# City of Oberlin GREEN ACRES SITE DEVELOPMENT





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# Section A LETTER OF INTEREST



Green Acres Site Development





## The Community Builders, Inc.

135 South LaSalle Street Suite 3350 Chicago, IL 60603 312.577.5555 www.tcbinc.org Boston Chicago Washington, D.C.

Carrie R. Handy
Department of Planning and Development
City of Oberlin
69 South Main Street
Oberlin, Ohio 44074

#### **RE: Green Acres Request for Proposals**

Dear Ms. Handy:

The Community Builders, Inc., on behalf of our outstanding Development Team partners Moody Nolan and Ozanne Construction, (as well as our engineering partner, Karpinski Engineering and our landscape architect, McKnight and Associates) is pleased to submit a response to your request for proposals for the Green Acres site. We are very interested in furthering the City's vision to develop high performing, energy efficient residential units on the property. We are excited about the potential to partner with a forward-thinking community and leadership at the forefront of the movement for carbon neutral cities. Our team has all the skills and resources necessary to successfully design, develop, build and manage a valued new community in the City of Oberlin.

The Community Builders, Inc. (TCB) is the leading nonprofit developer of mixed-income housing in the United States. Our mission is to build and sustain strong communities where people of all incomes can achieve their full potential. We realize our mission by developing, financing and operating high-quality housing and implementing neighborhood self-help initiatives to drive economic opportunity for our residents. Since 1964, we have constructed or preserved over 320 affordable and mixed-income housing developments and secured over \$2.5 billion in project financing from public and private sources. Today, we own or manage more than 10,000 apartments in 14 states and Washington, D.C. We are headquartered in Boston with regional hubs in Chicago and Washington.

TCB has built a strong reputation in our ability to master plan, design, finance and execute complex developments that create a broad range of benefits for the community. Our internal staff and partners will work closely with the City of Oberlin and the greater stakeholder community to ensure the redevelopment of the Green Acres site reflects the highest aspirations of the City and its residents. The mix of experience and capability of the TCB development team makes us uniquely qualified for this opportunity. We trust our submission is responsive to your request and that the proposals contained here meet the challenge of creating a model for Oberlin's next generation of growth. We hope for a favorable decision regarding our proposal.

We are particularly interested in working with the City of Oberlin, a recognized leader in driving positive social change over centuries, from abolitionism, to civil rights, to the foremost challenge of our day: making our communities climate positive. We look forward to collaborating to achieve a community that contributes to the implementation of the Climate Action Plan through the use of highly efficient thermal envelopes and systems, low impact stormwater design, on-site renewable energy generation, and others.

Furthermore, TCB's capacity and mission to create communities where our residents can achieve their full potential adds a critical focus on social sustainability, and ensuring that our developments afford opportunities for employment, contracting, and housing for local residents and the historically disadvantaged.

TCB brings strong financial capacities and the ability to access development capital from a number of public and private sources. We bring strong experience with New Markets Tax Credits, Housing Tax Credits, conventional mortgage loans, and a variety of municipal and state funding sources. The team that we have proposed has the qualifications and experience with master planning, design, development finance, legal structuring and management of affordable housing; experience with community involvement; experience with obtaining funding from public and private entities; We believe that the TCB Development Team possesses the general qualifications to successfully implement high-quality, sustainable development, and that the proposals contained here meet the challenge of creating a model for Oberlin's next generation of growth.

Sincerely,
This Armith Brann

Terri Hamilton Brown

Midwest Regional Director

## Section B DESCRIPTION OF DEVELOPMENT ENTITY OR TEAM



Green Acres Site Development



City of Oberlin Green Acres Site Development

## Green Acres Site Development

### Description of Development Team

The Community Builders and our Development Team Firm Overview: The Community Builders partners, Moody Nolan, Ozanne Construction and McKnight Associates, Ltd., offer an incredibly strong track record in the design, development and construction of sustainable, award-winning neighborhood and mixed-use developments. Our collected experience spans over 130 years across a number of states with a wide variety of City partners and institutional stakeholders. As explained in the individual firm descriptions below, each of the firms presents robust credentials and years of experience and commitment in Ohio. Each Development Team member brings experience in the execution of sustainable design and construction. Upon selection, the team will collaborate with the City on how to supplement our capacity through the addition of specific design expertise and/or local experience.

Beyond our experience, talent and capacity, the TCB Development Team brings an additional focus important to the idea of sustainable neighborhood development: the human dimension. TCB's mission is to build and sustain strong communities where people of all incomes can achieve their full potential. That translates into a strong focus on ensuring:

The local community and residents participate in the economic and employment impacts created by our developments through the employment and contracting opportunities;

The development not merely provide housing, but foster community and civic involvement through the site plan design and the inclusion of public spaces and amenities:

We create real partnerships with the City and stakeholders » to ensure the development reflects your vision and goals. »

TCB is a recognized leader in the transformation of public housing and distressed properties into vibrant mixed income communities. Our experience is derived from nearly five decades of planning and implementing comprehensive neighborhood revitalization projects. These developments range in scale and complexity and involve both rehabilitation and new construction, rentsubsidized and market-rate units, and rental and for-sale opportunities.

The vast majority of TCB's experience has been focused in urban neighborhoods, in cities of different sizes and cultures through the 1990's until today, TCB has broadened its footprint and been active in developing mixed income communities in several states, often assuming the master developer role. TCB has raised over \$800 million in equity to finance our development or preservation of over 25,000 housing units in 15 states. TCB has extensive. successful experience in planning, implementing, and managing the diverse development activities required to complete these intricate, multi-phased projects. TCB has successfully utilized low-income housing tax credits as a catalyst for mixed-income neighborhood development. We have developed homeownership units in at least seven neighborhood developments. TCB's neighborhood-scale and mixed use development experience also includes community facilities, commercial spaces, new parks and new infrastructure.

TCB incorporates sustainable features into our developments, such as:

- » Solar photovoltaic panels and solar hot water systems
- Geothermal passive heating and cooling

- » Tight building envelopes with high insulating values
- » High efficiency heating and hot water systems

TCB's housing development includes communities certified under the Enterprise Green Communities and Energy Star programs, as well as buildings certified under the USGBC's LEED rating system, including a recent phase of our Oakwood Shores neighborhood redevelopment in Chicago. We have partnered with organizations and specialists to improve the environmental performance of our multifamily buildings.

TCB has also put its integrated real estate development, property management, and resident services capacities to work in creating whole neighborhoods without the use of HOPE VI or other large federal subsidy. In Pittsburgh, PA, TCB's multi-phase New Pennley Place marked the first major housing investment for the East Liberty neighborhood in more than a generation. The final phase of the original project was completed in 2006. The recently completed East Liberty Place North and East Liberty Place South (2013) continue the significant local commitment to furthering our investment and continuing to enhance the community. The properties provide a strong residential anchor, and new street level commercial/ retail opportunities, including the development of a new Target store.

In Ohio, TCB has developed award winning, mixed-use/ mixed-income communities in Akron and Cincinnati through the planning and execution of multi-phased master plans that include over 900 total housing units. Affordable and market rate units intermingle, with Please see the attached project profiles for these, and neighbors sharing new parks and community spaces.

Additional examples of our recent experience in the

planning and construction of mixed-income projects include two recently completed Boston developments. The first is 225 Centre, a new mixed use/ mixed-income building featuring 103 rental units, including 35 affordable units, over 16,000 square feet of commercial/retail space, an underground parking structure, a rooftop PV array and dramatic landscape improvements. 225 Centre is the first phase of an ambitious 14-building, \$250 million redevelopment effort. The second example is Charlesview Residences, a 240 unit new construction development mixing multifamily buildings and townhouses in to a mixed-income, mixed-use community. One hundred units of homeownership housing will also be built on adjacent parcels. As dense, urban development atop a high water table, Charlesview incorporates a number of stormwater features to protect the nearby Charles River, from bioswales and other retention features to underground cisterns that collect and store rooftop drainage and reuse it as landscape irrigation.

TCB's broad vision, expertise, and unique commitment to neighborhood change differentiate it from other real estate developers and have made TCB one of the nation's leading mixed-income, mixed finance development partners. The transformation of neighborhoods requires vision that looks beyond traditional real estate development boundaries. TCB's comprehensive approach to neighborhood revitalization not only accomplishes dramatic physical reconfiguration of distressed sites but also demonstrates the potential of these sites to become communities of choice where residents of all incomes can participate more fully in economic and civic life.

other notable TCB developments that are indicative of the challenging work we successfully deliver and of the experience we can bring to Oberlin.

City of Oberlin Green Acres Site Development

### Firm Overview: Moody Notan

firm Moody Nolan has been considered a leader in industry best practices and client satisfaction. Founded in 1982 by Curtis J. Moody, FAIA, NCARB, LEED AP, and Howard E. Nolan, PE, the firm has won numerous national awards for its innovative, functional and aesthetically pleasing solutions to achieving client goals.

With projects in 45 states, Moody Nolan specializes in corporate, K-12 education, sports/recreation, collegiate/ university, healthcare, housing/mixed-use and public service facilities. The firm is based in Columbus, Ohio, and operates seven regional offices.

Over the years, we have been honored with nearly 200 local, state and national awards, including Best Architectural Firm by Columbus CEO and the President's Exemplary Firm Overview: McKnight Associates, Ltd. Service Award from the National Organization of Minority received other state and national awards from American Institute of Architects (AIA), Learning by Design, American School and University Magazine, Recreation Management, National Trust for Historic Preservation and more

Moody Nolan's ability to work hand-in-hand with their clients and their partners has been their foundation since the beginning. They have served as lead designer, architect of record, associate architect or as a consultant, depending on how our skills can best benefit a particular client and project. With more than 50 successful teaming partnerships, they understand and welcome the complexities involved in the partnership of many talented 
The firm has designed and participated in the creation minds working cooperatively to solve client challenges and to create innovative solutions.

#### Firm Overview: Ozanne

For more than 30 years, minority-owned national design Ozanne Construction Company, founded in 1956 in Cleveland, Ohio, is a minority-owned, multi-disciplinary construction management company doing business throughout the Midwestern and Southern United States. On an annual basis Ozanne averages over \$60 million in work on hand and over \$100 million as agency construction and program manager. We have successfully worked for some of our nation's most respected and demanding owners including the United States Department of Justice, Federal Bureau of Prisons, United States Air Force Construction Management Division, Army Corps of Engineers, United States Post Office, NASA Glenn Research Center, and the General Services Administration, Ohio Facilities Construction Commission, Cleveland Metropolitan School

Architects awarded to Mr. Moody in 2008. The firm has McKnight Associates is an award winning Cleveland-based Landscape Architecture firm initiated by James McKnight in 1987. Our firm is rooted in northeast Ohio; expanding from a sole proprietorship to a diverse practice with projects that range from grassroots vacant lot improvements to the complex urban sites of our city park systems. In all projects we are keenly aware of our clients and their site specific needs. The resulting designs are as diverse as the challenges; but always striving for the highest quality. Jim McKnight and his associate Jayme Schwartzberg, both Ohio registered landscape architects, have an expansive project list covering a wide variety of project types.

> of such projects as the Orchard School Community Park with ParkWorks and the Shaker Heights Community Park. We have completed site improvement plans for numerous municipalities and school districts in northeast Ohio. Implementation of the Horseshoe Lake Park Site Improvements and the Shaker Median Trail in Shaker

Heights has dramatically improved the standard for Karpinski Engineering offers comprehensive design by outdoor recreation opportunity in Shaker Heights. Recently completed Perk Park in downtown Cleveland, designed in contractors, and consultants - using a single source of conjunction with Thomas Balsley Associates of New York, responsibility, a dedicated project team, and a principal who has received significant praise. Site development projects is actively engaged in every project. Systems are designed include the Municipal Centers for the City of Beachwood and the Village of Richfield, the Solon City Hall, the College Commons/Library Site Improvements for Hiram goals specific to each client and project. College and Coleman Commons, the central commons space at the University of Akron. Landscapes for learning are an important component of our work. We have aided in preservation efforts at the Dunham Tayern Museum and the Sarah Benedict House Garden for the Cleveland Restoration Society.

The office has been involved in many projects northeastern Ohio where the principles of sustainability are key elements of the design. Projects in Cleveland include site delivery. design improvements for the St. Luke's Redevelopment; one of Cleveland's first LEED certified neighborhoods. We recently completed construction of a twenty one acre park space for the Zone Recreation Center on Cleveland's west side. That project set a new milestone for stormwater management in Cleveland City Parks and works to reduce maintenance requirements for the parks department.

#### Firm Overview: Karpinski Engineering

Karpinski Engineering provides design services for mechanical engineering (HVAC, plumbing, and fire protection), electrical engineering (power, lighting, and certified lighting), civil engineering, technology (data, telecom, and audiovisual), security, and fire safety. Additionally, we provide commissioning and retrocommissioning services, Building Information Modeling (BIM), and sustainable design and LEED certification.

coordinating in-house services with Owners, architects, based upon a portfolio of relevant experience - as well as industry standards, current and future technologies, and

Karpinski Engineering's capabilities are enhanced by their knowledge of industry-standard design tools; utilization of Revit MEP, Navisworks, and Building Information Modeling (BIM) for the production and integration of working drawings; and the added efficiency of a single engineeringadministrative team for the project. This team approach to engineering allows for a more accurate and comprehensive coordination of disciplines and a streamlined project

Karpinski Engineering is dedicated to promoting sustainable design as both a viable and desirable solution, Karpinski Engineering participates in the American Institute of Architects 2030 Commitment, which helps firms evaluate how design decisions affect a project's energy performance. Our understanding of ASHRAE guidelines allows us to design systems that meet industry standards for sustainability. Additionally, our engineers use energy modeling to demonstrate LEED compliance and evaluate alternative energy conservation measures. Information provided by the energy model can assist the Owner in making informed decisions about investments to improve energy conservation and efficiency.

## Section C STRUCTURE OF PROJECT OWNERSHIP MANAGEMENT





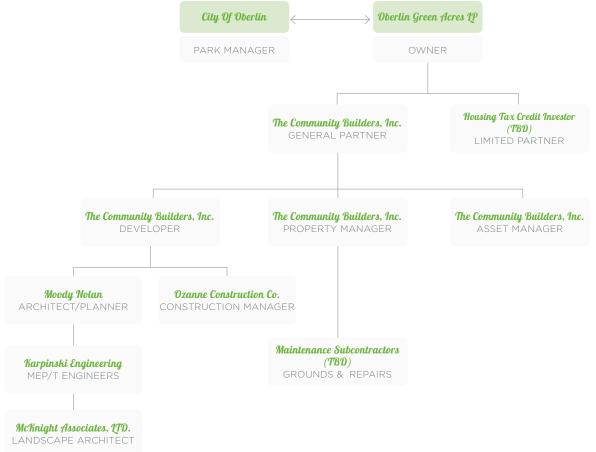
## Green Acres Site Development

## Proposed Ownership Structure

TCB anticipates that the City will engage in discussion with the selected Developer to arrive at an ownership structure that is most advantageous to the success of the property. The structure below is proposed for the portion of the site planned for this development, allowing the City to maintain ownership of most of the land and the ability to generate future fee simple lots for additional development (see site plans). TCB's control of the ownership partner ensures a long-term commitment to the stewardship of the property and accountability for responsible property management to the City and stakeholders. Other aspects of the ownership structure:

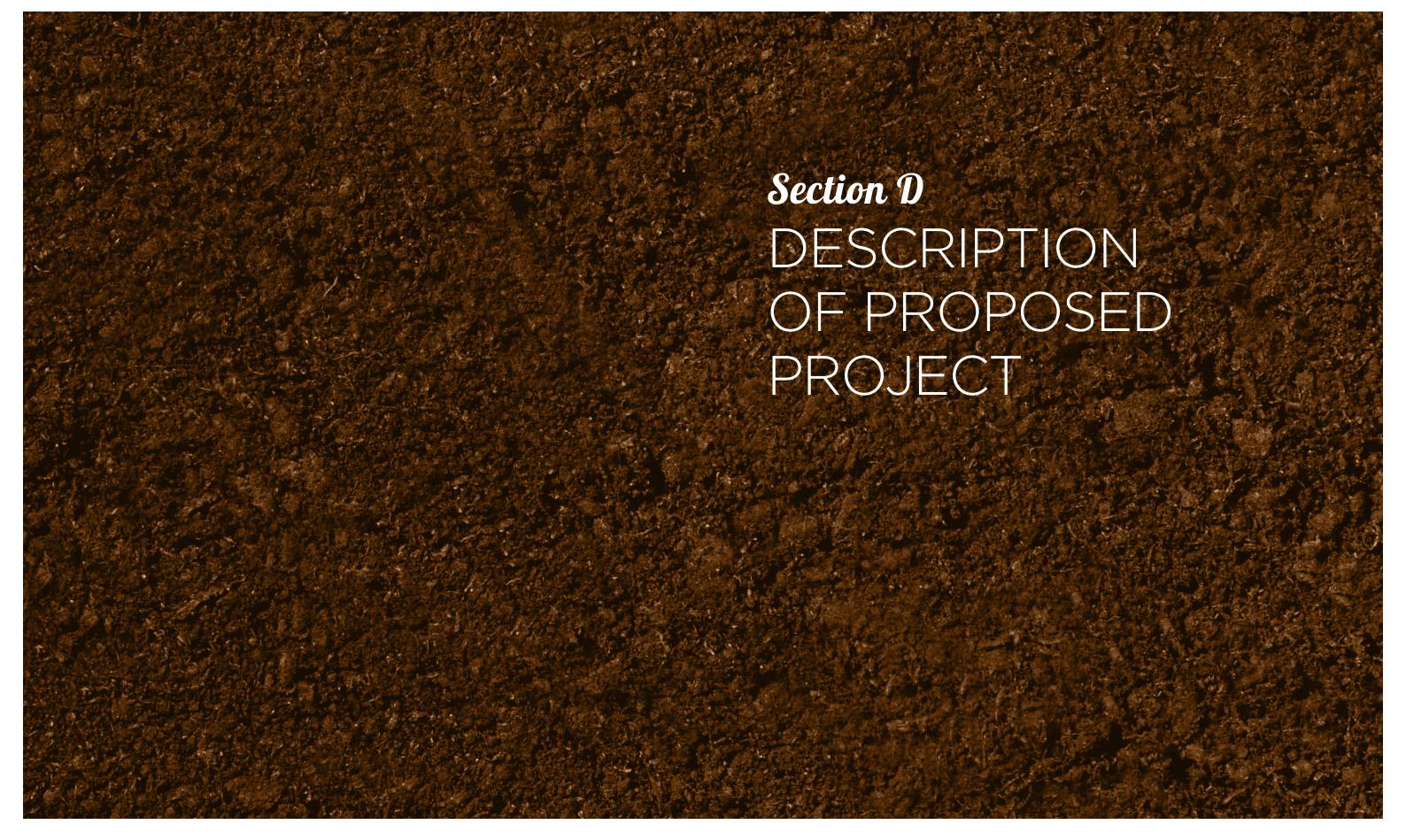
» TCB will act as the Ownership Entity's General Partner and Management Agent, with Legal, Asset Management and Property Operations support from the Boston corporate office.

