate the value and collective benefits to be gained from ground-breaking systems change.

Together, we will co-create visionary opportunities, structures, capacity, and IP around a culturally-grounded, economic development process. Working nationally and across industries, we will expand, incubate, and support BIPOC businesses and communities across a virtual and multi-sited footprint. We will pilot a creative and dynamic model to build and share prosperity with BIPOC communities, near and far. The Sanctuary Development Project creates new possibilities and value for both BIPOC communities and the entire AEC industry.

Case Study: Shawmut in Nubian (Dudley) Square

Community Involvement

Giving back to the community has always been a central component of Shawmut's corporate philosophy and a substantial part of our company culture. Since our incorporation in 1982, Shawmut has actively supported many urban organizations with an understanding that our company can make a difference in our city. From our inception, Shawmut has been an active member of the Boston community, supporting over 40 charitable and community groups.

As an inner-city company who has maintained its headquarters in the heart of Boston since our founding, our goal is to support the inner city groups with whom we share our community. Shawmut supports charities and community-based organizations on three levels: through corporate contributions, with company-wide initiatives, and by assisting individual staff members in their efforts.

Nubian (Dudley) Square

Shawmut had a significant impact in Roxbury's Nubian (Dudley) Square while constructing the Bruce C. Bolling Municipal Building. The team's intense involvement with and respect for the community created excellent minority, women, and Boston Resident participation results, and an ongoing economic boost to the community. The unique approaches employed on this project set it apart. The dedicated individuals involved went above and beyond to respect community members, future tenants, and all stakeholders. Shawmut engaged with community groups, organizations, residents and businesses to provide a number of initiatives to benefit the community, and provided financial support to a number of youth groups, neighborhood groups, churches, and civic organizations.

- Building Pathways
- Youth Build Boston
- Dudley Vision Task Force
- Dudley Main Streets
- Roxbury Resource Center
- Roxbury Strategic Master Plan Oversight Committee
- Urban League of Massachusetts
- The NAACP
- Central Boston Elderly Services
- Boston Workers Alliance
- Representatives from State and Municipal Government

DIVERSITY AND INCLUSION PLAN *cont'd*



Shawmut's initiatives included:

- Partnering with local community organizations, groups to monitor the workforce goals, meeting bi-weekly
- Using local sub-contractors and vendors on the construction project
- Partnering with local as well as city-wide construction apprentice programs, referring walk-on applicants so that they could obtain the support and credentials needed to enter the trades. These programs also offered academic instruction to prepare students for the workforce
- Connecting with Madison Park High School, the only trade school in the City of Boston, and placing a number of trade students with subs, and assisting students to obtain necessary certification in the respective trades
- Supplementing tuition to the Benjamin Franklin Institute of Technology for a student to complete requirements for his plumber's license
- Offering OSHA 10-Hour Training so that nearly 200 people from the area could receive their OSHA Certification through classes taught by SDC's Safety Department. A number of these people got jobs on the Dudley site and other construction sites with OSHA requirements.
- Providing three Open House events for smaller subs to connect and network with labor subcontractors
- Employing a full-time on-site Community Outreach Coordinator

Shawmut's goal was to make an effort for their subs to employ 50% residents, 25% minorities and 10% women; large numbers of tradesmen from the area obtained jobs. The actual percentages have exceeded the goals, and are some of the highest ever achieved in Boston.

The greatest impact was the economic boost that resulted in the hiring of minorities, and the women and men who live, work, and shop here.

In addition to all of the above, Shawmut, as a true Boston community builder, provided financial support to a number of youth groups, neighborhood groups, churches, and civic organizations. Donations were also made to the Central Boston Elderly Services, Roxbury YMCA, and the NAACP. There are many more in the area that benefited from Shawmut's philanthropy. Shawmut takes pride in the many relationships we built within the Dudley Square community, and would welcome the opportunity to further them through other local projects in the future.





Operational Feasibility

OPERATIONAL FEASIBILITY

The project design team includes skilled architects, engineers, and landscape designers with proven experience creating cost-effective and functional solutions that promote sustainability, resiliency, and responsible stewardship of natural resources. In active collaboration with the community, The Guild, and other stakeholders, the design team will guide an evaluation of desired features in the new park, weighing factors such as life cycle costs, ease of maintenance, and community participation.

Sustainable Design Strategies to Reduce Operating Costs

- › Incorporate water-saving, high-efficiency irrigation systems
- › Select a diversity of plants for greater resistance to failure due to pests and disease, but with similar irrigation needs. Choose species known to attract beneficial insects and birds.
- › Recycle trees into benches and tables
- › Refurbish and reuse existing materials that contribute to the park design
- › Photovoltaic panels to generate energy & reduce electricity costs of lighting
- › Apply for any rebates and grants to offset costs
- › Utilize sheet mulching approach instead of lawn or artificial turf to reduce labor & promote a healthy habitat
- › Composting will produce rich organic material to naturally feed plants and improve soil.
- › Mulching will suppress weed growth, thereby reducing maintenance needs. It also helps retain moisture and regulate soil temperature, which will conserve water.



Maintenance Plan

Upon completion of the forest, as with all parklands, there is a need for continued and educated maintenance to help the land achieve its potential as a mature forest and community asset. Evaluation of hardscape and softscape will need to be conducted semi-annually and adjustments to the maintenance program will be initiated. Plants, trees and shrubs will need to be watered on a regular basis until well established, albeit the use of native species will require less. Hardscape paving, walls, benches, furniture, and buildings will need cleaning and periodic repair. Trash will require emptying and recycling sorting and placement for collection. Granular paving will need seasonal raking and filling of ruts. General building maintenance will be performed seasonally. As previously described, The Guild's facility and site maintenance team, stewardship programs, and diverse community vendors, will excellently maintain the space.