- The TCB Midwest Region will lead the development effort and be the City's primary contact.
- The Park is anticipated to be conveyed to the City of Oberlin to own and operate as a community resource.
- Future development parcels would be retained by the City, but TCB would be given preferred developer rights. TCB and the City would cooperate in identifying and jointly selecting developers for those parcels as the market is realized.
- » TCB is open to alternative ownership and maintenance arrangements.



## Section D DESCRIPTION OF PROPOSED PROJECT





City of Oberlin Green Acres Site Development

## Green Acres Site Development

## Description of Proposed Project

As a hub for visionary environmental leadership, social the community. The construction methods considered through site a design approach that addresses Oberlin's stated housing needs, fosters the interaction of neighbors, furthers Oberlin's carbon positive goals, and strengthens in the construction process. the community and local opportunity.

There are three site plan options included in the proposal. configurations: We believe that there are many approaches to this site and we would ice like to test the best opportunities available. In addition we are looking forward to your input, which will be critical in the final approach and design. Upon selection, the site plan would be further developed with the input of the City and local constituents to and pursue zoning approval through the City's site specific Planned Development (PD) zoning.

### Program

The Each design options includes the construction of approximately 50 units of mixed income housing arranged in townhouses and stacked flats. Some of the proposed amenities include covered and surface parking, a new park with passive recreation areas, semi-public courtyards and new linkages for non-vehicular transportation. The full program includes approximately 45,000 gross square feet in five to seven buildings. The proposed options take into consideration the existing site infrastructure, topography, bike paths, adjacent residential neighborhoods and commercial development.

The development team will seek opportunities to incorporate sustainable construction and ultimately a sustainable living culture that will benefit the residents and

justice, and intellectual progressivism, the City of Oberlin for this development include load bearing wood and possesses a reputation that extends well beyond its steel structural systems for the units. The development borders. The proposed project of the TCB Development team will evaluate cost competitive options that include Team implements that vision on the Green Acres site modular framing built on or near the site using local apprentice labor. We will maximize the use of locally produced wood and steel and follow sustainable practices

Units will be available in one, two and three-bedroom

Bedrooms	No. of Units	Avg. Net SF
1	15	700
2	30	850
3	5	1,100

The program will be informed by a market study that will be developed in the early planning stages of the project. Based on the information provided by the City and also our research, the City of Oberlin does not have an adequate supply of modern multifamily rental housing to accommodate households at both ends of the income spectrum. At one end, there is not quality workforce housing targeted at households earning up to 60% of area median income (\$34,260 for a family of 3). This is evident in the 2011 American Community Survey that estimates that over half of renter households and over a third of homeowner households in the City pay more than 30% of their income on housing, which equates to over 1000 households. As suggested by the Oberlin Climate Action Plan, our approach is to maximize energy efficiency not just for the environmental benefits, but to reduce the housing cost burden on the residents.

At the higher end of incomes, Oberlin has market demand Design Logic and Carbon Neutral Positive Energy Thought Process for luxury rental housing with amenities and upscale finishes, targeted at market rate renters. At the lower It The City of Oberlin is committed to becoming a carbon end of incomes, Oberlin has higher market demand for housing that is affordable, compact, and easy to maintain and operate. These attributes are very attractive to residents as it is an outstanding example neighborhood development and sustainable practices.

Aligned with this vision to meet Oberlin's housing need and sustainable practices, the strategy of our approach includes clustering the development to have a smaller footprint, reducing impervious infrastructure, and preserving more of the site as park or future development parcels. Those future parcels would be included in a master developer agreement between the City and this development team to ensure compatibility with this site design and to bolster the return of the City's investment in the property beyond the initial acquisition payment in this proposal

### Sustainable Urban Design

The layout of the site plan is driven by three important factors: (1) create open space that allows for neighborhood recreation facilitates and the retention of storm water on-site; (2) use the setbacks and small building scale to preserve valuable existing assets such as existing trees and the historic residential character of East College Street; and (3) plan for future development in the site and nearby on East Lorain Street so that the site accommodates continued investment and financial returns to the City. This future development is outlined to possibly include single family housing.

neutral (Net Zero) or even a climate positive community. It is our goal to develop a site that is be a national model for Carbon neutral communities.

Carbon neutral energy buildings are buildings designed to generate as much energy that is consumed over the course of a year. It is the team's intent to achieve an energy balance between production and consumption. We have identified -

Important Steps for Developing a Successful Carbon Neutral Energy Building:

- 1) The exterior design is based on principles of simplicity and modular construction. The aesthetic is straightforward, inviting and warm, as expressed through materiality and color.
  - a. Major exterior materials are fiber cement board siding (FCB) and reclaimed wood.
  - b. Roofs to be properly sized solar photovoltaic (PV) panel-ready.
- 2) Decrease the energy requirements for space heating and cooling.
  - a. Orientation of the buildings and the correct window shades, taking advantage of passive solar opportunities
  - b. Increase the insulation at the foundations, walls and ceilings.

City of Oberlin Green Acres Site Development

- c. Use the appropriate windows with low solar heat gain (low SHGC).
- d. Use a heat exchanger for fresh air.
- 3) Use a high efficient furnace (or heat pump) and air conditioner.
- 4) Use high efficient lighting fixtures and occupancy Promote Economic Development sensors and incorporate natural lighting.
- 5) Use high efficient appliances.
- 6) Include new planting that will support carbon sequestration and provide visually pleasing backdrop.
- 7) Reduce water consumption
- 8) Promote walking, biking, car pooling and public transit

### **Community Connections**

To maintain the City of Oberlin's Community Vision we are committed to developing a new park that will be designed as a destination and is easily accessible by the surrounding community residents for passive recreation.

The site will also include an area for common recycling collection, trash collection and a composting bin. Composting material would be maintained by residents and used by residents for the community garden and by the grounds maintenance group. The site will incorporate a bike path that has a safe connection to the regional bike path. The sidewalk system in the proposed development that will connect to the city sidewalk system and have the appropriate levels of lighting for safety.

The Green Acres Site Development sets a framework to build upon over time which will support the City of Oberlin's vision of a carbon positive community. The basic concept is to reduce energy loads in the infrastructure of site and buildings as it become feasible within the budget constraints. The project will be designed to expand and incorporate renewable energy systems over time.

### Universal Design

The project will provide accommodations for residents and visitors with physical and/or audio/visual impairments. The site will be designed with accessible routes. All units will be designed to implement Universal Design recommendations.

We are committed to implement your vision. The TCB Development Team proposal will lead the development of guidelines to implement the City of Oberlin's housing and economic development goals. The Green Acres Site will become a model for development that contributes to the City's carbon positive goals. Our Team brings proven history and we are committing to implement social sustainability and leverage our proposed development to provide opportunities that impact the local community. In order to do that, the Team will to seek out additional qualified local and/or minority or woman-owned business enterprises to perform consultant or construction work, and will create employment opportunities in the community.

The Team will measure environmental sustainability through the use of the LEED® Green Rating System and other third party verification. We are committed to working closely with the City of Oberlin, Oberlin College, the local community, and other local stakeholders to create community interest, and reduce carbon emissions to implement the City's commitment to net zero practices and the Oberlin Climate Control Plan.

The Team will measure economic sustainability by tracking workforce (minority, female, and local businesses) demographics on a daily basis to ensure that economic opportunities are provided. We will maximize local labor in building modular wood panels on or near the site, creating a local workforce. The design and construction team will implement Building Information Modeling (BIM) to better communicate the physical aspects of the project and also most expedite the construction of pre-manufactured components.

The Team has a broad understanding of Oberlin's history as a leader for positive social change, especially relating to a rich history of centuries of fighting for human rights and racial equality. This project will physically link to the North Coast Inland Trail and the new Oberlin Underground Railroad Center at the Gasholder Building.

The Green Acres Housing Development will create new public spaces for the enjoyment of the Oberlin residents and nearby employees. It will provide quality housing available to people from a variety of incomes and household types.

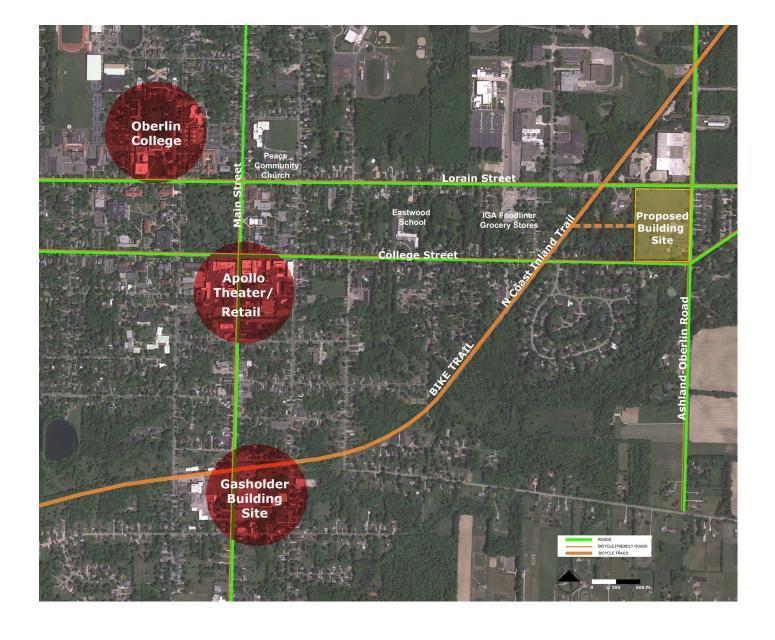
## Section E

## PROPOSED SITE CONCEPTUAL PLAN & ELEVATIONS





Green Acres Site Development



SITE CONTEXT











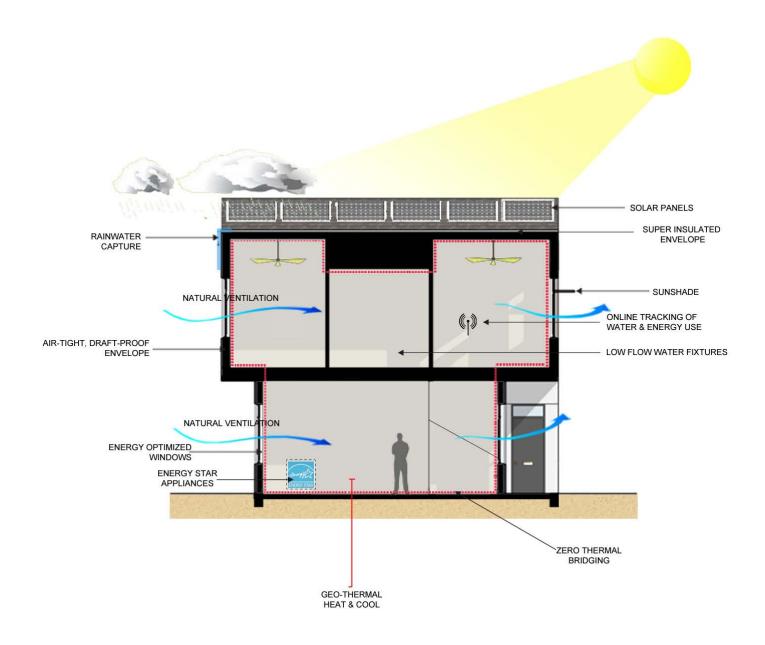




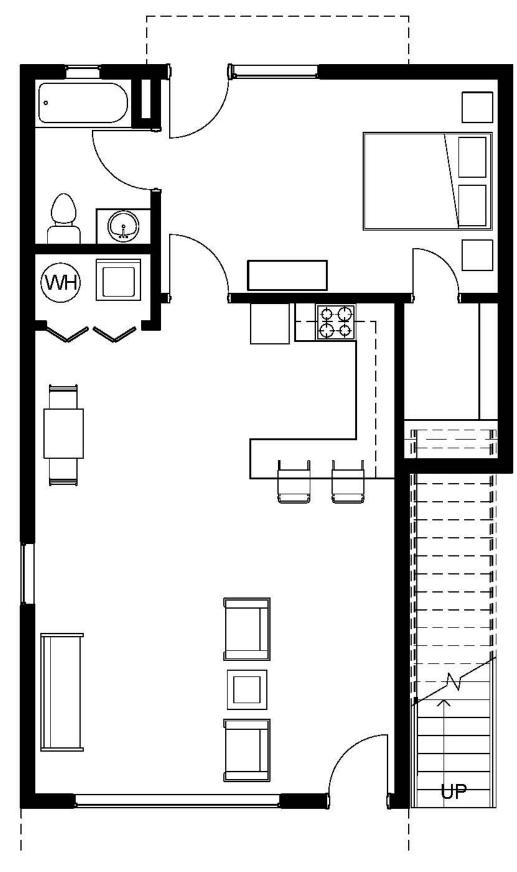




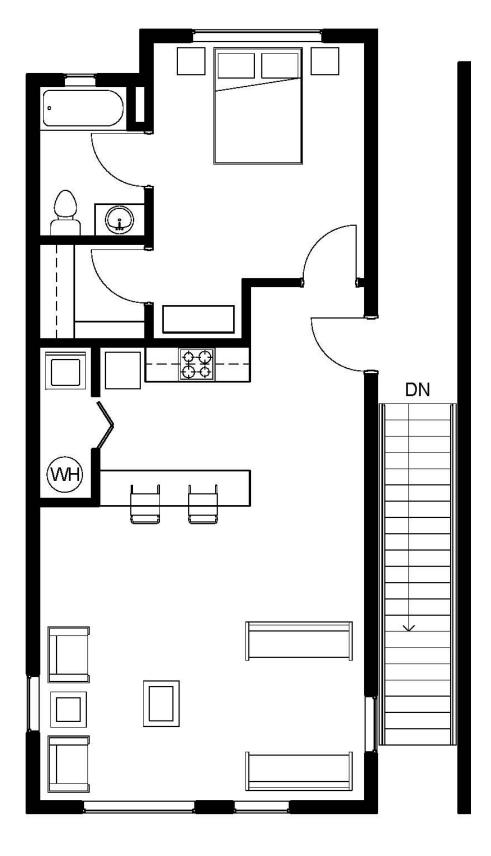
Green Acres Site Development



HIGH PERFORMANCE HOUSE DIAGRAM

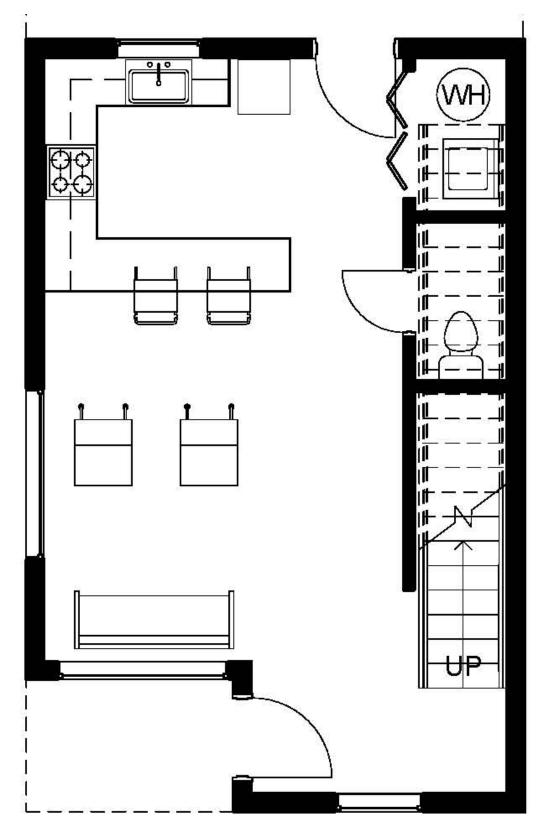


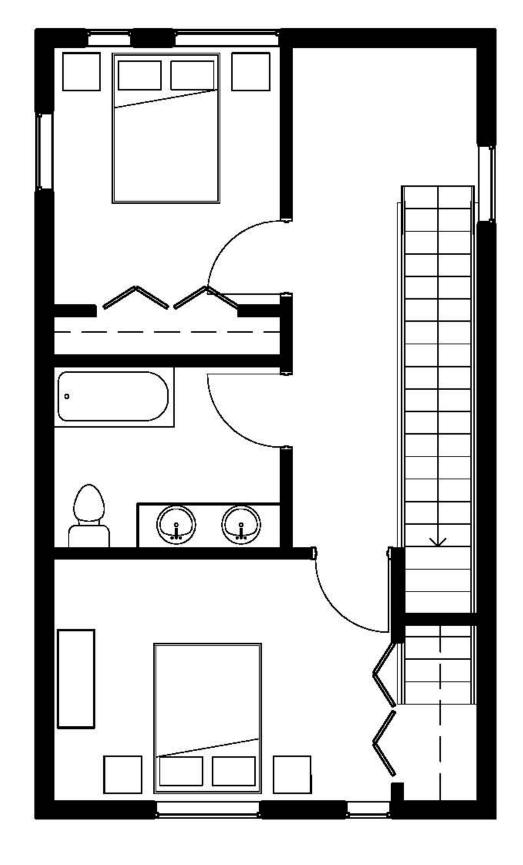
ONE BEDROOM LOWER LEVEL UNIT



ONE BEDROOM
UPPER LEVEL UNIT

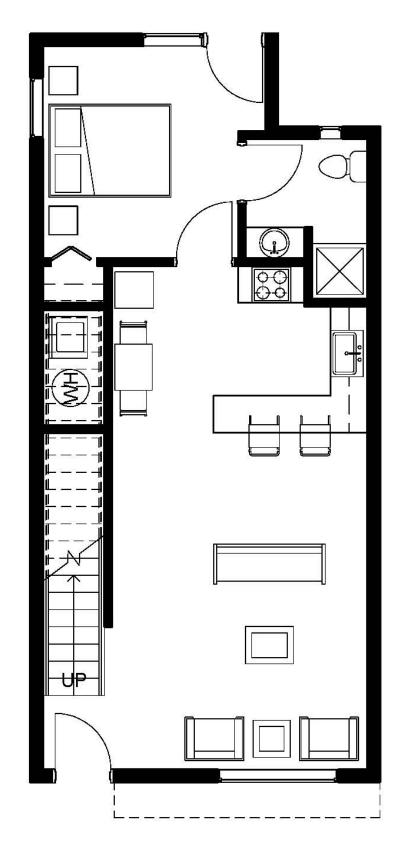
City of Oberlin elopment

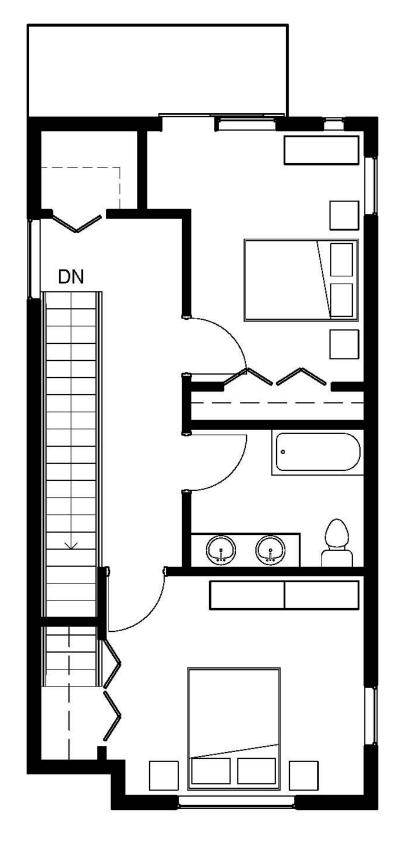




TWO BEDROOM LOWER LEVEL UNIT TWO BEDROOM
UPPER LEVEL UNIT

City of Oberlin elopment





THREE BEDROOM LOWER LEVEL UNIT THREE BEDROOM
UPPER LEVEL UNIT

City of Oberlin Green Acres Site Development

## Green Acres Site Development

Character Precedents









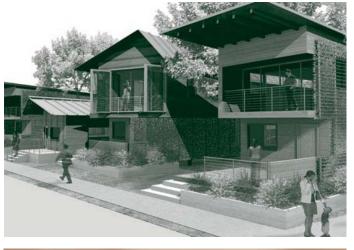














## Green Acres Site Development

Elevations





ELEVATION STUDY 1 BEDROOM UNITS ELEVATION STUDY 2 BEDROOM UNITS



ELEVATION STUDY
3 BEDROOM UNITS

Green Acres Site Development

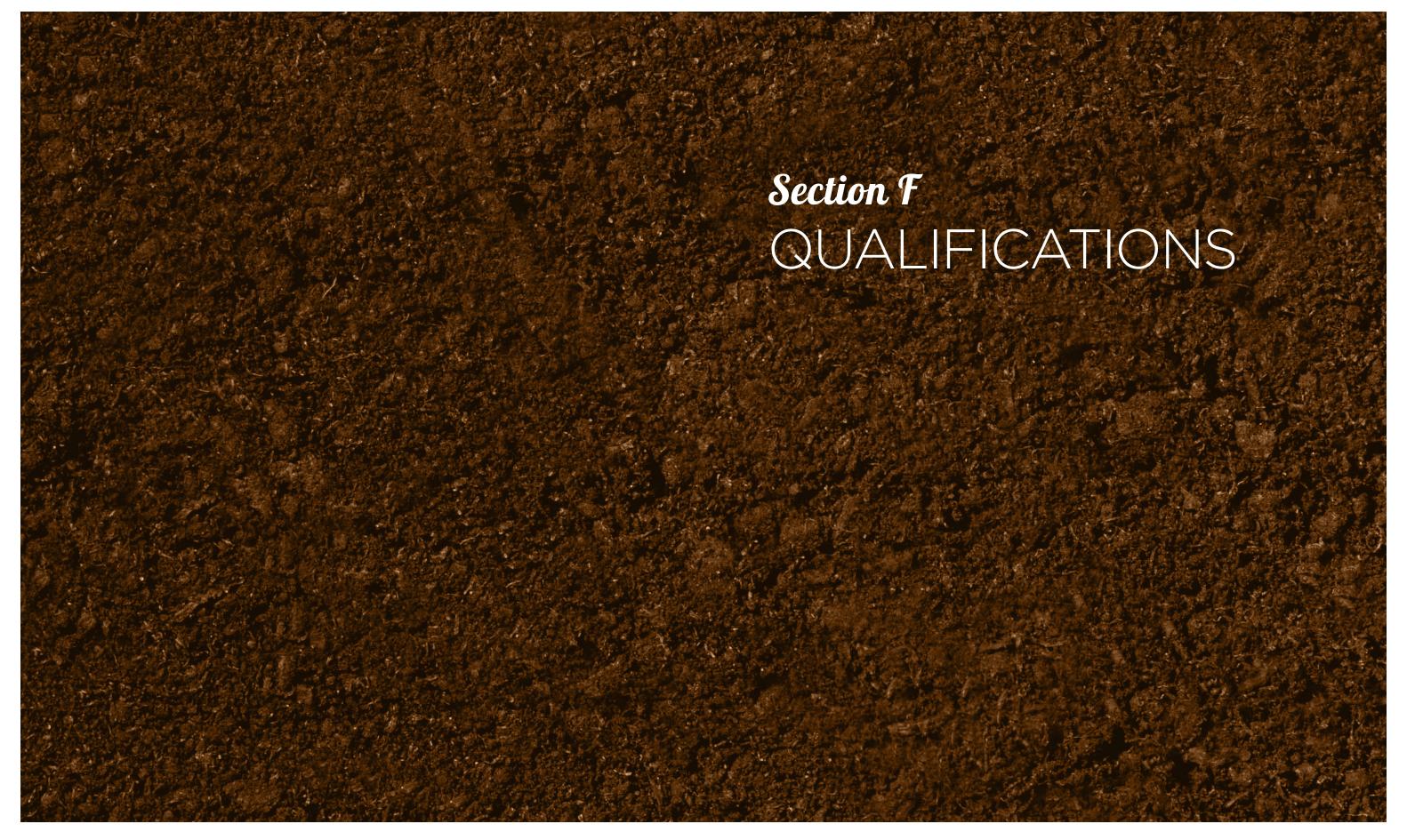


Green Acres Site Development



## Section F QUALIFICATIONS





## Section F RESUMES

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City of Oberlin

### Rart Mitchell PRESIDENT AND CEO



Builders, Inc. (TCB), the country's largest nonprofit University's Kennedy School of Government with a developer of mixed-income housing. He was appointed to the post on Jan. 1, 2012 and previously served as chief Mitchell also holds Bachelor of Arts degree from Williams operating officer.

Mitchell has a distinguished career in community development that began as a housing and economic in the 1980s. He first joined TCB in 1989 as a director of Mass finance and served as project manager for complex urban developments at TCB for six years. In 1996, he left TCB to serve as chief operating officer of Beacon/Corcoran Jenison Partners, developing HOPE VI communities. He later founded Mitchell Properties LLC, a developer and owner of high quality residential and mixed-use real estate ventures. Mr. Mitchell returned to TCB in July 2010 as the company's chief operating officer.

Bart Mitchell is president and CEO of The Community With a Master of Public Policy degree from Harvard concentration in finance and urban development policy, College with Highest Honors in political economy. He is a member of the Boston Air Pollution Control Commission and serves on the board of trustees of The Winsor School in Boston. He is a past board member of Williams College development advisor to the Mayor of the City of Boston in Williamstown, Mass. and of The Park School in Brookline,

### **Beverly Bates** senior vice president, development operations



Beverly (Bev) Bates joined The Community Builders, Inc. Prior to joining TCB, Ms. Bates was the Financial the development of thousands of units of affordable and and Development. mixed-income housing utilizing a wide range of public and private financing sources.

in 1985 as a Project Manager. She currently holds the Director of Brightwood Development Corporation, a position of Senior Vice President, Development Operations highly successful nonprofit community development in which she and her staff provide technical support and corporation operating in the North End neighborhoods of oversight for TCB's real estate development activities in Springfield, MA. She has worked as an Investment Officer the areas of finance, design and construction, and project for the Massachusetts Community Development Finance management. Prior to assuming this role in March of 2001, Corporation and for the Massachusetts Executive Office she was responsible for overseeing TCB's Mid-Atlantic of Communities and Development. Ms. Bates has been Region, including extensive activities in Pennsylvania and active on numerous community boards and is a founding New Jersey. Ms. Bates was responsible for establishing member of Housing and Economic Resources for Women, TCB's highly successful office in Pittsburgh, and was a non-profit organization serving low-income women and formerly the Director of TCB's Western Massachusetts children. Ms. Bates is a graduate of Springfield College in operations. In these capacities, Ms. Bates has overseen Springfield, MA with a degree in Community Leadership

LIVE • LEARN • LEAD **RESUMES** THE COMMUNITY BUILDERS 67

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### Willie Jones SENIOR VICE PRESIDENT, REGIONS



Willie Jones is a Senior Vice President and Director of Program; and, at the MIT Department of Urban Studies corporate policy development. Over the past decade, Mr. his Housing and Community work. Jones spearheaded The Community Builder's efforts in securing and implementing new HOPE VI and CHOICE engagements nationally.

Mr. Jones is a 1974 graduate of Brown University with a Bachelor of Arts degree in Sociology concentrating in Urban Planning. Before joining The Community Builders, Inc., he served: as an assistant to the Dean at the College of Engineering at Northeastern University; on the faculty at Tufts University's Urban and Environmental Policy

The Community Builders, Inc and has been with the and Planning's Professional Development Institute. He organization for 27 years. He is responsible for managing continues to teach seminars for the Urban Land Institute the full range of real estate services that TCB offers. and at Harvard's Kennedy and Divinity Schools. He is His current responsibilities include new project and currently pursuing a Masters in Theology at Andover program development across all three of their regions; Newton Theological School. He completed a three-year managing planning and entitlements on all new projects; term on the Consumer Advisory Council of the Federal evaluating business opportunities; and assisting in Reserve Board. Mr. Jones has received multiple awards for

### Dan Lorraine vice president, property management



Dan Lorraine joined The Community Builders, Inc. CVS, Mr. Lorraine progressed from a store manager to a (TCB) in April 2008. He currently holds the position of manager of store operations to a district manager to a Vice President and Director of Property Management. regional manager, increasing operations management Mr. Lorraine's current focus at TCB is to improve the responsibility in CVS's flagship home region. He also has operational efficiencies of the Property Management six years of experience as a regional manager for another department by creating a motivating work environment retail chain. for employees and carefully measuring results.

Prior to joining TCB, Mr. Lorraine was a regional manager at CVS pharmacy, America's largest retail pharmacy with approximately 6,200 retail locations. In his 18 years with

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### Terri Hamilton Brown MIDWEST REGIONAL DIRECTOR



executive and board positions in banking, housing, PNC) as Senior Vice President for Corporate Diversity. community development, economic development, nonprofit She served as the single point of contact for diversity and community organizations and community foundations. workforce inclusion programs, policies and procedures. She She joined The Community Builders in November 2011 as worked directly with the Office of the Chair on diversity and Midwest Regional Director.

In 1990, Terri joined the administration of Cleveland Mayor Michael R. White in 1990 as Deputy Community Development Director, later appointed Director. Under her leadership, the city of Cleveland worked with private and nonprofit which she laid the groundwork while at UCI. developers to spur a residential construction boom in both the neighborhoods and downtown. Terri took over as Executive Director of the Cuyahoga Metropolitan Housing University of Chicago and a master's degree in city planning Authority in 1998 and was responsible for turning around from the Massachusetts Institute of Technology. the troubled agency. During her five-year tenure, CMHA increased public housing occupancy rates, passed HUD physical inspections, produced auditable financial records, and advanced plans for mixed-income new construction developments through the federal HOPE VI program. Terri then spent two years as president of University Circle Incorporated (UCI), where Terri contributed to efforts for the long-awaited UpTown mixed-use development project and collaboration with surrounding community development

Terri Hamilton Brown's distinguished career includes corporations. Terri then joined National City Bank (now inclusion matters and developed community programs and activities to achieve the corporation's diversity goals. After nearly three years at the bank, Terri returned to nonprofit service as the lead consultant for the Opportunity Corridor, a transportation and economic development project for

Terri earned a bachelor's degree in economics from the

### Jeffrey J. Beam senior development project manager

Manager for The Community Builders, Inc. (TCB) based Massachusetts, cumulatively representing over 1,500 units in Columbus, Ohio. TCB is one of the largest and most of mixed-income housing and 100,000 gross square feet accomplished non-profit development corporations of community and commercial space. in the United States. Mr. Beam's primary role at TCB is the coordination of a massive revitalization effort. Mr. Beam is a licensed Architect and LEED Accredited in Cincinnati across multiple neighborhoods and TCB functions, including TCB's Avondale Choice Neighborhood and in Real Estate Development from the Massachusetts Implementation.

developments in Boston, Massachusetts: the first, known Notre Dame and Montgomery College (MD). as the Charlesview Redevelopment, is a \$141 million mixed-use, new construction development consisting of 240 residential units, along with 25,000 s.f. of community and retail space and underground parking in the Allston-Brighton neighborhood. The second is 225 Centre Street, a \$52 million mixed-income building with 103 apartments and 14,000 s.f. of street level retail. Both are under construction and will be delivered in 2013.

Mr. Beam has over ten years of professional experience managing the design and development of transformative neighborhood revitalization projects in Ohio, New Jersey,

Jeffrey J. Beam, AIA, is a Senior Development Project South Carolina, New York, the District of Columbia and

Professional. He has Master's Degrees in City Planning Institute of Technology and a Bachelors of Architecture from the University of Notre Dame. He has appeared as a Previously at TCB, he managed two significant guest lecturer and design juror at MIT, Harvard University,

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### Jeff Heisler PE, DIRECTOR OF CONSTRUCTION MANAGEMENT

During his tenure Mr. Heisler has managed the construction operations in the Midwest region and has developed significant projects in Chicago, IL, Indianapolis, IN, Cincinnati an annual construction budget of over \$30 million.