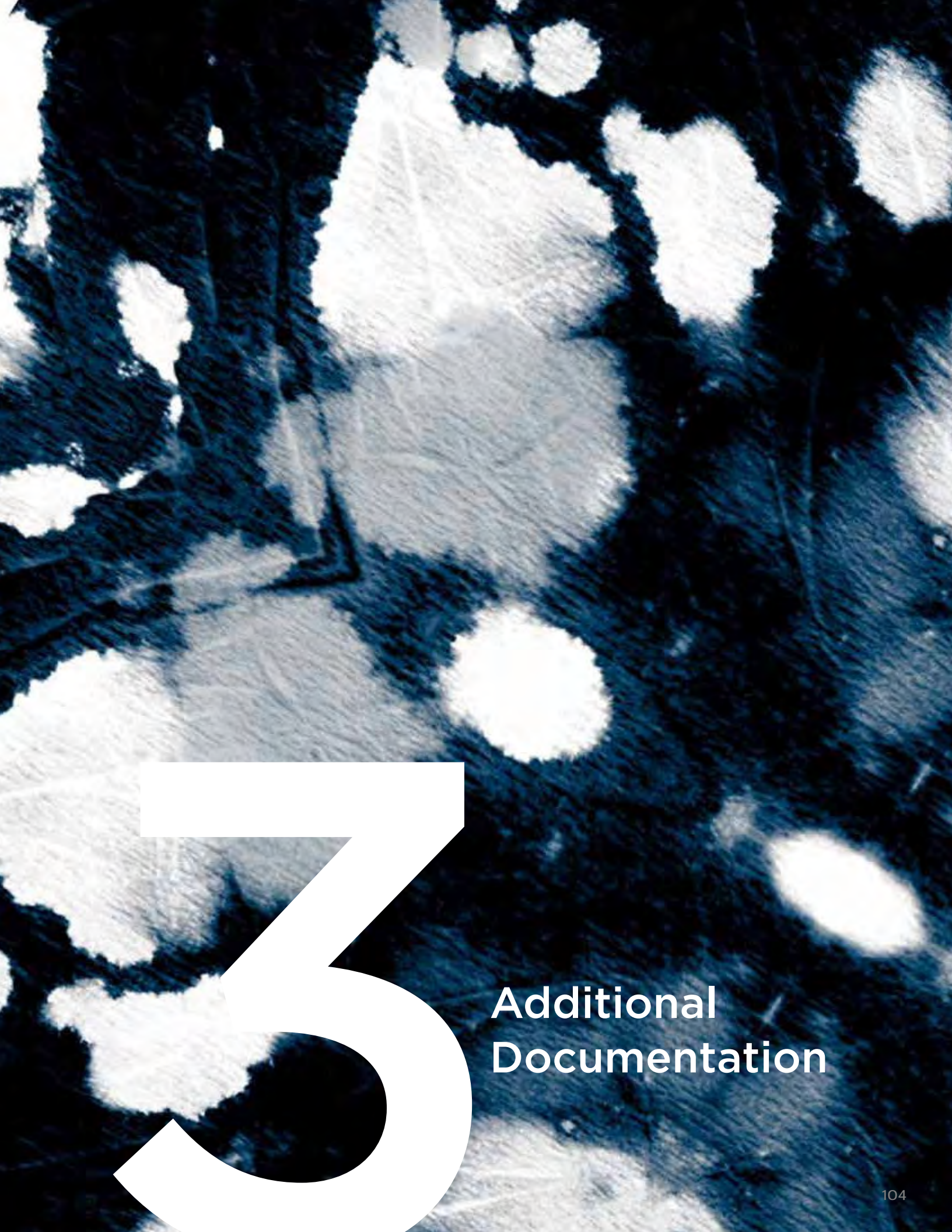
On the following page, we have outlined a preliminary yearly maintenance budget for the Washington Street Urban Forest project.



OPERATIONAL FEASIBILITY

YEARLY MAINTENANCE BUDGET	
ITEM	ANNUAL COST
Orientation/education plaza - kiosk, benches, signage, retaining wall - clean and touch-up	\$1,250
Fence - repair and paint	\$1,000
Entry stairs and railings - clean and paint railings	\$500
Performance plaza 1 - clean and reset as needed	\$200
Performance plaza 2 - clean and reset as needed	\$200
Hardscape walkways - clean and reset as needed	\$900
Softscape walkways - fill ruts	\$500
Hillside art - change displays if needed	\$3,000 <i>(optional)</i>
Canopy walk - inspect and tighten	\$500
Education pergola - clean	\$200
Three season pavilion - inspect, filters, clean, lighting	\$500
Performance stage - inspect and clean	\$200
Wellness plaza - clean and reset as needed	\$200
Movie plaza and screen wall - clean, paint	\$800
Flexible seating - replace as needed	\$500 <i>(optional)</i>
Vegetable garden - plant, harvest, clean	\$200
Mushroom house - clean, restock, plant, and harvest	\$250
Tree food farm - pruning, harvesting, rake	\$2,000
Yoga lawn - mow, fertilize, rake	\$1,000
Compost area - refurbish, turn, spread	\$700
General - trash removal, watering, plant pruning, washing	\$2,400
Utilities - Water and Electricity	\$18,000
Trash Disposal Fees	\$9,000
Snow Removal/Disposal	\$7,500
Operations & Maintenance Staff	\$84,000
TOTAL YEARLY MAINTENANCE	\$132,000





**Additional
Documentation**



A

Affidavit of Eligibility

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Urban Guild Inc. (The Guild)

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

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No.

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No.

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No.

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No.

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No.

Signed under the pains and penalties of perjury this

23rd day of August, 20 21

SIGNATURE: 

TITLE: Founder & Chief Executive Officer

ORGANIZATION: Urban Guild Inc. (The Guild)

ADDRESS: 258-262 Washington Street, Dorchester, MA 02121



B

Applicant Disclosure of Property Owned

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.

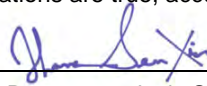
For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: Urban Guild Inc. (The Guild)

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
258 Washington Street, Boston, MA	Property ID: 0303892000 Location ID: F 775697 2955723
260-262 Washington Street, Boston, MA	Property ID: 0303891000 Location ID: F 775686 2955686
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

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

Jhana Senxian, Founder & Chief Executive Officer



8/23/2021

Print Name and Title

Authorized Representative's Signature

Date

617-930-6508

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.



C

Chapter 803 Disclosure Statement

CHAPTER 803 DISCLOSURE STATEMENT

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 23rd day of August (month), 2021 (year)



Applicant Signature

Co-Applicant Signature (If Applicable)



D

M.G.L. c. 7C, s. 38
Disclosure

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): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

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 all required parties. 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.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

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

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:

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

(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

Jhana Senxian

69 Coleman Street, Dorchester, MA 02125

(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 (Check "NONE" if NONE):

NONE

NAME:

POSITION:

- (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, 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.

Urban Guild Inc. (The Guild)

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



August 23, 2021

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

Jhana Senxian, Founder & Chief Executive Officer

PRINT NAME & TITLE of AUTHORIZED SIGNER



E

Conflict of Interest Statement

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.

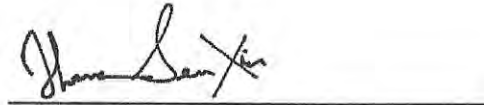
I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:



Danielle Horan



Jhana Senxian

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

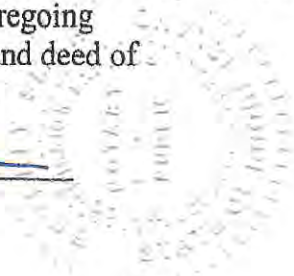
August 23 2021

Then personally appeared the above named Jhana Senxian, Founder & CEO, (title) of Urban Guild Inc (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.



Name: BEVERLY SMITH
Notary Public

My Commission Expires: 12/12/23





F

Certificate of Authority

CERTIFICATE OF AUTHORITY
(For Corporations Only)

Aug 20, 2021

(Current Date)

At a meeting of the Directors of the Urban Guild, Inc.
(Name of Corporation)
duly called and held at Virtual Meeting Room Via Zoom
(Location of Meeting)
on the 19th day of August 20 21 at which a quorum was present and acting,
it was VOTED, that Jhana Senxian
(Name)
the President of this corporation is hereby
(Position)
authorized and empowered to make, enter into, sign, seal and deliver in behalf of this corporation
a contract for Purchase of city parcels located at 218-256 Washington St. Dorchester, MA 02121 - for \$400
(Describe Service)

with the City of Boston, and a performance bond in connection with said contract.

I do hereby certify that the above is a true and correct copy of the record that said vote
has not been amended or repealed and is in full force and effect as of this date, and that

Carolyn Finney
(Name)
is the duly elected Clerk of this
(Position)
corporation.

Attest:

(Affix Corporate Seal Here)

Carolyn Finney

(Clerk) (Secretary) of the Corporation

APPROVED AS TO FORM BY CORPORATION COUNSEL FEBRUARY, 1998
THIS FORM IS VOID AND WITHOUT LEGAL EFFECT IF ALTERED IN ANY WAY



G

Beneficiary Affidavit



City of Boston

Jobs and Living Wage Ordinance
THE LIVING WAGE DIVISION • (617) 918-5236

BENEFICIARY AFFIDAVIT

Any for-profit Beneficiary who employs at least 25 full-time equivalents (FTEs) or any not-for-profit Beneficiary who employs at least 100 FTEs who has been awarded assistance of \$100,000 or more from the City of Boston must comply with the *First Source Hiring Agreement* provisions of the Boston Jobs and Living Wage Ordinance.

If you are submitting a request for proposal, request for qualification, or invitation for bid, or negotiating a loan, grant, or other financial assistance that meets the above criteria, you must submit this affidavit along with your proposal. If you believe that you are exempt from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance, complete Part 4: Exemption From First Source Hiring Agreement Provisions, or if you are requesting a general waiver, please complete Part 5: General Waiver Reason(s).

IMPORTANT Please print in ink or type all required information. Assistance in completing this form may be obtained by calling the Living Wage Administrator in the Living Wage Division of the Office of Workforce Development, telephone: (617) 918-5236.

PART 1: BENEFICIARY OF ASSISTANCE INFORMATION:

Name Of Beneficiary: Urban Guild Inc. (The Guild)

Contact Person: Jhana Senxian

Company Address: 260 Washington Street, Dorchester, MA 02121

Telephone #: 617-930-6508 **E-Mail:** jsenxian@theguild.works

PART 2: ASSISTANCE INFORMATION:

Name Of The Program Or Project Under Which The Assistance Is Being Awarded:
The Washington Street Urban Wild Project

City Of Boston Awarding Department: Department of Neighborhood Development (DND)

Bid Or Proposal Amount: \$400

Date Assistance Documents Executed: _____ **Award End Date:** _____

Duration Of Award: 1 year 2 years 3 years Other: _____ (years)

PART 3: ADDITIONAL INFORMATION

Please answer the following questions regarding your company or organization:

Your company or organization is: (check one): For Profit Not For Profit

Total number of employees whom you employ: 3

Total number of employees who will be assigned to work on the above-stated award: tbd

Do you anticipate hiring any additional employees? Yes No

If yes, how many additional FTEs do you plan to hire? tbd

PART 4: EXEMPTION FROM THE BOSTON JOBS AND LIVING WAGE ORDINANCE

Any Beneficiary who qualifies may request one of the four categories of exemptions from the provisions of the Boston Jobs and Living Wage Ordinance by completing the section below. Attach any pertinent documents to this application to prove that you are exempt from the Boston Jobs and Living Wage Ordinance. Please check the appropriate box(es) below indicating your exemption request. NOTE: Unless you receive written confirmation from The Living Wage Division approving your exemption request, you remain covered by the Boston Jobs and Living Wage Ordinance.

I hereby request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance for the following reason(s): Attach any pertinent documents to this application to prove that you are exempt. Please check the appropriate box(es) below:

- The construction contract awarded by the City of Boston is subject to the state prevailing wage law; or
- Assistance awarded to youth programs, provided that the award is for stipends to youth in the program. "Youth Program" means any city, state, or federally funded program which employs youth, as defined by city, state, or federal guidelines, during the summer, or as part of a school to work program, or in other related seasonal or part-time program; or
- Assistance awarded to work-study or cooperative educational programs, provided that the assistance is for stipends to students in the programs; or
- Assistance awarded to vendors who provide services to the City and are awarded to vendors who provide trainees a stipend or wage as part of a job training program and provides the trainees with additional services, which may include but are not limited to room and board, case management, and job readiness services, and provided further that the trainees do not replace current City-funded positions.

Please give a full statement describing in detail which of the four exemptions applies to your assistance and the reasons your assistance is exempt from the Boston Jobs and Living Wage Ordinance (*attach additional sheets if necessary*)

PART 5: GENERAL WAIVER REASON(S)

I hereby request a general waiver from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance. The application of the First Source Hiring Agreement to my assistance violates the following state or federal statutory, regulatory or constitutional provision(s).

State the specific state or federal statutory, regulatory or constitutional provision(s), which makes compliance with the First Source Hiring Agreement unlawful:

GENERAL WAIVER ATTACHMENTS:

Please attach a copy of the conflicting statutory, regulatory or constitutional provision(s) that makes compliance with this ordinance unlawful.

Please give a full statement describing in detail the reasons the specific state or federal statutory, regulatory or constitutional provision(s) makes compliance with the First Source Hiring Agreement unlawful (*attach additional sheets if necessary*):

PART 6 : BENEFICIARY OF ASSISTANCE AFFIDAVIT

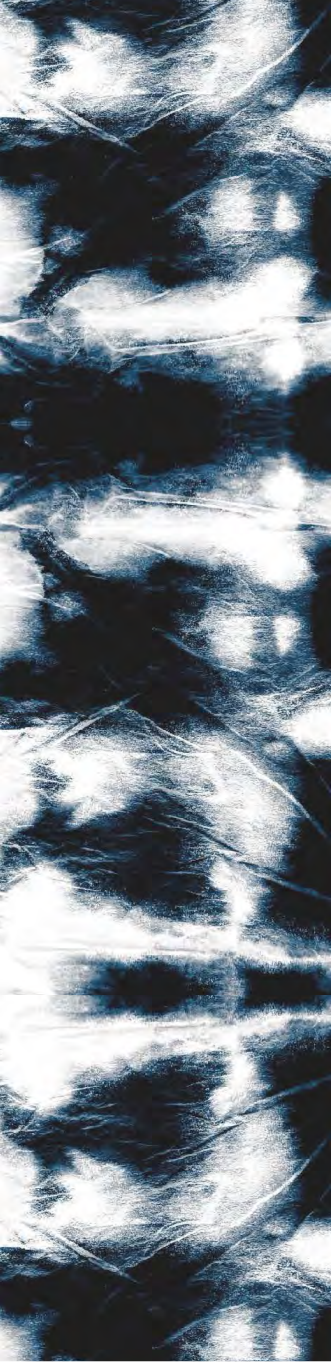
The following statement must be completed and signed by an authorized owner, officer or manager of the Covered Vendor. The signature of an attorney representing the Covered Vendor is not sufficient:

I, (print or type Jhana Senxian), the Beneficiary, certify and swear/affirm that the information provided on this **Beneficiary Affidavit** is true and within my own personal knowledge and belief.

Signed under the pains and penalties of perjury.