Prior to joining The Community Builders he provided Construction Management services as a consultant and has overseen the construction operations of several multiin the Northeast, Mid Atlantic and the Midwest regions. Community Builders construct over 1000 units, through the provision of resources in the area of Cost Control, Schedule Management, Contract Negotiation, Dispute Resolution, and assisted the project team achieve their financing goals while maintaining a product quality that has won Awards from the American Institute of Architects, Urban Land Institute. New Face of America and Affordable Housing Finance.

Mr. Heisler is currently employed by The Community Mr. Heisler has worked in the construction industry for 16 Builders and has served as the Director of Construction years, is a licensed professional engineer and a graduate of Management of the Mid-West region since March of 2006. the University of Kentucky. He has specialized expertise in environmental remediation and management as well as site civil operations. He worked within the CERCLA and RCRA regulatory programs and implemented remedial action plans OH, Louisville KY and Durham NC. Currently he manages to restore the environment to comply with EPA guidelines. He has worked within the healthcare industry for most of his career and has helped develop acute care hospitals throughout the United States; he also has experience within the transportation sectors with respect to environmental impact, restoration, and remediation of impacted areas. family mixed income, mixed finance Hope VI developments He managed the Brownfield redevelopment program for the Home of the Innocents as they developed their \$50 During the period from 1998 to 2006 he has assisted The Million medical campus in Louisville, Kentucky from a stockyard that incorporated both rail and over-the-road transportation re-alignment and remediation. This project received a National Phoenix Award for Community Impact in Brownfield restoration in 2004.

### **Matt McClung** property management area manager



Matt McClung has served as an Area Manager for The Life or resident services. He and his team at Cascade Community Builders since 2013. He joined TCB in 2011 Village worked diligently to forge paths for partnerships as the Youth Development & Education Manager for with community organizations and service providers to Cascade Village, a HOPE VI property, located in Akron, help the residents of Cascade Village live into the mission OH and later that year became the Property Manager. of TCB. Now as Area Manager, Mr. McClung is taking Mr. McClung became the Area Manager in 2013 and has that experience to help strengthen existing and create taken responsibility for overseeing site operations for 988 new partners in Ohio and Pennsylvania including local residential units and commercial space at 15 properties organizations and major universities. in Northeast Ohio, Western Pennsylvania, and Central Pennsylvania. These properties are comprised of Market Rate, HUD Section 8, HUD 202, LIHTC, PHA, and HOPE VI vocational Christian ministry. He has a Bachelor of Arts financing. As Area Manager, he is responsible for the dayto-day operations and compliance as well as supervision of Divinity degree from Duke University, and a Doctor of and training of over 30 employees.

While at Cascade Village Mr. McClung was a vital part of Certified Occupancy Specialist (COS) and Specialist in of integrating Property Management with Community Housing Credit Management (SHCM).

Prior to joining TCB, Mr. McClung spent ten years in degree in Psychology from WV Wesleyan College, a Master Ministry degree from St. Mary Seminary & Graduate School of Theology. In addition, he also holds the designations

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### Lester Cumberlander, AIA, NCARB ASSOCIATE

Senior Project Manager



Education BArch, Architecture Kent State University, 1981

BS, Architecture Kent State University, 1980

#### Registration

Registered Architect, 2002

NCARB.2002

#### **Associations**

Member of American Institute of Architects

Member of American Registered Architects

Mr. Cumberlander maintains an extensive background in managing projects from large, new facilities to small renovation and addition projects. Lester works closely with clients from the pre-contractual phase through construction administration. Prior to joining the firm, he was with G Stephens Inc. as the owner's representative for several schools in the Cleveland Metropolitan School District.

#### SELECT PROJECT EXPERIENCE

CUYAHOGA METROPOLITAN HOUSING AUTHORITY ADMINISTRATIVE CAMPUS, PHASE I Cleveland, Ohio

Senior Project Manager for the \$17 million administrative level. 2008. campus that redevelops an existing Brownfield site. Other green approaches include minimizing the building footprint thus developing less of the project site and orienting both buildings on the east-west axis which leads to lighter energy loads. The 74,000 sq. ft. administration building is perched atop the corner of East 80th Street and Kinsman Road and runs parallel with Kinsman Road, creating a dynamic urban frontage. The project attained LEED Silver certification. 2011.

#### CUYAHOGA METROPOLITAN HOUSING AUTHORITY ROOF REPLACEMENT Cleveland, Ohio

Technologies, Inc. to survey and produce construction

Housing Authority (CMHA) locations. Five of the seventeen roofs were green roofs which allowed CMHA to become the first housing authority in the nation to construct a green roof, taking their sustainability efforts to another

#### CLEVELAND METROPOLITAN SCHOOL

DISTRICT SCHOOL OF THE ARTS

Cleveland, Ohio

Architect for this 122,000 sq. ft. facility that will house 775 students in grades 6-12, and provide an educational environment conducive for the creative process and the performing arts curriculum. When complete, the CSA will be a pioneer in the performing arts education arena; fostering the development of future arts enrichment feeder schools. The program of the \$26 million facility will include dance, digital design, literary arts, photography and film, theatre arts and visual arts. The project is being co-funded Project Manager working with Siemen's Building through Ohio Schools Facilities Commission. The school is targeting a LEED Silver rating and a variety of sustainable documents for 17 roofs at four Cuyahoga Metropolitan design initiatives will be incorporated into the design. 2015.

### Yanitza Brongers-Marrero, AIA, NCARB, LEED AP ASSOCIATE

Director of Housing



**Education** M. Architecture The Ohio State University, 1996 The Ohio State University

Bachelor, Environmental Design, Universidad de Puerto Rico

#### Continuing Education

Architecture Program in Italy,

Archaeology Program in Greece, The Ohio State University

#### Registration

Registered Architect, 2001 Ohio

NCARB

USGBC LEED AP BD+C Accreditation, 2009

Ms. Brongers-Marrero recently joined Moody Nolan as a project architect. With more than 15 years of experience, Yanitza brings diverse experience in multiple project types that can be tailored to constantly changing markets to the firm. She has been involved with a variety of projects from the planning phases through construction and closeout in markets such as housing, corporate and healthcare.

#### SELECT PROJECT EXPERIENCE

#### COLUMBUS COMMONS MIXED-USE Columbus, Ohio

Project Manager for a new \$37.5 million, 286,000 sq. ft. Commons in downtown Columbus, Ohio. The mixeduse development will consist of two six-story buildings 300 residential units (a mix of studios, one- and twobedroom units and townhomes facing the park). The developed by the United States Green Building Council. finishes, materials and landscaping will complement the atmosphere created by the park. Moody. Nolan is the Architect of Record, working with developer, Carter. 2013.

### COLUMBUS METROPOLITAN HOUSING AUTHORITY

NEAR EAST SIDE ELDERY HOUSING - POINDEXTER VILLAGE Columbus, Ohio

development in the area. The building and units must be comprised of 136 units. 2014.

designed for exclusive use by the elderly and must include appropriate security and elderly accommodation features. Low-Income Housing Tax Credits will be used in financing the project, and all units must meet the Ohio Housing residential/retail development that is part of Columbus Finance Agency LIHTC development standards. The plan will include management offices and community space. The building and site improvements shall be designed comprising ground floor retail and approximately and constructed utilizing sustainable, high performance building practices similar to the LEED requirements

#### PARQWOOD APARTMENTS

LUCAS METROPOLITAN HOUSING AUTHORITY Toledo, Ohio

Project Manager for a comprehensive renovation of the Pargwood Apartments. The Pargwood Apartments are one of the many affordable housing complexes provided Project Manager for a senior-only rental housing units. The by Lucas Metropolitan Housing Authority. Parqwood new facility will provide architectural precedent for future Apartments is a 3 story complex for senior citizens, it is

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# Jodi van der Wiel, AIA, NCARB, NCIDQ, LEED AP SENIOR ASSOCIATE Designer



Education

BA, Architecture Iowa State University, 1994

Registration

Registered Architect, 2003, Ohio NCARB, 1998

NCIDQ, 2007

USGBC LEED Accreditation, 2009

**Continuing Education** 

The College of Design Rome
Program

Independent Study, Life Drawing, Rome, Italy

Ms. VanderWiel joins Moody Nolan's Cleveland office as an architectural, interior and graphic designer. She has an extensive portfolio in higher education, recreation, performing arts, corporate and restoration projects. Her designs have garnered design citations from the National Organization of Minority Architects and the Cleveland Restoration Society. Jodi excels in the visual arts and believes in creating a design aesthetic that fully integrates both exterior and interior architecture. She enjoys engaging with the Owner to successfully interpret their visions into three dimensions.

#### SELECT PROJECT EXPERIENCE

#### CITY OF OBERLIN

GASHOLDER BUILDING RENOVATION
Oberlin, Ohio

Designer for a \$1.6 million renovation of an existing historic industrial structure, the Gasholder Building. The building, built in 1889 and listed on the National Register of Historic approaches included in 1998, was originally used to store coal gas manufactured on site prior to distribution throughout the city. The renovated facility will be transformed into multiuse space including a Visitor's Center, an Underground Railroad perched atop the Interpretive Center, community meeting/performance space and indoor/outdoor accessible restrooms. The exterior of the building will also be renovated in accordance with the United States Department of the Interior's Historic Preservation Standards for Rehabilitation, including the slate roof, brick masonry, windows and trim. The exterior area will also be redeveloped for use as a multi-modal transportation hub. 2008.

#### CUYAHOGA METROPOLITAN HOUSING AUTHORITY

ADMINISTRATIVE CAMPUS, PHASE I Cleveland. Ohio

Designer for the \$17 million administrative campus that redevelops an existing Brownfield site. Other green approaches include minimizing the building footprint thus developing less of the project site and orienting both buildings on the east-west axis which leads to lighter energy loads. The 74,000 sq. ft. administration building is perched atop the corner of East 80th Street and Kinsman Road and runs parallel with Kinsman Road, creating a dynamic urban frontage. The project attained LEED Silver certification. 2011.

### Miguel Gonzalez, LEED AP

Designer



Education

M, Architecture The Ohio State University, 2000

BS, Architecture
The Ohio State University,

1994

Magna Cum Laude

Exhibitions

Columbus Museum of Art: Proposals for the Museum Extenstion, Spring 2000 Villa Aria, unbuilt; with Kati Juola: won design competition for a private house, part of the Finnish Housing Exhibit, 1999 in Lappeenranta, Finland

Miguel Gonzalez has more than 10 years experience in various facets of the architectural field with a focus on the design, coordination and administration of residential, multi-family housing, commercial, mixed-use renovation and interior projects. His working experience abroad has allowed Miguel to bring a unique, culturally-diverse perspective to his work. His design contributions, thoroughness and attention to detail have resulted in award-winning projects.

#### SELECT PROJECT EXPERIENCE

#### COLUMBUS COMMONS MIXED-USE

Columbus, Ohio

Designer for a new \$37.5 million, 286,000 sq. ft. residential/
retail development that is part of Columbus Commons in
downtown Columbus, Ohio. The mixed-use development
will consist of two six-story buildings comprising ground
floor retail and approximately 300 residential units (a mix
of studios, one- and two-bedroom units and townhomes
facing the park). The finishes, materials and landscaping
will complement the atmosphere created by the park.
Moody•Nolan is the Architect of Record, working with
designed for ex
appropriate sec

LUCAS METROPOLITAN HOUSING AUTHORITY
PARQWOOD APARTMENTS

Toledo, Ohio

Designer for a comprehensive renovation of the Parqwood Apartments. The Parqwood Apartments are one of the many affordable housing complexes provided by Lucas

Metropolitan Housing Authority. Parqwood Apartments is a 3 story complex for senior citizens, it is comprised of 136 units. 2014.

COLUMBUS METROPOLITAN HOUSING AUTHORITY

NEAR EAST SIDE ELDERY HOUSING - POINDEXTER VILLAGE Columbus, Ohio

Designer for a senior-only rental housing units. The new facility will provide architectural precedent for future development in the area. The building and units must be designed for exclusive use by the elderly and must include appropriate security and elderly accommodation features. Low-Income Housing Tax Credits will be used in financing the project, and all units must meet the Ohio Housing Finance Agency LIHTC development standards. The plan will include management offices and community space. The building and site improvements shall be designed and constructed utilizing sustainable, high performance building practices similar to the LEED requirements developed by the United States Green Building Council.

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### Allen C. Schaffer, RA, NCARB, LEED AP BD+C SENIOR ASSOCIATE Director of Sustainable Design



Education M. Architecture Washington University, 1995

BS, Architecture The Ohio State University, 1993 USGBC LEED Accreditation,

#### Registration

Registered Architect, 2001, Ohio, Missouri, Iowa, Arizona

NCARB, 2001

2001

#### **Affiliations**

A&D Sustainable Design Leaders

American Institute of Architects

Allen has more than 15 years of experience both as a project manager and architect. His background encompasses and diverse portfolio including higher education, corporate office space, government and healthcare on a national and international level. A LEED accredited professional, Allen is a leader in Green Design and has presented numerous topics focusing on sustainable design and the impact it has on the owner, community and environment. As a Project Architect for Moody•Nolan, Allen will collaborate with the project team and Owner to deliver a facility that is a reflection of the

#### SELECT PROJECT EXPERIENCE

#### COLUMBUS METROPOLITAN HOUSING AUTHORITY

NEAR EAST SIDE ELDERY HOUSING - POINDEXTER VILLAGE Columbus, Ohio

standards. The plan will include management offices and requirements. 2015. community space. The building and site improvements shall be designed and constructed utilizing sustainable, high performance building practices similar to the LEED requirements developed by the United States Green Building Council.

#### CENTURYLINK

TECHNOLOGY CENTER OF EXCELLENCE Monroe, La.

Director of Sustainability for a senior-only rental housing Director of Sustainable Design for a new 300,000 sq. units. The new facility will provide architectural precedent ft., three-story office building that will accommodate for future development in the area. The building and units approximately 865 employees. The site will also include must be designed for exclusive use by the elderly and must a 1050 space five-story parking garage, all to be located include appropriate security and elderly accommodation on the existing 77 acre site. The headquarters will include features. Low-Income Housing Tax Credits will be used technology research and development labs, network in financing the project, and all units must meet the operations center and meeting space. CenturyLink plans Ohio Housing Finance Agency LIHTC development to build the facility to meet LEED Silver certification

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### **Dominic L. Ozanne** PRESIDENT & CEO



### Education Harvard Law School, J.D.

Boston University, BS/BA Magna Cum Laude (1975)

#### **Organizations**

Case Western Reserve University Board of Trustees

Charles Hamilton Houston Institute for Race and Justice, Advisory Board - Harvard Law

Construction Employers Association Board of Trustees

Lay Finance Advisory Board, Diocese of Cleveland

St. Ignatius High School Board of Trustees

#### SELECT PROJECT EXPERIENCE

#### PRINCIPAL AND MANAGING PARTNER

- » NASA Glenn Task Order Contract (1994 1999)
- Prisons (1997 1999)
- » Cleveland Metropolitan Schools Rebuilding Program, » Ohio School Facilities Commission (2001 - Present) (JV)
- » Howard University Men's Living & Learning Center » U.S. Postal Facilities Expansion Program Chicago Preconstruction Phase (2005 - 2007)
- » Orleans Parish Sheriff's Office Rebuilding Program » Atlanta Detention Center Design-Build, City of Atlanta (2009 - Present)
- » Cuyahoga County Juvenile Justice Center (2006- » Hartsfield Improvements Project '96, City of Atlanta 2010)
- » Cuyahoga Metropolitan Housing Authority Administrative Campus (2009-2011)

#### PROJECT MANAGER

» Ft. Drum Military Base, Watertown, New York (1987 -1990)

#### EXECUTIVE COMMITTEE (JV)

- BP Headquarters Interior Construction (1982 1985)
- Elkton, Ohio Correctional Facility, Federal Bureau of » Grafton Correctional Facility, Ohio Department of Corrections (1984 - 1986)
  - Lorain Correctional Facility, Ohio Department of Corrections (1985 - 1987)
  - » Jail II, Cuyahoga County, Ohio (1989 1993)
  - Region (1992 1997)
  - (1994 1996)
  - (1996 1997)

### Robert E. Fitzgerald, LEED AP BD+C, AVS VICE PRESIDENT,

#### PROJECT EXECUTIVE



**Education** University of Akron -Construction Technology 1988 A.S.

Professional Credentials | Certifications LEED Professional Accreditation, 2009

OSHA 30-Hour Certification

SAVE Associate Value Specialist, 2011

**Professional Organizations** Construction Employers Association - Legal Affairs Committee

Rob has extensive experience in large scale construction management on various types of projects including healthcare, educational, correctional and commercial. He served as the Project Executive for all of the projects completed at Lorain County Community College and was the Project Executive for the Tri-C's Corporate Colleges and Eastern Campus Main Building Classroom and Theater projects. He served as the Project Manager for the Elyria City Hall Renovation and Historical Restoration project, University Hospitals Vision 2010 Enabling projects. He recently served as the Project Executive for the new Cuyahoga County Juvenile Justice Center, Cuyahoga Community College Health Careers & Technology Building, and the Nordson Corporate Headquarters.