SIGNATURE:  DATE: August 23, 2021

TITLE: Founder & Chief Executive Officer



**Documentation of
Organization's Non-Profit
Tax-Exempt Status
(501)(c)(3)**

063068

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

DEPARTMENT OF THE TREASURY

Date: APR 06 2017

URBAN GUILD INC
260 WASHINGTON ST
DORCHESTER, MA 02121

Employer Identification Number:
81-4200729
DLN:
17053309349046
Contact Person:
MS. GAISER ID# 31609
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
August 25, 2016
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

URBAN GUILD INC

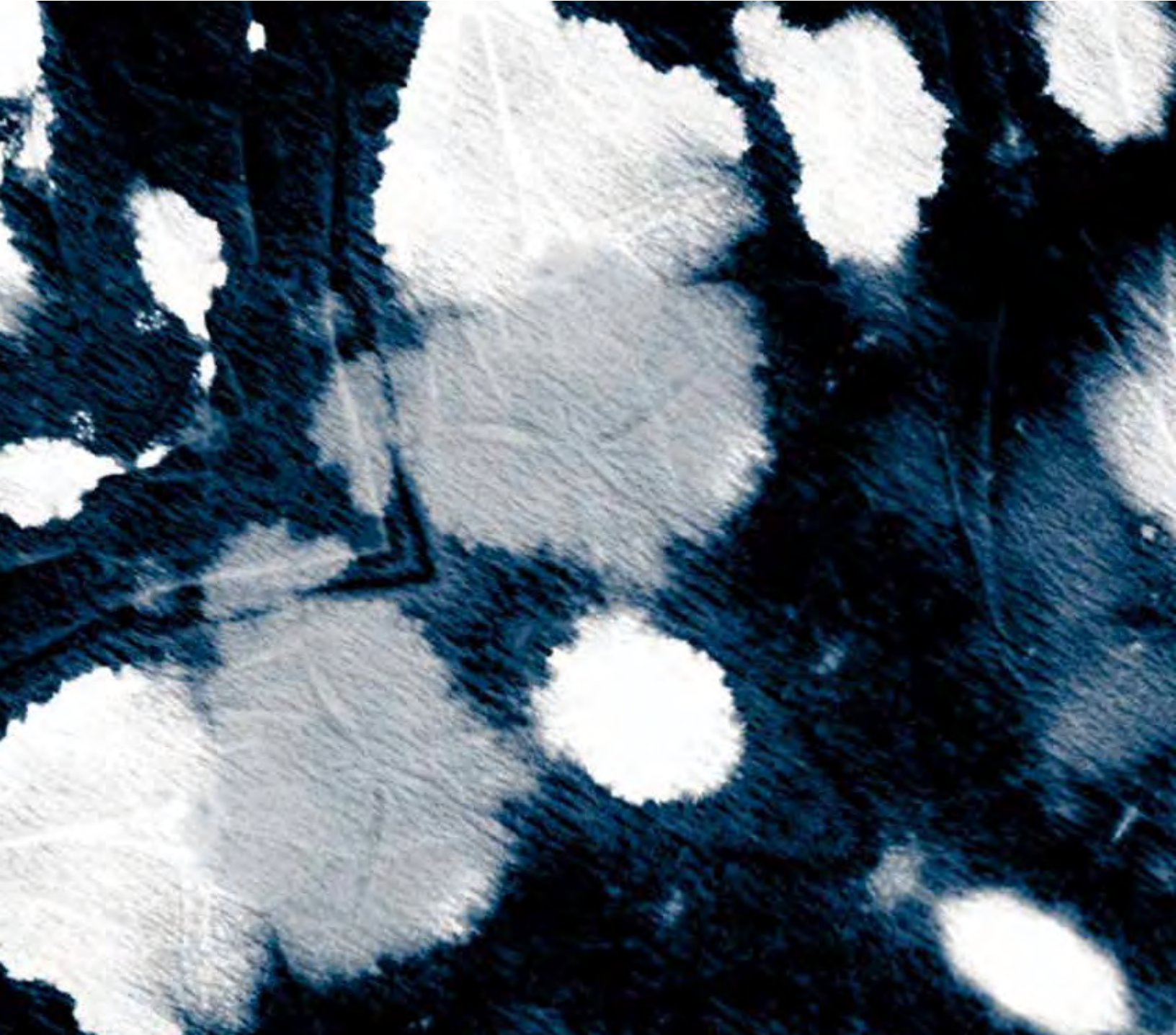
We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements

Letter 947

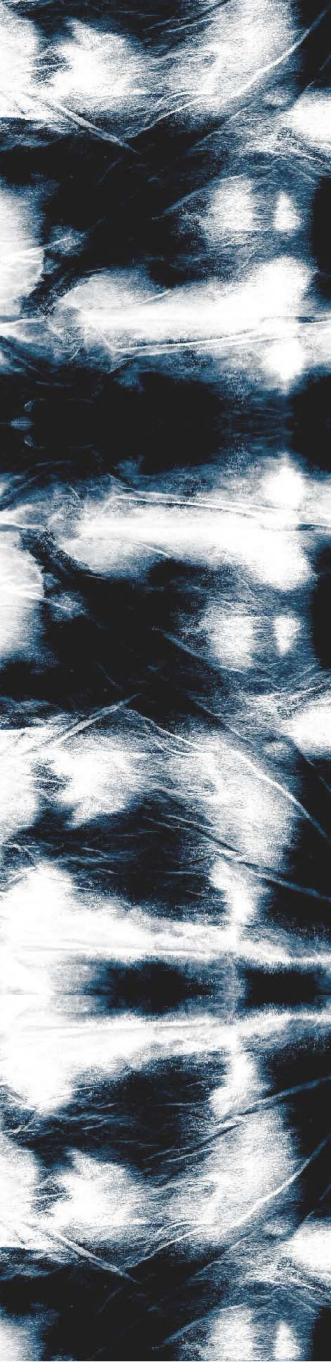


Submitted by:

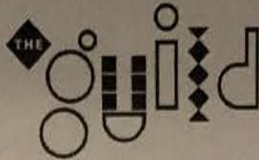
The Guild
258-262 Washington Street
Dorchester, MA 02121



landworks studio^{INC.}

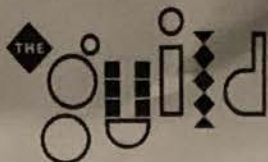


Additional Community Support



I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Mark Smith	56 Callender St	857 415 6940	Mark Smith
Charles	257 Washington	617-487-9612	Charles Perkins
Perlas Palacios	247 Washington	857-222-7067	Student
Danielle Sessa	37 Warren St	857-388-3110	Danielle Sessa
Linda Wright	235 Washington St.	(857) 492-8450	Linda Wright
Linda Teixeira	2 LEVIP/ Dorchester	857-5055469	Linda Teixeira
James Desmond	33 Saxton St.	857-505-9129	James Desmond
A Robinson	985 Mass Ave	617-442-5600	A Robinson
Matt Cannata	99 Esplanade St.	857-887-6616	Matt Cannata
Sam Mardyn	45 Broad St.	312-502-2483	Sam Mardyn
John Lyon	415 Broad St.	585-943-0462	John Lyon
Zacaran J.	108 MS9C PATRICK LYDON WAY	774 441 2862	Zacaran J.
Jennifer S	108 MS9C PATRICK LYDON WAY	857 417-8233	Jennifer S
DJ Watson	40 Market St	617-216-2472	DJ Watson



I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Luis Santiago	23 Trill St	401-287-2064	
Rafaela Cruz	247 Washington St		
Elmine Brooks	62 Burrell St	617-903-0588	
Luz Jane Torres	72 DRAPER ST.	857 505 5602	
Monique Fontes	142 Rosseler St	857-243-4660	
Victor Fontana	36 Brookledge St	857-222-7742	Vita Fontana
Kathryn Bannis	Dorchester	857-263-1684	
Flora Bannis	Dorchester	617-407-8409	Flora Bannis
Minotte Rondon	Dor	857 617 246-2682	
Felix Negron	Dorchester	857-225-4627	
Vanessa Villneuva	Dorchester	617-952-8519	



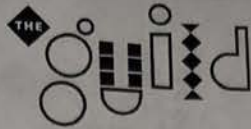
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Franco D. Ruiz	108 Hancock St	617-407-2044	<i>Franco D. Ruiz</i>
Magdalena Reguero	103 Hancock St	857-318-6056	<i>Magdalena Reguero</i>
Reidy Aguirre	103 Hancock St	617-037-1540	<i>Reidy Aguirre</i>
Wilson BAEZ	103 Hancock St	857-372-6472	<i>Wilson Baez</i>
^{Jennifer} Nairobi Mejia	6 Waver St Dorc	857-849-4452	<i>Nairobi Mejia</i>
Kailey Reguero	103 Hancock St	857-318-6056	<i>Kailey Reguero</i>
Crystal Burton	81 Odon marotta	617 596 0143	<i>Crystal Burton</i>
LISARUITZ	15 Glen St.	857-288-9248	<i>Lisaruitz</i>
EDGARROTHO	53 Aem St	617 817 8170	<i>Edgar Rotho</i>
LOUIS Crowley	37 JOYCE HAYES WAY	857 417 2908	<i>Louis Crowley</i>
Charmaine Richard	233 Wash St	857 754 1229	<i>Charmaine Richard</i>
Pam Sanford	227 WASHINGTON ST	617-435-3457	<i>Pam Sanford</i>
VICTOR SANCHEZ	422 COLUMBIA RD AT JOTTCH	857-212-4600	<i>Victor Sanchez</i>
elainda lopes	15 whittemore	617 825-9148	<i>Elainda Lopes</i>



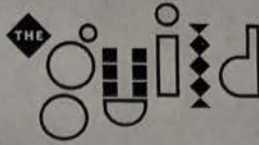
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Enoc A Ayuso	52 Humphrey St Dorchester MA 02125	(857) 271-8517	
Shanica Ayuso	91 fermoy heights ave	857-762-9113	
Gabriel Rios			
JOSÉ FRANCISCO	258 AMERICAN	857-492-1991	
Velfroel Emmanuel D'Leon		Hamilton St 857-333-6133	
M. chell	223 GENEVA AVE		
DESLELINA VAZ	17 HENDAY ST	617-792-6432	
Elizabeth	31 Franklin Hill ^{ava}	617-390-6959	eb
catarina	TAVARES	857 306039	Catarina
Mekdes	GEBREYES	95 Dartmouth St. #3 857 259 0012	
Maria	Barbo S	10 Cromwell St. 857-333-3289	
Miguel	River	Gene St. A. 3 2153	
Nidia		2150 76068677	
Celia		617-2658042 27 Macaulay St.	



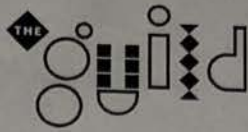
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Nella St Pierre	35 Faunce Rd	617-785-8567	Nella St Pierre
Josette Potter	31 Edison St	617 364-7036	Josette Potter
Leonora Corrujo	455 Geneva Ave	0512516817	Lis
Eric Landry		617-5951286	
Maricela Sangle		617 4479120	
Margarita Mch	1713 radcliff st Apt 4 Dorchester MA	857-266-4455	Margarita Mch
Rayna Ortiz	14 Dorchester St Dorchester MA 02121	857-492-4325	Rayna Ortiz
Leosandra De los Santos	28 Worcester St. 02118	857-241-6056	Leosandra De los Santos
Augusta Jesus	22 Browning Av. 2	857 2127263	Augusta Jesus
Marjorie P.	44 Wildwood St Apt 1 D.	857-753-5352	Marjorie P.
Mariada		857 2373390	
Mania	102 Thosset St DORchester MA 02121	617 8164013	Mania
Josefa	73 Bonham Ave Dorchester MA 02121	857 3089668	Josefa Rivas
		617 817 0353	857-344-3



I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
William Ruiz	3 Coleman St	857 334 4786	William Ruiz
Johnny Viera	175 Freeman St	857 346 3451	John Viera
Terry Pearson	Dorchester Ma.	857 346 9574	Terry Pearson
Virginia Ruiz	53 Adams St	617-699-4371	Virginia Ruiz
Juan Ruiz	53 Adams St	857 243-7036	Juan Ruiz
Pamela	5 Fox St	617-637-3005	Pamela
Eugene Ruiz	53 ADAMS ST	617-799-7363	Eugene Ruiz
Rubens	370 Bowdoin St Dor		Rubens
Lydia Ruiz	1305 Washington St	617 372 1530	Lydia Ruiz
Luis R. Ruiz	53 Adams St Dor	857-3507775	Luis R. Ruiz
Yessenia Rosado	6 Obierne Pl.	857-236-3250	Yessenia Rosado
Chil	1106 Ave	857-880-7665	Chil
Luis Ruiz	53 Adams St	781-600-8651	Luis Ruiz
Dominica	202 Durnell Ave	857 346 7090	Dominica



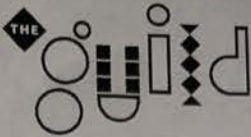
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Maritza Ruiz	53 Adam st.	781-858-6884	Maritza Ruiz
Hoa Nguyen	59 Adam st	617-820-6237	Hoa
Satero DaVeiga	10 Hendry st	617-708-6050	Satero DaVeiga
Beatriz Baez	5 Trend st	646-524-6722	Beatriz Baez
Enide Perez	3 Coleman st	857-271-9081	Enide Perez
Xavier Perez	3 Coleman st	857-320-5186	Xavier Perez
Lexu Mariano	3 Coleman st	857-370-9533	Lexu Mariano
Idialys Ramos	3 Coleman st	857-385-8477	Idialys Ramos
Lilibeth Rivera	6 Norwell st	857-261-4141	Lilibeth Rivera
Cesar Torres	5 Coleman st	857-385-8581	Cesar Torres
Carlos Gonzalez	277 Washington st	857-269-0732	Carlos Gonzalez
Yvonne Pinson	200 Bowdoin st	857-417-7141	Yvonne Pinson
Anthony Jackson	70 Lawrence ave	857-294-7395	Anthony Jackson
Asia Sheffred	1860 Washington st	857-3335210	Asia Sheffred



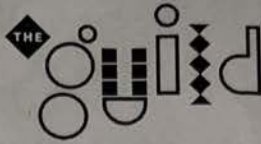
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Typhella Liles	17 Corwin St apt #1 Dorchester MA, 02127	857-492 7174	Typhella Liles
Tora Bin	985 Mass Ave	617 442-5600	Tora Bin
Jasmine Su.	5 Clancy Rd.	617-905-6229	J. Su
Jose	8 Belin St	857 209 7628	Jose
Fuelyn Hernandez	275 Centre St JP	617-795-7101	Fuelyn Hernandez
Pedro Gomez	232 Columbia Rd	867 324 627	Pedro Gomez
Teresa Gomez	232 Columbia Rd	867 324 627	Teresa Gomez
Willie Jenkins	237 Washington St	617 447-8269	Willie Jenkins
Christen Messey	73 Howland St.	617-690-9039	Christen Messey
Joshua Gonzalez	129 Standard St	857-800-7794	Joshua Gonzalez
Hector Ortiz	69 Madroal St	857-800-	Hector Ortiz
Mukai Wesley	8 Fowler St	857-261-0400	Mukai Wesley
Marvella Lightfoot	60 Seaver St	857-939-2025	Marvella Lightfoot
Raphael	Sumner	857-505519	Raphael