#### SELECT PROJECT EXPERIENCE

#### CONSTRUCTION MANAGEMENT AGENCY

- » Cuyahoga Community College Eastern Campus Health Careers & Technology Center | Highland Hills, OH | \$18.3 M
- » Cuyahoga Community College Corporate Colleges | Warrensville Heights & Westlake, OH | \$44 M
- » Cuyahoga Community College Eastern Campus Main Building Theater & Classroom | Highland Hills, OH | \$23 M
- » Cuyahoga County Juvenile Justice Center | Cleveland, OH | \$180M
- » Cuyahoga County Public Library North Royalton Branch | North Royalton, OH | \$11.7M

#### CONSTRUCTION MANAGEMENT AT RISK

» Kent State University Renovations and Additions for the School of Art | Kent, OH | \$ 18.5 M

- » BAA Cleveland's Airmall at Cleveland Hopkins International Airport, Concourse & Terminal Infrastructure Renovations | Cleveland, OH | \$11.7 M
- » Cleveland Housing Network Liberty at St. Clair Adult Housing | Cleveland, OH | \$ 7.2M
- » University Hospitals Health Systems Vision 2010 Enabling Projects | Cleveland, OH | \$13 M
- » University Hospitals Health Systems Management Services Center | Cleveland, OH | \$4 M

#### **DESIGN-BUILD**

- » Cuyahoga Metropolitan Housing Authority Administrative Campus | Cleveland, OH | \$15.7 M
- » Cuyahoga Metropolitan Housing Authority Riverside Estates Elderly Apartments & New Town Homes | Cleveland, OH | \$13 M

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### Charles P. Worsdall, LEED AP BD+C

### Project Manager



**Education**University of Akron - Civil Engineering 2002 B.S.

Lakeland Community College, Civil Engineering Technology 2000 A.A.S. Lakeland Community College, Construction Technology 2000 Certification

**Professional Credentials**LEED Professional
Accreditation, 2007

OSHA 30-Hour Certification

Construction Management Association of America (CMAA), Member

U.S. Green Building Council, Member

Chuck has project management experience on various types of projects including aviation, commercial, educational, and housing. His experience includes contract administration, project cost management, schedule management including development and maintenance, submittal process management, quality control inspections, management and coordination of multiple trades, closeout management, safety compliance and inspections, safety procedures development and implementation. He served as the Project Manager for BAA's Airmall at Cleveland Hopkins International Airport and the Project Manager on the CMHA Headquarters Administrative Campus project.

#### SELECT PROJECT EXPERIENCE

#### CONSTRUCTION MANAGEMENT AGENCY

- » Cuyahoga Community College Corporate Colleges | Warrensville Heights & Westlake, OH | \$44 M
- » OSFC Program Cleveland Metropolitan School District Wide Capital Improvements Program
- » Cleveland, OH | \$ 944 M
- » OSFC Program Warren City School District Rebuilding Program | Warren, OH | \$152 M

#### CONSTRUCTION MANAGEMENT AT RISK

- » BAA Cleveland's Airmall at Cleveland Hopkins International Airport, Concourse & Terminal Infrastructure Renovations | Cleveland, OH | \$11.7M
- » Liberty at St. Clair Adult Housing Cleveland Housing Network | Cleveland, OH | \$7.2M

#### DESIGN-BUILD

Cuyahoga Metropolitan Housing Authority
 Administrative Campus | Cleveland, OH | \$15.7 M

#### **DESIGN-BID-BUILD**

- » Beachwood High School Renovations & Addition | Beachwood, OH | \$13.5M
- » Cardinal Local Schools New Middle School | Middlefield, OH | \$8.4 M

# Antonio Galioto, Sr. Project Superintendent



Professional Credentials | Certifications OSHA - 30 Hour Certification

OSHA - 10 Hour Certification

### **Professional Organizations**U.S. Green Building Council,

Member

Professional Training
Adult First Aid Certification
Adult CPR Certification

# Experience Ozanne Construction Company, Inc. 2003 - Present

Over 20 years experience

Mr. Galioto has extensive experience as a Project Superintendent, Construction Estimator, Project Manager and Certified Asbestos Abatement Supervisor. Through his experience in the field, he has developed exceptional management skills including supervision and coordination of various aspects of all construction phases from obtaining bids, estimating and purchasing equipment to processing submittals, owner billings, and complete project closeout. His experience also includes onsite management and coordination of multiple prime contractors, schedule management and compliance, closeout management, safety compliance, quality control and inspections.

#### SELECT PROJECT EXPERIENCE

#### CONSTRUCTION MANAGEMENT AGENCY

- » Cuyahoga Community College Eastern Campus Health Careers & Technology Center | Highland Hills, OH | \$18.3 M
- » OSFC Program Cleveland Metropolitan School District Wide Capital Improvements Program
- » Cleveland, OH | \$ 944 M

#### CONSTRUCTION MANAGEMENT AT RISK

- » University Hospitals Health Systems Vision 2010 Enabling Projects | Cleveland, OH | \$13 M
- » CCF Debra Ann November Center for Autism at the Lerner School | Cleveland, OH | \$6 M

#### **DESIGN-BUILD**

» Cleveland Housing Network Union Court Elderly Apartments | Cleveland, OH | \$ 4.8 M

#### **DESIGN-BID-BUILD**

- » University Hospitals Rainbow Babies & Children's Hospital Neonatal Intensive Care Unit Renovation Cleveland, OH | \$ 6.3 M
- » Cuyahoga Metropolitan Housing Authority Lakeview Terrace Estates | Cleveland, OH
- » Cuyahoga Metropolitan Housing Authority Outhwaite Homes | Cleveland, OH
- » Wiggins Place, Menorah Park | Beachwood, OH
- » Harvard Village Apartments | Cleveland, OH
- » Colonial Marketplace, Marriott Residence Inn | Cleveland, OH
- » Hilton Gardens Inn Gateway | Cleveland, OH
- » Old Mellon Bank | Pittsburgh, PA
- » Olmsted Falls Local School District | Olmsted Falls, OH

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# James Balogh, LEED GREEN ASSOCIATE

### Project Engineer



University of Cincinnati -Construction Management 2001 B.S.

#### Professional Credentials | Certifications LEED Professional

Accreditation, 2010

U.S. Green Building Council, Member 2007

### **Professional Organizations**

U.S. Green Building Council, Member

#### **Professional Training**

Primavera Systems

Mr. Balogh's experience includes document control, engineering and contract administration utilizing Primavera Expedition (now Contract Manager), schedule development and schedule update management utilizing Primavera Project Planner, complete submittal process management from start-up to closeout, change document management, quality control inspections, punch list completion process and closeout management. His BIM (Building Information Modeling) experience includes the generation of virtual builds utilizing BIM application tools.

#### SELECT PROJECT EXPERIENCE

#### CONSTRUCTION MANAGEMENT AGENCY

- » Cuyahoga Community College Eastern Campus Health Careers & Technology Center
- » Highland Hills, OH | \$18.3 M

#### CONSTRUCTION MANAGEMENT AT RISK

- » Kent State University Renovations and Additions for the School of Art | Kent, OH | \$ 18.5 M
- » BAA Cleveland's Airmall at Cleveland Hopkins International Airport, Concourse & Terminal Infrastructure
- Renovations Cleveland, OH | \$11.7 M
- Cleveland Housing Network Liberty at St. Clair Adult » Lorain County Community College Culinary Arts & Housing | Cleveland, OH | \$7.2 M
- » University Hospitals Health Systems Vision 2010 Enabling Projects | Cleveland, OH | \$13 M
- » University Hospitals Health Systems Management Services Center | Cleveland, OH | \$4 M

#### **DESIGN-BUILD**

- » Cleveland Housing Network Union Court Elderly Apartments | Cleveland, OH | \$ 4.8 M
- » Cuyahoga Metropolitan Housing Authority Administrative Campus | Cleveland, OH | \$15.7 M
- » Cuyahoga Metropolitan Housing Authority Riverside Estates Elderly Apartments & New Town Homes |
- » Cleveland. OH | \$13 M

#### **DESIGN-BID-BUILD**

- » Amherst Junior High and Marion Steele High School Addition & Alterations | Amherst, OH | \$13 M
- Convergent Digital Arts Joint Facility
- » Elyria, OH | \$10.8 M
- » Lorain County Community College Multipurpose Building Renovation | Elyria, OH | \$11.6 M

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### James S. McKnight, ASLA Landscape Architect



City College of New York, Masters of Urban Planning. September 1985.

of Landscape Architecture. June 1979.

Received Scholarship Grant for Enhancing Your Parking Lot Travel in Europe. Summer 1977. With Landscaping, with Mary

#### Publications

Enhancing Your Business . . Utah State University, Bachelor With Landscaping, with John Klee. Clean-land, Ohio 1988

Shaveyco and Linda Nicola.

#### Memberships

American Society of Landscape Architects.

#### SELECT PROJECT EXPERIENCE

#### MCKNIGHT & ASSOCIATES, LANDSCAPE ARCHITECTURE KACZMAR ARCHITECTS INC.

- » Current Project List Attached.
- » Registered Landscape Architect State of Ohio # 504
- » Full Service Site Design and Planning for Civic,

### OHIO ARTS COUNCIL ARTIST IN EDUCATION PROGRAM

» Resident Design Artist.

#### SCHMIDT COPELAND AND ASSOCIATES INC.

- » Project Manager Responsible for supervision of draftspeople, management of projects including preparation of design and construction documents, client contact and contractor bidding.
- » Projects included Kentuckiana Development Plan. Louisville, Kentucky; A.C.A. Headquarters Site Renovation. Martinsville, Indiana; South Euclid-Lyndhurst Ohio Elementary School Master Plans

» Staff Landscape Architect - Responsible for site planning and landscape design, including: Playhouse Waterfront Development Parcels Report. Cleveland, Ohio; MacIntosh Farms Design Manual. Broadview Heights, Ohio.

#### ROBERT LAMB HART, PLANNERS AND ARCHITECTS

NEW YORK, NEW YORK | 1981 to 1982

» Work experience while attending City College Urban Review of Penn Yards Lincoln West Development Proposal. New York.

William A. Behnke Associates Inc.

» Graphic Technician and Landscape Apprentice. Project involvement included University Circle Master Tree Planting Plan and Euclid Avenue Traffic Island

### Jayme Schwartzberg, ASLA Landscape Designer

#### Education

University of Virginia. Charlottesville, VA MLA, May 2006

University of Virginia. Charlottesville, VA MA English, May 2002

#### Education (Cont.)

University of Aberdeen, Aberdeen, Scotland, UK BA Honors English, June 1996

#### **Memberships**

American Society of Landscape Architects.

#### SELECT PROJECT EXPERIENCE

#### MCKNIGHT & ASSOCIATES, LANDSCAPE ARCHITECTURE UNIVERSITY OF VIRGINIA.

- » Landscape Designer.
- » Recent / Ongoing Projects Include: Vincentian Senior Living, St. Augustine Manor Assisted Living Courtyard Garden, Shaker Square, Cleveland Botanical Garden Show, Rockefeller Park Strategic

#### MCKEECARSON LANDSCAPE ARCHITECTS

- » Landscape Designer / Intern.
- » Project types included: Master planning of a 2500acre Eco-housing development in rural Virginia; Estate Master Planning, including habitat restoration, trail planning, and residential landscape design; emphasis on native habitat restoration and innovative stormwater management.

CHARLOTTESVILLE, VA. | 2004

- » Research Assistant.
- » Aided Professor Elizabeth K. Meyer preparing publications. Tasks included editing of drafts, preparing images, and fact checking

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### James G. Macmillan, PE, LEED AP BD+C SENIOR VICE PRESIDENT

DIRECTOR OF SUSTAINABILITY

Principal-In-Charge/Lead Mechanical Engineer



Credentials

Bachelor of Mechanical

Engineering, Cleveland State

University, 1989

# **Professional Registration**Ohio Professional Engineer #57827

LEED-Accredited Professional,

Certified Geothermal Designer by IGSHPA, 2002

Professional Registration (Cont.)

LEED Building Design & Construction (BD+C), 2011

Jim MacMillan is a Senior Vice President, the Director of Sustainability, and one of Karpinski Engineering's leading mechanical engineers. Jim also holds the distinction of the having been the first Registered Professional Engineer to become a LEED-Accredited Design Professional in the state of Ohio. Since then, he has furthered his LEED certification in Building Design and Construction (LEED AP BD+C), and he heads Karpinski Engineering's sustainable design efforts not only for LEED design initiatives, but other sustainable measures including co-generation, geothermal design, and energy modeling. With more than 24 years of mechanical engineering experience, Jim oversees the mechanical engineering design of heating, ventilation, and air conditioning systems.

2002

#### SELECT PROJECT EXPERIENCE

#### OBERLIN COLLEGE

Oberlin, Ohio

- » Allen Memorial Art Museum, LEED-Gold Certified
- » Asia House Renovation
- » Burton Hall Renovation
- » Baily Hall Renovation
- » Lord Saunders Renovation
- » Noah Hall HVAC Upgrade
- » Service Building Renovation
- » Carnegie Building Geology Laboratory Renovation

#### **EDINBORO UNIVERSITY**

Edinboro, Pennsylvania

» The Highlands at Edinboro, LEED-Silver Certified

#### **CLEVELAND STATE UNIVERSITY**

Cleveland, Ohio

- » Euclid Commons Student Housing, LEED-Silver Certified
- » Wellness and Recreation Center, LEED-Silver Certified
- » Student Center, LEED-Silver Certified
- » Julka Hall, College of Education, LEED-Gold Certified

#### GLOBAL BORDERS COLLEGE

Harpers Ferry, West Virginia

- » Leadership Academy, LEED-Gold Certified
- » Cuyahoga Community College

### Brian J. David, pe, leed ap BD+c senior vice president

DIRECTOR OF ENGINEERING

Principal-In-Charge/Lead Mechanical Engineer



Credentials

Bachelor of Electrical

Engineering, Cleveland State
University, 1992

**Professional Registration**Ohio Professional Engineer #61663

LEED-Accredited Professional,

LEED Building Design and Construction (BD+C), 2011

Brian David is a Senior Vice President and the Director of Engineering at Karpinski Engineering. Brian has more than 25 years of electrical engineering design experience and, as the Director of Engineering, he is well-versed in all of the engineering disciplines that Karpinski Engineering offers. His leadership and management abilities stem from his career dedication to the firm and its design standards. Brian's experience includes medium-voltage power distribution, normal and emergency distribution systems, and lighting and control systems. His involvement with the Illuminating Engineering Society (IES), combined with his experience, help him design energy-efficient and sustainable lighting systems that combine natural and electric light in a cost-effective manner.

#### SELECT PROJECT EXPERIENCE

#### **CLEVELAND STATE UNIVERSITY**

Cleveland, Ohio

- » Euclid Commons Student Housing, LEED-Silver Certified
- » Wellness and Recreation Center, LEED-Silver Certified
- » Student Center, LEED-Silver Certified
- » Julka Hall, College of Education, LEED-Gold Certified

#### **BOWLING GREEN STATE UNIVERSITY**

Bowling Green, Ohio

» Campus Master Plan Update

#### CUYAHOGA COMMUNITY COLLEGE

Cleveland, Ohio

» Advanced Technology Training Center, LEED Registered

#### OHIO WESLEYAN UNIVERSITY

Delaware Ohio

» Meeks Aquatic and Recreation Center, LEED Gold Certified

THE GLOBAL CENTER FOR HEALTH INNOVATION AND CLEVELAND CONVENTION CENTER

Cleveland. Ohio

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### Tom Gilliand, RCDD ASSOCIATE DIRECTOR OF TECHNOLOGY Lead Technology Designer



#### Credentials

Associate's Degree in Electrical Technology, United Communication Distribution Electronics Institute, 1972

Associate's Degree in Business Management, Franklin University, 1985

### **Professional Registration**

BICSI-Registered Designer (RCDD), 2003

APCO International Certified Advanced "Crime Prevention Through Environmental Design" Specialist, Certified Crime Prevention Specialist American Crime Prevention Institute, Louisville, 2012

Tom Gilliland, Associate and Director of Technology, has more than 40 years of experience in the ever-advancing technology industry and how it relates to the A/E/C field. He brings a solid foundation of technology systems knowledge - including data network systems, voice-over IP phone systems, voice/data/video processing and distribution, security, audio/visual, and other technology systems and support infrastructure. Having provided designs for new construction projects as well as renovation projects ranging from K-12 facilities to mission-critical facilities, Tom leads Karpinksi Engineering's technology team and facilitates coordination with other engineering and architectural disciplines.