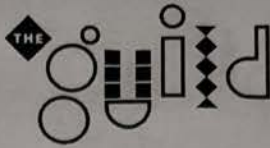
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Marquese W.	46 Mallon Rd	857-869-4157	
Geraldine Mendy	28 Bowdoin Ave	(917) 860-9800	Geraldine M
Judi Orloff	20 BOWDOIN AVE	857 251 2644	Judi Orloff
Jessica Stachura	24 Bowdoin Ave	857-615-5349	Jessica
	81 Winter St Dorchester, MA	646-261-1772	
Shanita Lewis	91 Esmond St	617 922 0548	Shanita
Ashanda Hyman	2 Bowdoin St	857-625-5218	Ashanda Hyman
Asad Mustafa	42 Denny Street	342-642-3299	Asad
Dwayne	202 Washington St	617 418 736	
Anthony Deoix	16 Sunrise Av	617-869-5986	Anthony Deoix
ABDUL	156 WASHINGTON ST	617 608 8092	
Matt		857-777-8202	
Claret	3 Charles St apt 30	857 930 8450	Claret
JASIA	184 WASHINGTON	857 919 3672	JASIA



I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Maria	6 Bentham Road Dorchester MA	617-888-0271	Maria
Gladisse	217 River	857-249458	GT
VICTOR SPANNA	422 COLUMBIA ROAD	857-212-4602	<i>[Signature]</i>
Jose		857 3096029	
Catarina	Tavares	6 Westcot + St apt 2 MA 02124	<i>[Signature]</i>
Dalia Goncalves	2 Glendale Dorchester st apt H 2 MA	857 5059209	Dalia
Maria fontes	186 hamill st	617602505	
Manuel mirante	4 conRAD ST	617 504 3484	
		617 3906959	
		857 312 4724	
Tina Carvalho ERNISTINA	1 Torrey St apt 4	857-8806-219	<i>[Signature]</i>
DFIS Mark	22 BEECHWOOD	617-506-8264	
ORISIA MONTGOMERY	328 bowdoin	617-755-1910	
Carmen Valera	377 Belloc Blvd	857-2583888	Carmen



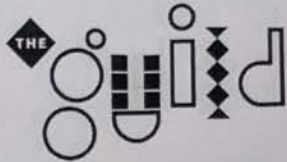
I SUPPORT THE GUILD developing the 31,000 sf open space parcel of land at 218 - 256 Washington Street into a beautiful four-season multi-use urban forest and hub for the community.

Name	Address	Contact	Signature
Mario Barbosa	alex	8572361737	
Celeste Bernades	34 GILSON ST	6178337835	
Sufy Bernardo	156 COLONIA	857-294-2015	
Camila Pina	45 BARDON ST	8575044867	Manila
Manuela Cardoso	458 QUINCY ST	6177929623	Pina
Celso de G. Jr	27 MORFITT ST	6172658042	ed
Bela Maria	10 ORAN ST #2	857-3732-89	MJ
Pina Jones	2155 ORAN ST #3	8572042829	MJD
Jane	3 MONROE	617-7928022	
Ant		8572125801	
Maria	peruira	617 606 0275	NT
Jacqueline	22 ALGONQUIN	6172976530	JL
Judy	60 HAMMOND ST	8574178971	Judy
Gabriela	7 HOWLAND ST	857247-1009	GSM



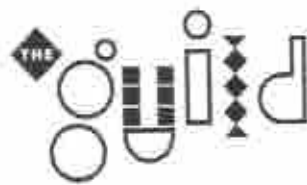
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Name	Address	Contact	Signature
Carman	11-McVellon	617-867-9884	
	W. St. Ave		
Lan Dinh	1262 Columbia rd	857-334-7034	Lan
ANGELA	99-0 CALABRO PL	857-919-1940	
Hector	Roside A11	857-269-6657	
Tuyet Diep	155 Pond st	(857)-852-7071	
Santa M	otovan street	857-415808	SM
Tan Pham	24 Bellflower st	(857) 334-2015	
Lewyen Dinh	20 Fernwood	617-291-0133	
Venera Lidong	89 Lanard st	617-596-5377	
Clara Higgins	21 Wilberth Rd	(617) 401-5541	Clara Higgins
Mondak Ja Pham	10 Hammond st	857-417-2562	Mondak Ja Pham
Eogencia	12 Phingway St	617-652-6898	
Monime Williams	48 Madakesel st Hyde Park	857-413-1423	Monime Williams



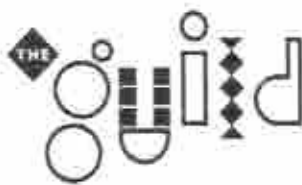
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Name	Address	Contact	Signature
Beyoniro E	376 Washington St Dorchester	857-417 4471	B-E
Felicita	27 Harvard St #3 Dorchester, MA	617-350-0768	J. B.
Pablo Rosa	63 Washington St #6 Dorchester MA 02121	617 970 0190	P. R.
Maria da Silva	215 Merton St Brockton 02302	617 905 7344	M.S.
Jonathan Rio	193 Magnolia St	617 516 7100	J.R.
Luisa de Silva	22 Beachwood 02121	617 265 6414	L.S.
Terry Z. Young	73 Dale St	617 794 8146	Terry Young
Helena Lopes	31 Birchton Ct	857 248 3558	
Mhanna Lopes	67 Clark St	857 217 5246	M.L.
Otelmino Vieira	9 Groom	617-749-6199	Otelmino
LUCIA GOMES	6 RIPLEY RD	617 792 4620	L. Gomes
Mario Brudo	330 Bowdoin St	617 748 8133	M.B.
Manell Barbosa	10 Westmore	774 240 3750	M.B.
Rita Lopes	134 Drape St	617 833 3452	R-2



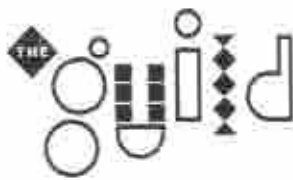
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Name	Address	Contact	Signature
Felipe Peralta-CRUZ	137 Columbia Rd APT, 1	617-291-5331	Felipe Peralta Cruz
Guadalupe Lopez	50 Aspinwall Rd. APT 10	857-312-3856	Guadalupe Lopez
Angel Montañez	38 NORMANDY ST	617 708 6096	Angel Montañez
Marie Marthe Selon-Roc	1006 river st	617-792-6464	Marie Marthe Selon-Roc
Augusta Alves Dossantos	90 Brunswick St APT, 1	617-401-6314	Augusta
Ilda Maria LOPES	7 Melville Ave APT 3	617-602-5956	Ilda Lopes
Ysabel Percyra	21 Michigan Ave APT, 1	857-756-3266	Ysabel Percyra
Gloria Parker	341 Columbia Rd	617-445-1559	Gloria Parker
Leandra Baulista	207 Norfolk St APT, 1	857-312-4133	Leandra
Ydalmis Gonzalez	23 Saint Rose St APT, 641	857-616-5582	Ydalmis Gonzalez
Shawn Andrade	146 Norwell St APT 1	617-304-6973	Shawn Andrade
Hilson Moronta	568 bluehill Ave APT, 4	857-251-3872	Hilson Moronta
LUCIA Brito ALVES	27 HEICA St APT, 3	857-269-6854	Lucia Alves
Tarsonn	09 Providence St	857-249-0247	Tarsonn



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Name	Address	Contact	Signature
Natasha Salby	36 Norton St	857-498-2076	
Leonora	137 Columbia St	857-312-5736	
Viviane Pringle	11 Intervale St	617-442-4744	Viviane
Maria Cardoso	8 Harvard Pl	857-217-6153	Maria
Altagracia	50 ASPEN VILL	617-888-8109	Altagracia
Gloria Alexander	25 Crowl	617-5339	
Wendy A. Jimenez	105 Broadway Rd	857-237-7134	Wendy 79
Margareth	253 Norfolk	617-980-4188	MP
Ama	16 NAYFLO	857-212-2585	Ama
Sandra	Greenmount	857-210-9177	Sandra
Lisa da veiga	37 Thetford	857-417-8239	
Maria Isabel Cardoso	27 Olney St. Apt 3	857-212-7622	Maria
Maria Polynice	92 Wales St. Apt 1	857-248-3470	Maria
Noel	61 Intervale	857-326-0660	Noel



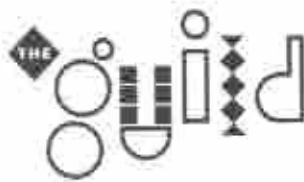
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Name	Address	Contact	Signature
EMMANUELE MORICCA	6 DODGE Road Hyde Park MA 02136	617-750 7300	<i>Emmanuel Moricca</i>
MIMOSE ORSA	85 GALLIVAN Boulevard Dorchester MA 02126	617 592-9784	<i>Mimose Orsa</i>
	Plot: 10	8-57-3121970 2 #1	
Rosamund White	339 Seaver ^{4th} St Dorchester	617-445-7791	<i>Rosamund White</i>
Shawn Roach	339 Seaver St Dorchester	857-407-8882	<i>Shawn Roach</i>
Jacira Nunes Cardoso	1850 Washington St apt 11 Southend MA 02118		
Raymond F	16 Whitfield St 72 Alexander St Dorchester MA 02125	857 297 0881	<i>Raymond F</i>
Emmanuel Nieme		857-399-5173	<i>Emmanuel Nieme</i>
Marylinde Fernandes	66 Dudley St	857-225-3885	<i>Marylinde Fernandes</i>
Guillermo Linn	857 257 0147	30 peacevale st	<i>Guillermo Linn</i>
Deolinda Ten	6-Ripley	617-5060793	<i>Deolinda Ten</i>
Michael Jones	47 W 3rd St	617 922 5383	<i>Michael Jones</i>



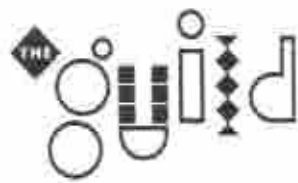
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Name	Address	Contact	Signature
Gertrude	64 Radcliffe Rd	617.390.3576	Gertrude
Monica Lopez	3 HOWLAND	617.388.5491	M
Gertha Dany	617.435.0884	705 West St	Worwings
Chia Fong	330 WASHINGTON	857-37-00130	
A + M	857-287-7046	12 UNCHILLAN ST DORCHESTER MA 02121	Ana Ryzabek
Doris	857.244.5680	Calum Baffo	Doris
i'pave neyi		Waste Reduction	781.766.8900
Kama Mota	132 WARREN ST	BSTMI	407.577.8000
AZELANDEO CRISPIN	147 COLUMBIA ROAD DORCHESTER MA 02121	ANBERISPIN	Chrispin
Joanna Lopes	10 GARDEN ST DORCHESTER MA 02125		
Silvia Accime	DORCHESTER MA	857.225.3863	
Silvia Accime	857-615-2289	39 SLATTON WAY ROSBURY MA 02119	silvia accime
Norrie	617-282-1560		Norrie Sara
Beate Giffner	617.652.6766	16 Glenman St	B G G



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Name	Address	Contact	Signature
Jennifer Mompoin	10 Mercer Ave Dorchester	jennifer.mompoin@ gmail.com	<i>JMM</i>
Anna Bonifant	603 Waltham St APT 2	857-266-5899	A, B
Marie Therese Conserve	162 Seaver St APT, 8	617-424-5495	M. C.
Marie Oigny	705 River St	617-850-5474	Marie O. Guy
Dionisia Raque de Abreu	30 Castlegate Rd APT, 6	617-602-0413	Dionisia P. de Abreu
Avelina de Andrade Medina Barr	123 Brook Ave APT, 2	617-717-4562	Avelina Barr
Celania Mejia	280 MLK APT, 11	875-412-4214	Celania Mejia
Glady's Pena-Pena	169 Columbia Rd APT, 9	857-243-3841	Glady's Pena
Lucilla Barros Pires	20 Julian St APT, 1	617-858-7857	Lucilla Pires
Antonia Brito Fernandes	11 Broom St APT, 3 Boston, MA	617-602-7156	Antonia Brito
Augusta Gomez Rozes	67 Walnut Park APT, 104	857-236-4085	Augusta M. Rozes
Laurette Babio	57 Bowenfield St APT, 12	857-763-8371	Laurette Babio
Catarina Cardoso	23 Dean St	617-546-9396	Catarina Cardoso
Silvia Fortunat Ortiz	19 Bradlee St APT, 5	617-265-1805	Silvia Ortiz



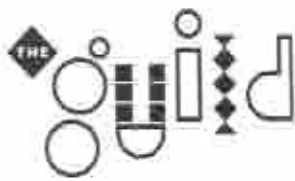
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Name	Address	Contact	Signature
Marie Saint-Vit	565 River St	gerald	Saint-Vit
Idoua Ue Michel	154 River St #8 Dorchester 02121	—	Idoua Michel
Gilberte P.	193 Talbot Ave	friz	Prosper
Jeanne Huzar	1344 Hyde Park	857-247-0792	Jean Huzar
Joao Barros	47 Clarence St 02119	857-250-9272	
Juana Dora	502 Blue Hill Ave	857-251-7218	Juana Dora
Ana Lorispin	154 FAIRMOUNT	617-825-7345	Ana Lorispin
Pedro Roberto	3 howland St APT. 12	857-763-8377	Pedro Roberto
Fulvia	90 Columbus St	APT 2 617-442-3999	Fulvia
Phylencia Blaise	45 LINDBURY ST #1	617-379-8036	Phylencia Blaise
Mylene Donckers	15 FAIRMOUNT	857-880-92	
Gisela Amazon	2 CALING ST 02118		
Roby			