#### SELECT PROJECT EXPERIENCE

#### GLOBAL BORDERS COLLEGE

Harpers Ferry, West Virginia

» Leadership Academy, LEED-Gold Certified

#### JEWISH COMMUNITY FEDERATION OF CLEVELAND Beachwood, Ohio

» LEED-Gold Certified

### CLEVELAND CLINIC

Cleveland, Ohio

- » Stephanie Tubbs Jones Health Center, LEED-Silver » West Akron Campus, LEED-Gold Certified Certified
- » Pathology and Laboratory Medicine Institute, LEED-Gold Certified
- » Parker Data Center
- » Brecksville Data Center

#### **EDINBORO UNIVERSITY**

Edinboro, Pennsylvania

» The Highlands at Edinboro, LEED-Silver Certified

#### MARYMOUNT HOSPITAL

Garfield Heights, Ohio

» Surgery Addition and Renovation, LEED-Gold Certified

#### **FIRSTENERGY**

Fairlawn, Ohio

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City of Oberlin

### Cascade Village

Akron, Ohio

Akron's oldest public housing site has been transformed into Cascade Village, the city's newest residential community. Cascade Village features 242 mixed-income family rental units, infrastructure improvements, and comprehensive resident services. It has won several awards for its positive impact on the community and for its successful implementation of smart growth principals.

The Community Builders has been involved in Cascade Village since 2003, when the Akron Metropolitan Housing Authority (AMHA) sought an experienced HOPE VI partner to assist in securing revitalization funds for Elizabeth Park Homes, a 65 year-old barracks-style public housing site. Cascade Villlage replaces the obsolete Elizabeth Park Homes site with 242 newly constructed mixed-income rental units. The community features improved natural and recreational amenities and expanded economic diversity and opportunity for residents. Cascade Village also employs environmentally friendly features including Energy Star rated systems/appliances and low VOC materials, courtesy of an Enterprise Green Communities grant. It was constructed in three phases at a total development cost of \$35 million. Of the 242 new rental units, 106 are reserved as replacement housing for former Elizabeth Park Homes public housing residents.

#### TCB Role

Master Planner, Owner,
Developer, Community
Support and Services Provider,
Management Agent

#### Sponsor

TCB and Akron Metropolitan Housing Authority (AMHA)

#### Financial Participants

HUD HOPE VI, State HOME, City CDBG, Enterprise Green Communities grant, equity







#### Total Development Cost

\$35 million

#### Awards

2009 Charter One Bank Housing Heroes Award

2006 Smart Growth Education Foundation Best in Show Award

2006 Community Impact Award from National Equity Fund, Inc. & LISC

### **Churchill Homes**

Holyoke, MA

In 1996, The Community Builders began working with the Holyoke Housing Authority (HHA) to create a comprehensive community redevelopment plan for Jackson Parkway Apartments and the surrounding Churchill neighborhood. the old Jackson Parkway exemplified all that can go wrong with public housing: it stood separate from the rest of the neighborhood, rundown and unappealing, its residents equally isolated from the economic and political fabric of the surrounding community. Crime, drugs and deterioration took a toll on the entire area. Today, however, there is great optimism about the future of the neighborhood.



After preparing the 1996 HOPE VI application under contract to HHA, The Community Builders, Inc. provided vital input into HHA's preparation of the Revitalization Plan and coordinated design services for the new infrastructure, building and park planned for the Jackson Parkway site. TCB also developed two phases of affordable family rental housing for the redevelopment, totaling 100 units.

#### TCB Role

Master Planner, Owner, Developer

#### Sponsor

TCB and the Holyoke Housing Authority (HHA)

#### Financial Participants

HUD HOPE VI , Federal Home Loan Bank, City and State HOME funds

### Total Development Cost

\$20 million







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## City West

### Cincinnati, Ohio

Bordering Downtown, Cincinnati's West End was once one of the city's most vibrant neighborhoods. the character of the West End was profoundly altered between 1937 and 1943 when large tracts of land were claimed for the construction of over 2,000 units of ill-fated public housing at Lincoln Court and Laurel Homes. Lincoln Court and Laurel Homes epitomized the problems of the neighborhood until 1998 and 1999 when Cincinnati Metropolitan Housing Authority (CMHA) received two HOPE VI grants that are the cornerstones of a \$180 million revitalization program.

Today, CMHA, The Community Builders, Inc., residents of the developments, and a range of local stakeholders are building a new community that will once again make the West End one of Cincinnati's most desirable neighborhoods. The new master planned community of 688 mixed-income rental units and 250 for-sale homes will include a banking center, grocery store, new retail space, a community facility, childcare facilities, improved school facilities, and redesigned streetscapes and open spaces.

City West has won several awards, including a 2005 Grand Award from Builder magazine's 25th annual Builder's Choice Awards, a 2004 American Institute of Architects (AIA)/Housing PIA award for Community by Design, and a 2003 The New Face of America's Public Housing Award for general excellence from the Congress for the New Urbanism (CNU).

#### TCB Role

Master Planner, Owner, HUD HOPE VI, Ohio Hou Developer, Management Agent Finance Agency, City of

#### Sponsor

TCB and the Cincinnati Metropolitan Housing Authority

#### Financial Participants

HUD HOPE VI, Ohio Housing Finance Agency, City of Cincinnati, JER Hudson, Fifth Third Bank

### Total Development Cost

\$180 million







### **Dutch Point**

Hartford, CT

In 2003, The Community Builders, Inc. (TCB) was selected by the Hartford Housing Authority (HHA) as developer of this 185-unit HOPE VI revitalization project located just minutes from Hartford's central business district. Constructed in 1940, Dutch Point is the largest federal housing development in Hartford and suffered from an overly-dense, outdated design. the development is at the heart of the Sheldon/Charter Oak neighborhood and abuts two of Hartford's great historic and parkland treasures: e Church of Good Shepherd and Colt Park.

The new Dutch Point is being constructed in two rental phases and one homeownership phase. Upon completion of all three phases, the development will consist of 58 for-sale homes and 127 rental units. Rental Phase I was completed in December 2006 and consists of 73 apartments in nine newly built and six renovated buildings. The second rental phase, which was completed in July 2008, includes the construction and renovation of 54 apartments, a 2,600 square foot community center, and a small park. The \$73 million Dutch Point redevelopment effort is a collaborative one, featuring the work of TCB, HHA, and a neighborhoodbased organization, the Coalition to Strengthen the Sheldon/Charter Oak Neighborhood (CSS/CON). The redevelopment plan is on schedule to replace Hartford's largest public housing project with a state of the art mixedincome community, and to fulfill its promise of returning former residents to the new Dutch Point housing.

#### Financial Participants

US Department of HUD, Connecticut Housing Finance Authority, CT Department of Economic and Community Development, City of Hartford, Capital City Economic Development Authority, Centerline Capital, Bank of America, Red Capital Group, Connecticut Light and Power Company

#### **Total Development Cost** \$73 million







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## Liberty Green

Louisville, Kentucky

Located on the eastern edge of Louisville's revitalized downtown, Liberty Green is a \$220 million HOPE VI redevelopment project that is transforming the notorious Clarksdale public housing site into a new mixed-income community. With 443 mixed-income rental units and nearly 350 homeownership units, Liberty Green is achieving comprehensive neighborhood revitalization on a large scale.

The project is adjacent to Louisville's booming medical district - a major employment driver for the entire Louisville region, and one of the top 15 medical complexes in the United States - and immediately south of the rapidly emerging East Main / East Market arts and entertainment district. The project is designed to provide much-needed workers' housing and retain publicly-assisted housing in this extremely dynamic and attractive market for both rental and homeownership housing. In addition to developing four phases of rental housing directly, totaling 443 units, TCB is also managing the homeownership program in partnership with a team of local developers who bring expertise in condominium development and depth in the commercial and retail markets.

#### TCB Role

Owner, Developer, Homeownership Program Manager

#### Sponsor

Louisville Metro Housing
Authority

#### Financial Participants

HUD HOPE VI, HUD public housing funds, HOME Funds, private debt and equity, proceeds from land sales

#### Total Development Cost

Onsite development expected to exceed \$160 million







## Village Hill

Northhampton, MA

Village Hill Northampton is a joint public-private redevelopment project that is the result of over 25 years of effort by the Commonwealth of Massachusetts, the City of Northampton, elected officials, advocates, and concerned citizens. Situated on a prominent hilltop west of downtown Northampton, the redevelopment provides a forward-looking, economically viable reuse for the former Northampton State Hospital.

Since 2002, The Community Builders, Inc. (TCB) has worked in conjunction with MassDevelopment to create a mixed-use community that consists of affordable and market-rate housing, commercial space, a child care center, a possible community center/museum area, and the development of a 60-80 unit assisted living facility for seniors.

Hilltop Apartments, the redevelopment's first rental phase, was completed in 2006 and holds 33 units in two historically significant buildings. These units house individuals and families with a wide range of incomes. The second rental phase was completed in 2009 and includes 40 units. Thirty-two of these units are restricted to low-income residents and the remaining eight market units are available without income restrictions. The project is designed to be Energy Star compliant with solar photovoltaic panels, storm water recharging, environmentally-friendly building materials, and wireless internet access.

#### TCB Role

Sponsor, Developer, Management Agent, Syndicator

#### Sponsor

The Community Builders, Inc.

#### Financial Participants

PeoplesBank, Federal Home Loan Bank of Boston, MA Department of Housing and Community Development (DHCD), the City of Northampton, MassHousing, Community Economic Development Assistance Corporation (CEDAC), MA Department of Mental Health, and Related Capital

### Total Development Cost

\$19 million







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Community Development

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### 225 Centre Street

Boston, MA

Forty years ago, an ill-fated highway expansion project bulldozed homes and businesses in Jamaica Plain's Jackson Square, disrupting what had been a closely knit neighborhood and leaving much of it as vacant or underutilized land. In 1995, a consortium of community groups, including the Jamaica Plain Neighborhood Development Corporation, Urban Edge and the Hyde Square Task Force, began planning the comprehensive redevelopment of Jackson Square. Working closely with city and state officials and a private developer, Mitchell Properties, the team created a master plan that includes over 400 units of housing, 60,000 square feet of retail space, 13,000 square feet of office space and 50,000 square feet of community facilities.

A joint venture between The Community Builders, Inc. and Mitchell Properties, 225 Centre Street has received tremendous support from city, state and local officials and community stakeholders. The project will use \$2.3 million in state issued low-income housing tax credits, \$2 million in Department of Housing & Community Development (DHCD) program subsidies and another \$503,988 in federal low-income housing tax credits.

The new mixed-use/mixed-income building will feature 103 rental units, including 35 affordable units, over 16,000 square feet of commercial/retail space, an underground parking structure and dramatic landscape improvements. Ten of the affordable rental units will be reserved for extremely low-income families. 225 Centre Street is a transit-oriented development and located immediately adjacent to the Jackson Square MBTA station.

TCB Role

Total Development Cost

Co-Developer with Mitchell \$52 million

Properties



### Charlesview Residences

Allston, MA

The Community Builders, Inc. (TCB), on behalf of its development partner, Charlesview, Inc, has negotiated a land swap along with financial resources to effectuate the relocation and reconstruction of Charlesview Apartments. Charlesview Apartments, located in Allston, Massachusetts, is a 213 unit low- and moderate-income housing development created through Urban Renewal in 1970, supported by a 200-unit Section 8 Project Based Assistance Contract. Charlesview Apartments is owned by Charlesview, Inc., an interdenominational faith-based, 501(c)(3) nonprofit organization having Charlesview Apartments as a single asset.

The design incorporates the traditional neighborhood street grid and building types to seamlessly blend into the surrounding community. The overall redevelopment program includes significant infrastructure and open space. The program includes approximately 25,000 gsf of space for commercial and community uses, new streets and parks, and underground parking for 243 cars.

The financial packaging includes Tax Exempt Bond/4% LIHTC financing that will generate \$27 million in LIHTC equity, a replacement cost contribution from Harvard University, approximately \$45 million in debt leveraged from the portion of the Section 8 Contract to the new site and \$2 million in soft gap financing from the State.

TCB Role

Co Developer

Financial Participants

MassHousing, US Department of HUD, AEGON USA Realty Advisors, Harvard University, Life Initiative, Massachusetts DHCD, CEDAC **Total Development Cost** \$143 million







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### East Liberty Place North

Pittsburgh, PA

East Liberty Place North, located on the 5800 block of Penn Avenue in Pittsburgh, is the redevelopment of the north parcel of the former East Mall Apartments site on Penn Avenue in the East Liberty neighborhood, a neighborhood that is coming back to life after thirty years of decline and stagnation. is new, 54-unit mixed-income, mixed use, elevator building features three floors of environmentallyfriendly apartments above an 11,000 s.f. ground-floor commercial space, management offices, and community activity areas. e residential and commercial components are structured as separate condominiums.

The community features attractive, spacious, and well-appointed apartments that meet or exceed local TCB Role market-rate offerings. Building systems integrate green technologies such as ENERGY STAR rated appliances and lighting fixtures, high-efficiency heat-pumps, and a focus Financial Participants on air quality in the decisions on materials and finishes and PA Housing Finance Agency, ventilating where possible. The building achieved LEED Urban Redevelopment Gold certification and is the region's first LEED for HOMES multifamily certified project and TCB's first LEED certified project.

East Liberty Place North continues the significant local commitment to replace three blighted, HUD-subsidized properties (the "Federal American" properties) with new Advisors mixed-income developments. It provides 54 new one- and two-bedroom apartments with 38 units reserved for lowincome households, 11 units reserved for households with incomes between 60% and 80% AMI, and five market-rate units with no income restrictions. Former Federal American tenants have admissions priority.



Developer, Owner, and Management Agent

Authority of Pittsburgh (with funding via US Department of HUD), Dollar Bank, The Federal Home Loan Bank -Pittsburgh via Citizens Bank, The Pittsburgh and The Home Depot Foundations, and equity from AEGON USA Realty

### **Total Development Cost**

\$12 Million

Residential Condo \$10 Million Commercial Condo \$2 Million

### New Pennley

Pittsburgh, PA

New Pennley Place replaced a severely distressed, HUDinsured residential "superblock" created as part of sweeping urban renewal that reshaped East Liberty in the 1960s Over the years, the former apartment complex became widely perceived as being dense, deteriorated, unsafe, and undesirable. Substantial mortgage delinquencies, deferred maintenance, and high vacancy rates led HUD to foreclose on the complex in 1997.

The HUD foreclosure prompted a call for a communityminded owner to assume the property. The Community Builders, Inc. (TCB) stepped in to reverse the decline and set a new standard for mixed-income residential development in the neighborhood. With the support of local civic groups and the City of Pittsburgh's Urban Redevelopment Authority, TCB acquired the property in partnership with East Liberty Development Inc., the neighborhood community development corporation. The transfer was accompanied by a \$4 million HUD upfront grant with the condition that the property remain affordable to lowincome renters. TCB took over management upon transfer and immediately initiated improvements while operating the complex through a nearly four year redevelopment process that included selected demolition, substantial renovation, and new construction. New Pennley Place has won several awards, including a 2001 Tax Credit Excellence Award from the Affordable Housing Tax Credit Coalition and a 2001 Pillars of the Industry Award from the National Association of Home Builders.

#### TCB Role

Owner, Developer, Management Agent

#### Sponsor

TCB and East Liberty Development Inc. (ELDI)

#### Financial Participants

HUD, Pittsburgh Housing Authority, equity

#### Total Development Cost

\$23 million







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# Oakwood Shores Phase

Chicago, IL

Oakwood Shores Phase 2D is a 66-unit, new construction, multi-family rental property featuring 7 low-rise residential buildings and one 4,000 square foot community clubhouse. This LEED-Silver project is the seventh rental phase built at Oakwood Shores, a Chicago Housing Authority Plan for Transformation development, located in the Bronzeville neighborhood on Chicago's south side. Phase 2D follows well-established and successful rental, mixed-use and homeownership phases, completing the neighborhood streetscape and offering additional desirable rental units to families of all incomes.

As a part of Oakwood Shores, Phase 2D provides valuable in-fill housing that augments the community's quality of life. The low-rise residential buildings feature multiple street-level entries which increase foot traffic along quiet side streets and allow for more "eyes on the street." The units' rents are tiered to serve families with incomes ranging from very low, to moderate (60% of Area Median Income) to market rate. Units are large, with comfortable two- and three-bedroom units the norm. The property is built for LEED-Silver certification, and each residential unit features Master Planner, Owner, in-unit laundry rooms, Energy Star-rated appliances, Developer, Property Manager, low- to no-VOC paints and finishes, high-efficiency HVAC systems, ceiling fans, and permeable paved parking lots.

Phase 2D's community clubhouse serves a vital role at Oakwood Shores by providing ample gathering space designed for multi-purpose use. The clubhouse's outdoor landscaping provides for three grilling areas and an open lawn, features that encourage our residents to leave their units and get to know their neighbors.





and Supportive Services

TCB and Granite Development

#### Financial Participants

U.S. Department of Housing and Urban Development, Chicago Housing Authority, Illinois Housing Development Authority, City of Chicago Department of Housing and Economic Development, Federal Home Loan Bank. State of Illinois, private debt and equity providers

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# Affordable Housing Experience

Midwest

Project/Location/Sponsor/Year Completed	Population, Development Type, Construction Type, Total Units	Development Cost Funding Sources
NORTHTOWN VILLAGE TOWNHOMES II East Chicago, IN The Community Builders, Inc. (2011)	Family Rental New Construction 50 units	\$7,762,855 Equity Syndication; HOME; Private Debt; Sponsor Loan
OAKWOOD SHORES PHASE 2B(ONE) Chicago, IL The Community Builders, Inc. (2010)	Family Rental New Construction 75 units	\$22,683,648 Equity Syndication; FHLB; HOPE VI and Other Public Housing Capital; Private Debt
CASCADE VILLAGE EAST-WEST Akron, OH TCB & Akron Metropolitan Housing Authority (2009)	Family Rental New Construction 65 units	\$9,425,469 Equity Syndication; HOME; HOPE VI and Other Public Housing Capital; Private Debt; State/Local Funding
CLARKSDALE PHASE 3 Louisville, KY TCB & Louisville Metro Housing Agency (2009)	Family Rental New Construction 146 units	\$22,747,764 Equity Syndication; HOPE VI and Other Public Housing Capital; HUD/Federal Funding; State/Local Funding
CLARKSDALE PHASE 4 Louisville, KY TCB & Louisville Metro Housing Agency (2009)	Family Rental New Construction 73 units	\$11,200,000 Equity Syndication; HOPE VI and Other Public Housing Capital; HUD/Federal Funding; State/Local Funding
NORTHTOWN VILLAGE TOWNHOMES East Chicago, IN The Community Builders, Inc. (2009)	Family Rental New Construction 75 units	\$11,542,843 Equity Syndication; State/Local Funding; Tax Exempt Bonds
OAKWOOD SHORES PHASE 2A Chicago, IL The Community Builders, Inc. (2009)	Family Rental New Construction 199 units	\$56,778,541 Equity Syndication; FHLB; HOME; Private Debt; State/Local Funding
CASCADE VILLAGE SOUTH Akron, OH TCB & Akron Metropolitan Housing Authority (2008)	Family Rental New Construction 80 units	\$11,208,378 CDBG; Equity Syndication; HOME; HOPE VI and Other Public Housing Capital; Private Debt
LORINGTON APARTMENTS PRESERVATION Chicago, IL The Community Builders, Inc. (2008)	Family Acquisitions; Housing Preservation; Rental Substantial Rehab 54 units	\$14,625,973 CDBG; Equity Syndication; State/ Local Funding; Tax Exempt Bonds
CLARKSDALE PHASE 1 Louisville, KY TCB & Louisville Metro Housing Agency (2007)	Family Rental New Construction 148 units	\$21,707,887 Equity Syndication; HOME; HOPE VI and Other Public Housing Capital; HUD/Federal Funding; Private Debt; State/Local Funding

Project/Location/Sponsor/Year Completed	Population, Development Type, Construction Type, Total Units	Development Cost Funding Sources
CLARKSDALE PHASE 2 Louisville, KY TCB & Louisville Metro Housing Agency (2007)	Family Rental New Construction 76 units	\$10,529,407 Equity Syndication; HOPE VI and Other Public Housing Capital; Sponsor Loan
LAUREL HOMES PHASE V CINCINNATI, OH TCB & CINCINNATTI METRO HOUSING AUTHORITY (2007)	Family Rental New Construction 106 units	\$12,328,626 Equity Syndication; HOPE VI and Other Public Housing Capital; State/ Local Funding
NEW PARKWOODS II-B Indianapolis, IN TCB & United Northeast Community Development Center (UNECDC) (2007)	Family Acquisitions; Housing Preservation; Rental New Construction 64 units	\$9,190,465 Equity Syndication; HOME; HOPE VI and Other Public Housing Capital; Private Debt
NEW PARKWOODS III Indianapolis, IN TCB & United Northeast Community Development Center (UNECDC) (2007)	Family Acquisitions; Housing Preservation; Rental New Construction 76 units	\$10,876,248 Equity Syndication; HOME; HUD/ Federal Funding; Private Debt
CASCADE VILLAGE NORTH Akron, OH TCB & Akron Metropolitan Housing Authority (2006)	Family Rental New Construction 97 units	\$12,831,562 CDBG; Equity Syndication; FHLB; HOME; HOPE VI and Other Public Housing Capital; Private Debt
NEW PARKWOODS II-A Indianapolis, IN TCB & United Northeast Community Development Center (UNECDC) (2006)	Family Acquisitions; Housing Preservation; Rental New Construction 60 units	\$8,600,079 Equity Syndication; HOME; HUD/ Federal Funding; Private Debt
OAKWOOD SHORES PHASE 1B Chicago, IL TCB & Granite Development (2006)	Family Rental New Construction 162 units	\$39,363,607 Equity Syndication; FHLB; HOME; HOPE VI and Other Public Housing Capital; Private Debt
LAUREL HOMES PHASE IV Cincinnati, OH TCB & Cincinnatti Metro Housing Authority (2005)	Family Rental New Construction 59 units	\$6,619,782 Equity Syndication; HOPE VI and Other Public Housing Capital; State/ Local Funding
OAKWOOD SHORES PHASE 1A Chicago, IL TCB & Granite Development (2005)	Family Rental New Construction 163 units	\$36,080,771  Equity Syndication; FHLB; HOME;  HOPE VI and Other Public Housing  Capital; Private Debt; State/Local  Funding
SHERMAN FOREST EAST Indianapolis, IN TCB & United Northeast Community Development Center (UNECDC) (2005)	Family Acquisitions; Housing Preservation; Rental New Construction 54 units	\$6,512,618 Equity Syndication; HOME; Private Debt

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Project/Location/Sponsor/Year Completed	Population, Development Type, Construction Type, Total Units	Development Cost Funding Sources
LAUREL HOMES PHASE II Cincinnati, OH TCB & Cincinnatti Metro Housing Authority (2004)	Family Rental New Construction 56 units	\$5,706,557 Equity Syndication; HOPE VI and Other Public Housing Capital; Private Debt
EDGEWOOD TERRACE APARTMENTS Indianapolis, IN (2003)	Family Acquisitions Rehab 28 units	Equity Syndication; HOME; State/ Local Funding
LAUREL HOMES PHASE 1 Cincinnati, OH TCB & Cincinnatti Metro Housing Authority (2003)	Family Rental New Construction 148 units	\$14,153,752 Equity Syndication; HOME; HOPE VI and Other Public Housing Capital
LINCOLN COURT PHASE IV Cincinnati, OH TCB & CMHA (2003)	Family Rental New Construction 91 units	\$9,064,271 Equity Syndication; FHLB; HOME; HOPE VI and Other Public Housing Capital; State/Local Funding
THE VILLAGES AT PARK DUVALLE PHASE IV Louisville, KY TCB & Louisville Metro Housing Authority (2003)	Family Rental New Construction 192 units	\$23,875,369 Equity Syndication; HOPE VI and Other Public Housing Capital; Private Debt
LINCOLN COURT PHASE I Cincinnati, OH TCB & Cincinnati Metro Housing Authority (2002)	Elderly Rental New Construction 54 units	\$4,978,446 Equity Syndication; HOME; HOPE VI and Other Public Housing Capital
LINCOLN COURT PHASE II Cincinnati, OH TCB & Cincinnatti Metro Housing Authority (2002)	Family Rental New Construction 114 units	\$10,222,645 Equity Syndication; FHLB; HOPE VI and Other Public Housing Capital; Private Debt; State/Local Funding
LINCOLN COURT PHASE III Cincinnati, OH TCB & Cincinnatti Metro Housing Authority (2002)	Family Rental New Construction 58 units	\$5,271,231 Equity Syndication; HOME; HOPE VI and Other Public Housing Capital
LINCOLN COURT PHASE I HOMEOWNERSHIP Cincinnati, OH TCB & Cincinnatti Metro Housing Authority (2001)	Family Homeownership New Construction 35 units	\$5,250,000 HOPE VI and Other Public Housing Capital
THE VILLAGES AT PARK DUVALLE PHASE III Louisville, KY TCB & Louisville Metro Housing Authority (2001)	Elderly; Family Rental New Construction 108 units	\$14,585,756 Equity Syndication; HOPE VI and Other Public Housing Capital; Private Debt
THE VILLAGES AT PARK DUVALLE PHASE II Louisville, KY TCB & Louisville Metro Housing Authority (2000)	Family Rental New Construction 213 units	\$27,451,600 Equity Syndication; HOPE VI and Other Public Housing Capital; Private Debt

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## Rolling Mill Hill Workforce

Metropolitan Development & Housing Agency

Moody Nolan, Inc / DA|AD, A Joint Venture provided design and construction administration services for a 109 unit apartment building for workforce housing. This 4-story property consists of studio, one, two and three bedroom units, with parking underground. The project is registered under the LEED for Homes, Mid-Rise Pilot program and is tracking Platinum certification. The property features an interior courtyard with an innovative rainwater treatment planter. Interior finishes, such as carpet and flooring tile are environmentally friendly.

Location

Nashville, Tennessee

**Year Completed** 2011

Square Footage

96,658 + 38,601 (Parking)

Cost

\$9,380,000

LEED Certified Level

Platinum

Contact
Harold Haynes
615-252-8430



Green Acres Site Development







### Poindexter Place

Columbus Metropolitan Housing Authority

Moody Nolan is currently engaged in the design of this new 100-unit apartment community for the Columbus Metropolitan Housing Authority (CMHA). The mid-rise facility will consist of one-bedroom units (including 37 fully ADA accessible units) for seniors aged 62 or older. The complex has been thoughtfully planned to foster independent living while allowing the residents to "age in place." A full complement of supportive services will also be available to all residents, including on-site primary health care that will be managed by National Church Residences (NCR).

Poindexter Place will be located across the street from the Poindexter Community Center and near the OSU Hospital East facility, creating a wellness campus for its residents and providing an innovative approach to senior health and wellbeing.

Contact

Tom Williamson

614-421-6074

**Location** 

Columbus, Ohio

Year Completed

Square Footage 101,000

Cost

\$11,000,000









### Columbus Commons

### Columbus Downtown Development Corporation / Capitol South

Moody Nolan, in association with developer, Carter, is Architect of Record for a new 286,000 sq. ft. residential/ retail development that is the final phase of the Columbus Commons in downtown Columbus, Ohio. The mixed-use development will consist of two six-story buildings comprising ground floor retail and approximately 301 residential units (a mix of studios, one- and two-bedroom units and townhomes facing the park). The new buildings will form a gateway to the park, and the south building will provide a direct connection to the park through an open-air breezeway at its midpoint. Finishes, materials and landscaping will complement the atmosphere created by the park.

Together with the nine-acre Columbus Commons park and the Bicentennial Pavilion, the new mixed-use development will rejuvenate the former City Center site, create a vibrant community identity and reflect the vision of the present and future development of downtown Columbus.

Location

Columbus, Ohio

\$50,000,000

**Year Completed** 2013 (est.)

**Contact**Patti Neal

404-888-3117

Cost

**Square Footage** 286,000





Green Acres Site Development

## Uptown flats

# Metropolitan Development & Housing Agency

Moody Nolan served as the Architect of Record for the new 72-unit apartment building, which is part of the Neighborhood Stabilization Program (NSP2). This project was in association with Smith Gee Studio who assisted with the design of the 3-story property consisting of one, two and three bedroom units, with an exterior parking area. The project is registered under the LEED for Homes program, and is tracking Gold certification. The property features rainwater gardens, visible to the surrounding community. Environmentally friendly building materials and finishes are specified for this project.

Location

Nashville, TN

Year Completed

2013

**Square Footage** 79,800

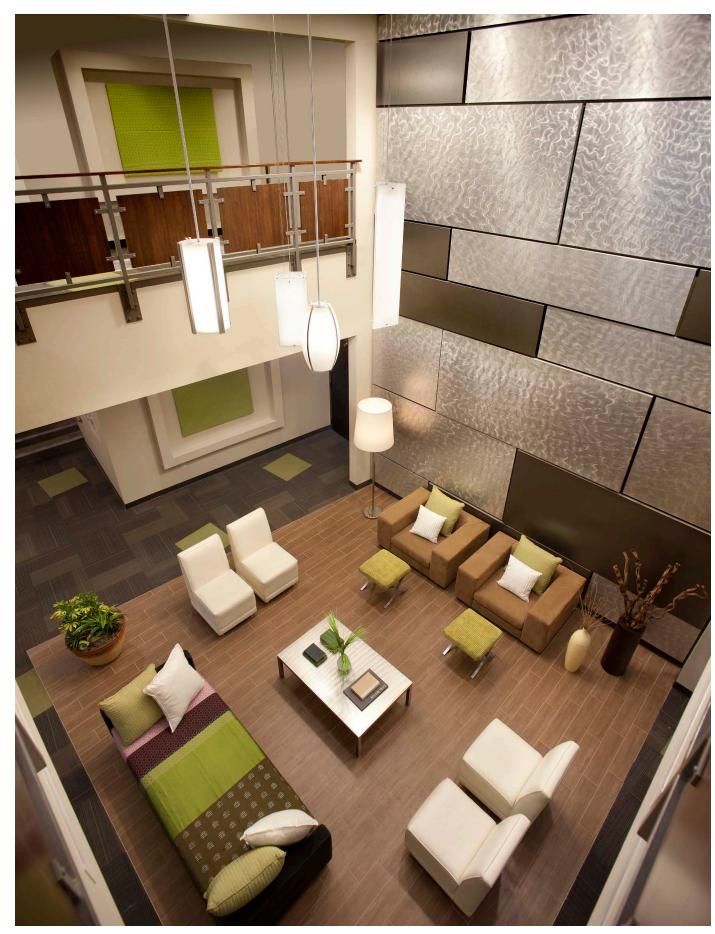
Cost

\$7,100,000

Contact
Harold Haynes
615-252-8430



Green Acres Site Development







## Parqwood Apartments

Lucas Metropolitan Housing Authority

Moody Nolan has been selected as the Architect to perform a comprehensive renovation of the Parqwood Apartments. The Parqwood Apartments are one of the many affordable housing complexes provided by Lucas Metropolitan Housing Authority. Parqwood Apartments is a 3 story complex for senior citizens, it is comprised of 136 units. Moody Nolan will be responsible for interior and exterior upgrades and well as leading a team of engineers to perform mechanical, electrical and plumbing upgrades.

IocationSquare FootageToledo, Ohio140,000

**Year Completed**TBD **Cost**\$4.5 million



Green Acres Site Development





### Housing Development Renovation

Parkway Terrace

This apartment complex is a residential community of one, two and three bedroom living units, totaling 384 units. Additionally, Parkway Terrace is the first public housing complex in the State of Tennessee to be completely geothermal. Services provided include a field assessment of each unit, programming and design for the HUD renovation and modernization of the complex. Also included is the renovation and expansion of the community center. Improvements include modernization of interior spaces, redesign of exterior facades, site landscaping, improved playground and recreation spaces. Seven fully accessible residential units were also created.

**location**Nashville, Tennessee

Contact

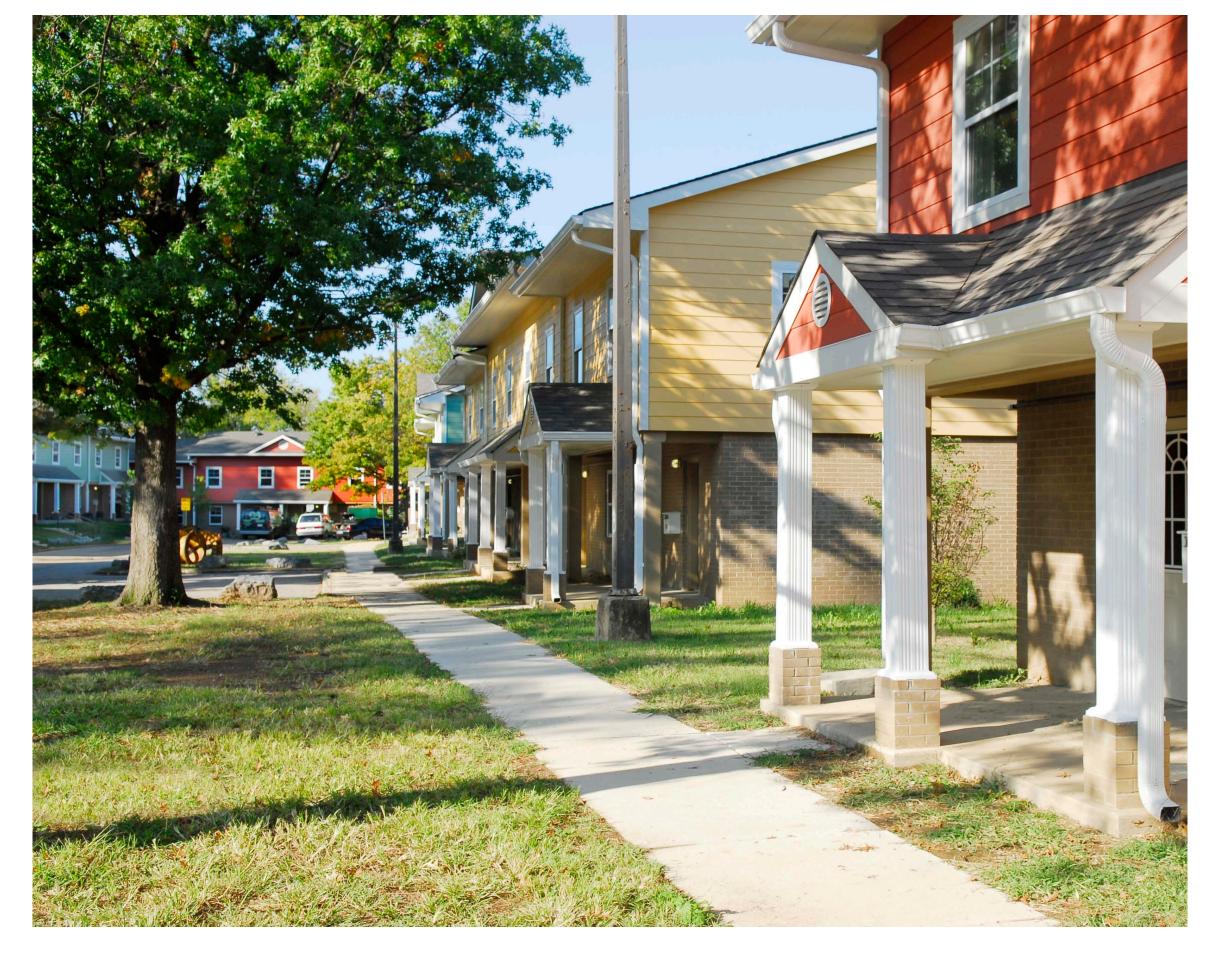
**Year Completed** 2009

*Square Footage* 138,800

**Cost** \$12,000,000

\$12,000,000

Harold Haynes 615-252-8494



Green Acres Site Development







## The Banks, Phase 1A

Carter and The Dawson Company

Moody Nolan, teamed with CR Architecture + Design, is designing Phase 1A of The Banks, the area of Cincinnati's Central Business District that abuts the Ohio River. This phase of the project includes approximately 300 rental dwelling units in a mix of one- and two-bedroom types along with approximately 60,000 square feet of retail and restaurant space. The above-the-podium development on the northern block includes parking for the housing north of Freedom Way at a ratio of one car per bedroom. The ground floor of all buildings contains retail uses with some being two-story spaces.