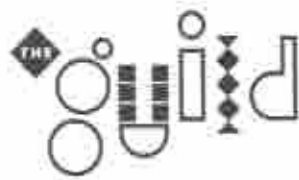
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Name	Address	Contact	Signature
Janice Thomas	201 A Grenett Ave Dorchester, MA 02121	tedc 041@ ya.hoo.com	Janice Thomas
Lause Dakout	23 Homestead St #11 Dorch 02121	617 412 7830 Lause.dakout@comcast.net	Lause Dakout
Viviana Jean-Gleheney	ST. APT. 12A		
MARIA TEIXEIRA	18 PERCIVAL ST	857 236 6398	MARIA TEIXEIRA
Maria & Raula			
Jeanne Chalas	205 BR Columbus Av	857-204-7677	Jeanne Chalas
Maryse	Jours 12	857 317 2227	
Dalia	30 PEACE VALLEY ROAD DORCHESTER 02124	857-204-2772	Dalia
Shertandi Mercy	726 Washington	857 992-7220	Shertandi
Louimare Emmanuel	53 Glenville Ave #15	857 612 6261	Louimare Emmanuel
Anne-Rose Aris	247 RIVER ST #2 02130		Anne-Rose Aris
Evelyn Henriquez	#213 1 Shandon Rd	857-999-8177	Evelyn Henriquez
Helena Mendes	6 Ripley Rd	857-212-3380	Helena Mendes
Lizeth Montenegro	24 Decadore St	617-401-5655	Lizeth



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Name	Address	Contact	Signature
Cristina Estrella	190 Georgetown Pl	857-261-2264	
Martin	POLAN CO	857-247-6966	
Summau	6 Spencer St	857-236-2159	
MARIA MORALES	424 Blenheim	857-310-9200	
Rosemary Jean	11 Walnut Ave	857-810-9572	
Ilda Rebelo	42 Mascot St	857-509-8400	Ilda Rebelo Co
Jean Claude Dametis	31 Terras Road Apt 1	857-836-0823	
Charmese Caldwell	133 Columbia Rd Dor 02121	615 829-6884	
Maetha Canako	Jamaica Plain 28 Brookside Ave	201-878-7778	Maetha Canako
W's Gonzalez	13 Chestnut Dor 02150 Ma	617-5-6824	W's Gonzalez
Daribel Custodio	100 Starwood St Apt 2 Dorchester	(857) 312-2541	
Andre Caiza	12 Reddy 4th	857-453-9407	Andre Caiza
Darline J'N Bay	5 River St	857-453-9805	Darline J'N Bay



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Name	Address	Contact	Signature
Fatima Teixeira Nunes	52 Stawood St Apt, 1	857-334-7846	Fatima TN
Maria Augusta Boncaives	67 Longdale St Apt, 3	617-792-5517	Maria
Marie Amazon	14 Norwell St Apt 2	857-231-7732	Marie Amazon
Margarida b Rodrigues	72 Pleasant St	617-602-3603	Margarina
Jose Henrique Rodrigues de Pina	103 Geneva Ave Apt, 3	857-417-2915	JOSÉ DE PINA
Michelle Paul	22 Bradlee St Apt 3	714-444-1223	Michelle Paul
Pauline	22 Bradlee St Apt 3	714-444-1223	Michelle Paul
Margdaline S Jigba	21 Fayston St Apt, 2	617-833-0778	Margie Jigba
Garline Neidestin	8 Lothrop Ave Apt 1	781-888-2192	Garline Neidestin
Fernanda D Almada	7 howland St Apt, 2	617-436-3176	Fernanda Almada
Raymonde Louis	740 Washington St Apt, 2	857-445-6125	Raymonde Louis
Sirene Jean docke	66 Greenfield Rd APT 3	857-333-2924	Sirene Jean Docke
Elmira Abdalan	52 Wrenville Ave Apt, 16	617-939-3000	Elmira ABDALAN
Wendell D Williams	53 Kensington Park	434-632-2177	Wendell Williams

Hard costs		TOTAL (\$)
Demo/removals		\$ 359,670
Earthwork/excavation/geotex		\$ 1,053,113
Drainage/utilities		\$ 255,000
Paving/edging		\$ 294,000
Masonry/concrete		\$ 300,000
Fencing		\$ 100,250
Site furnishings/structures		\$ 626,700
Planting		\$ 353,180
Other Project Requirements, Metals, Paint		\$ 426,750
General conditions		\$ 378,000
	Subtotal:	\$ 4,146,663
Contingency Design, Construction, Owner		\$ 891,936
	Subtotal:	\$ 5,038,599
Soft costs		\$ 175,000
Consultants		\$ 590,000
Construction documents		
Bid documents		\$ 15,000
Civil Eng/Survey		\$ 30,000
Insurance		\$ 44,901
Permits		\$ 74,004
Staff		
Project Management (non-staff)		
Materials		
	Subtotal:	\$ 928,905
Overhead		
(not to exceed 10% of total project costs)		\$ 250,000
Fee		\$ 103,416
	Subtotal:	\$ 353,416
TOTAL project costs		\$ 6,320,920

Sources of Funds			Uses of Funds		
		Amount (\$)			Amount (\$)
CPA		\$ 1,700,000	Construction - Hard Costs		\$ 4,146,663
Grassroots		\$ 150,000	Contingency		\$ 891,936
MHIC		\$ 1,500,000			
Foundation Grants		\$ 1,100,000		Subtotal:	\$ 5,038,599
Capital Campaign/Individual Donations		\$ 600,000			
State Grants		\$ 25,000	Soft Costs		\$ 928,905
City Grants		\$ 500,000			
In-kind donations		\$ 750,000	Other soft costs:		
				Subtotal:	\$ 928,905
			Overhead & Fee		\$ 353,416
				Subtotal:	\$ 353,416
Total Project Costs:		\$ 6,325,000		Total Project Costs:	\$ 6,320,920

FUNDING FOR THE WASHINGTON STREET URBAN WILD PROJECT

SOURCE	STATUS
Community Preservation Act (CPA)	Awarded (\$700,000)
Capital Campaign	In Planning (\$600,000)
Henderson Foundation	Application in October (\$100,000)
Grassroots Fund	Included in Disposition (\$150,000)
MHIC NMTC Allotment	In Planning (\$1,500,000)
State and City Grants	In Planning

Orientation/Education Plaza- Kiosk, benches, signage, retaining wall- clean and touch-up	\$	1,250.00	
Fence- repair and paint	\$	1,000.00	
Entry Stairs and Railings- clean and paint railings	\$	500.00	
Performance Plaza 1- clean and reset as needed	\$	200.00	
Performance Plaza 2- clean and reset as needed	\$	200.00	
Hardscape Walkways- clean and reset if needed	\$	900.00	
Softscape Walkways- fill ruts	\$	500.00	
Hillside Art- change displays as needed			\$ 3,000.00 optional, excluded
Canopy Walk- inspect and tighten	\$	500.00	
Education Pergola- clean	\$	200.00	
Three Season Pavilion- inspect, filters, clean, lighting	\$	500.00	
Performance Stage- inspect and clean	\$	200.00	
Wellness Plaza- clean and reset as needed	\$	200.00	
Movie Plaza and Screen Wall- clean, paint	\$	800.00	
Flexible Seating- replace as needed			\$ 500.00 optional, excluded
Vegetable Garden- plant, harvest, clean	\$	200.00	
Mushroom House- clean, restock, plant & harvest	\$	250.00	
Tree Food Farm- pruning, harvesting, rake	\$	2,000.00	
Yoga Lawn- mow, fertilize, rake	\$	1,000.00	
Compost Area- refurbish, turn, spread	\$	700.00	
General- trash removal, watering, plant pruning, washing	\$	2,400.00	
Utilities - Water and Electricity	\$	18,000.00	
Trash Disposal Fees	\$	9,000.00	
Snow Removal/Disposal	\$	7,500.00	
Operations & Maintenance Staff	\$	84,000.00	
YEARLY MAINTENANCE.....	\$	132,000.00	