Location

Cincinnati, Ohio

Year Completed

2011

Acres

2.6

Cost

Contact

Bailey T. Pope 404-347-8030

Design Awards

National Organization of Minority Architects, Design Citation. 2013.

\$60,000,000 Phase 1A



Green Acres Site Development









City of Oberlin Green Acres Site Development

## Moody Nolan

#### Housing Experience

\$500 million of construction, housing and mixed-use developments, low-income public housing (HUD and development projects are among the firm's primary area Section 8), suite-style residence halls and assisted living to of specialization. Moody Nolan has been involved in the renovations for strictly residential uses, feasibility studies design, renovation and construction of more than 2,000 for mid- to high-rise apartments and condominium housing units in the last four years alone and has completed buildings and hospitality design. projects in Columbus, Cincinnati, Indianapolis, Nashville, New Orleans and Kansas City, Mo. Our experience includes Below is a comprehensive list of our housing experience:

Moody Nolan annually plans and designs more than a wide variety of housing facility types, from market-rate

Project	Client	Location
Poindexter Place	Columbus Metropolitan Housing Authority	Columbus, Ohio
Revitalization Feasibility Study	Columbus Metropolitan Housing Authority	Columbus, Ohio
Sawyer Towers Renovation	Columbus Metropolitan Housing Authority	Columbus, Ohio
Sunshine Terrace Improvements	Columbus Metropolitan Housing Authority	Columbus, Ohio
Broad Street Revitalization (more than 1300 units)	Community Properties of Ohio	Columbus, Ohio
Lakeview Tower Remediation	Cuyahoga Metropolitan Housing Authority	Cleveland, Ohio
Lori Sue Apartments	Dayton Metropolitan Housing Authority	Dayton, Ohio
Hope VI Revitalization	Dayton Metropolitan Housing Authority	Dayton, Ohio
East Hills High Rise Demolition	Housing Authority of the City of Pittsburgh	Pittsburgh, Penn.
BW Cooper Housing Development	Housing Authority of New Orleans	New Orleans, La.
T.B. Watkins Housing Community	Housing Authority of Kansas City	Kansas City, Mo.
Cheatham Place Apartments	Metropolitan Development and Housing Agency	Nashville, Tenn.
J.C. Napier Housing Development	Metropolitan Development and Housing Agency	Nashville, Tenn.
Uptown Flats	Metropolitan Development and Housing Agency	Nashville, Tenn.

Project	Client	Location
Arena Park Place Feasibility Study		Columbus Ohio
Basie Court Townhomes and Garden Apartments		Kansas City, Mo.
Third & Williams Street Renovation	Bucher Woodrow Development Group	Dayton, Ohio
Walnut Street Condominiums	Citimark Management Co.	Indianapolis, Ind.
Elisha Morgan Farm Mansion Restoration	City of Fairfield	Fairfield, Ohio
The Abigail	Columbus College of Art and Design	Columbus, Ohio
Columbus Commons Mixed-Use Developmen		Columbus, Ohio
George's Creek Housing Development	Columbus Housing Partnership	Canal Winchester, Ohio
Crosthwaite Residence Hall	Fisk University	Nashville, Tenn.
John Wesley Work Home	Fisk University	Nashville, Tenn.
Hilton Columbus Downtown Hotel		Columbus, Ohio
Lawton Loop Condos	Historic Fort Benjamin Harrison	Indianapolis, Ind.
Hyde Park Place Apartments		Cincinnati, Ohio
Transitional Dormitory	Jackson State University	Jackson, Miss.
Russell Court Apartment Renovations	Kentucky State University	Frankfort, Ky
Woodmont Condos	Kosene & Kosene	Indianapolis, Ind.
Henderson House Property Feasibility Study	Lincoln University	Kansas City, Mo.
Sherman D. Shruggs Hall	Lincoln University of Missouri	Jefferson City, Mo.
James Thurber House Restoration	Metropolitan Learning Community	Columbus, Ohio

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Project	Client	Location
Residence Hall Design Competition	Miami University Western Campus	Oxford, Ohio
Parade Park Homes Renovation	Milestone Management Services	Kansas City, Mo.
Residence Hall	Ohio Dominican University	Columbus, Ohio
Heritage Apartments	OMNI Management Group	Columbus, Ohio
Parkway Terrace Housing Development Renovation		Nashville, Tenn.
Rolling Mill HIII-Nance Place		Nashville, Tenn.
State of Ohio Governor's Residence		Columbus, Ohio
South Campus Gateway	The Ohio State University	Columbus, Ohio
The Banks - Phase 1A		Cincinnati, Ohio
Faith Village Housing Development	The Wallick Companie	Columbus, Ohio
The Palace Residential Conversion		Clarksburg, W. Va.
Bulger Hall Renovation	University of Akron	Akron, Ohio
Student Housing Design Concepts	University of the District of Columbia	Washington, DC
Wildcat Lodge Renovation	University of Kentucky	Lexington, Ky.

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PROJECTS MOODY NOLAN-ARCHITECT 141

## Riverside Estates Elderly Apartment Complex & Family Townhomes

Cuyahoga Metropolitan Housing Authority Commission

In the early 1990s Ozanne renovated all of the housing units at Riverside Estates under contract with the Cuyahoga Metropolitan Housing Authority. Ozanne returned to Riverside in 2005 with Lowenstein Durante Architects to design and construct 62 town home units and a 28-unit elderly apartment building. The project was a finalist for a NAHRO award for design-build projects.

**Services**Design Build

2007

ArchitectCostLowenstein Durante Architects\$13.2M

Location

Cleveland, Ohio









## Apartments at Euclid & Belmore

### Cuyahoga Metropolitan Housing Authority Commission

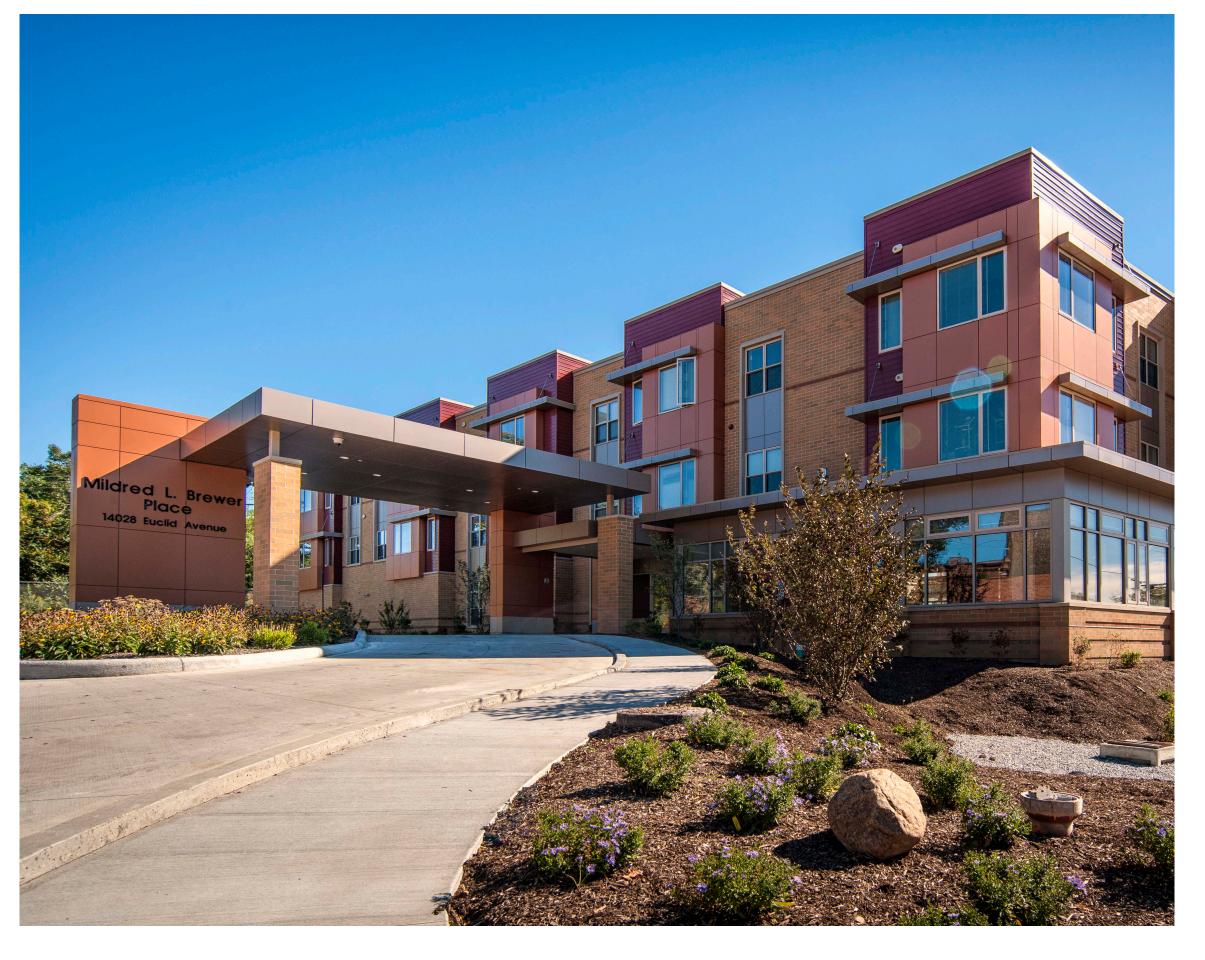
The project consists of a 47,930 SF three (3) story apartment building for seniors with a total of 39 units, (7) 2-bedroom units and (32) 1-bedroom units. The new facility also features a community room, parking lot and a landscaped courtyard. Three (3) of the 2-bedroom units and four (4) of the 1-bedroom units were designed to be in compliance with the Uniform Federal Accessibility Standards (UFAS).

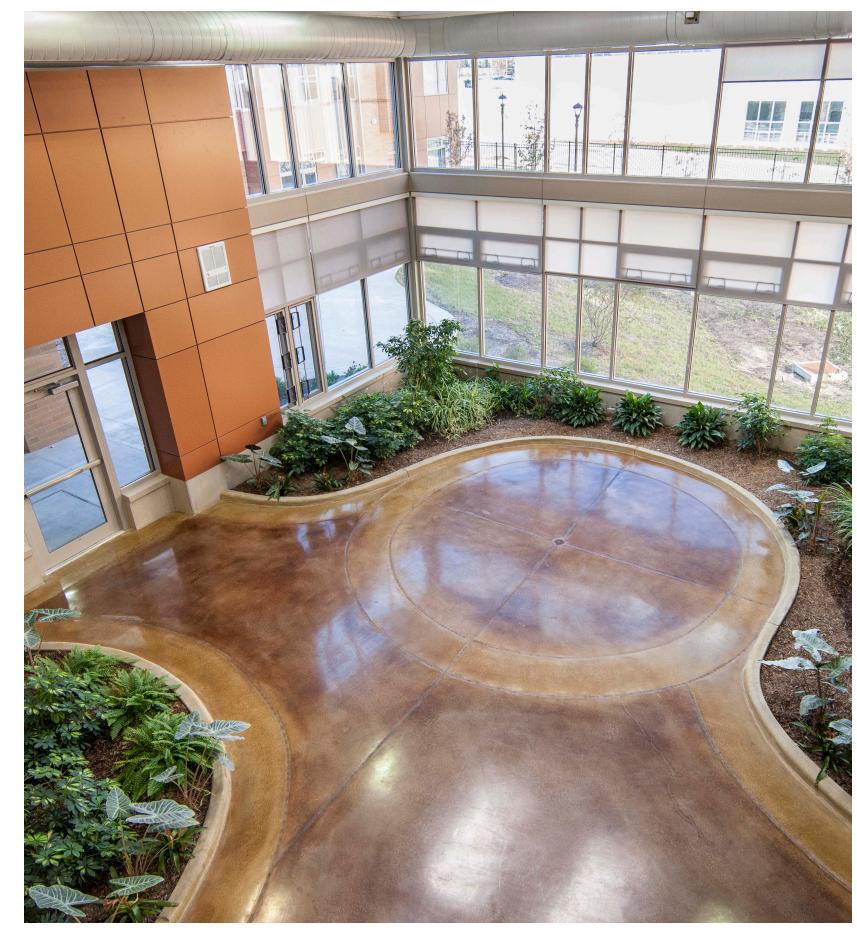
ServicesCompletionDesign Bid Build2012

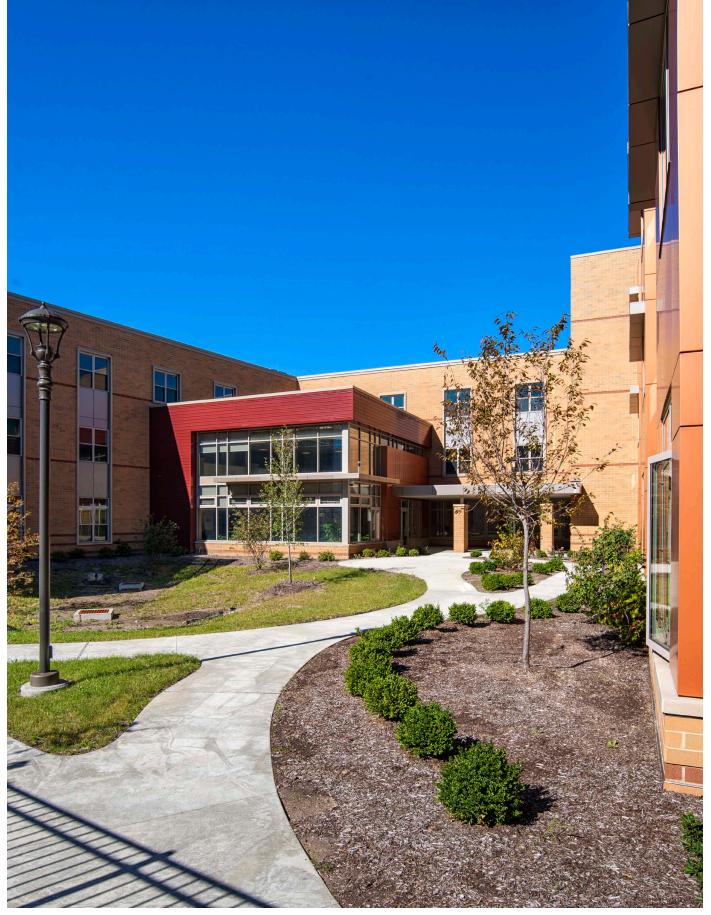
Architect Cost
LDA Architects \$7.8M

Location

East Cleveland, Ohio







## Liberty at St. Clair Adult Housing

Cleveland Housing Network

Eden, Inc. through its Emerald Development and economic network provides various social services for persons who are homeless or afflicted with disabilities. In 2006 Eden hired Ozanne to construct a 4 story, 72 unit, 43,000 SF apartment building for homeless adults.

**Services**Construction Management at Risk

**Cost** \$7.2M

Completion

2007

Weese Langley Weese Architects, Ltd.

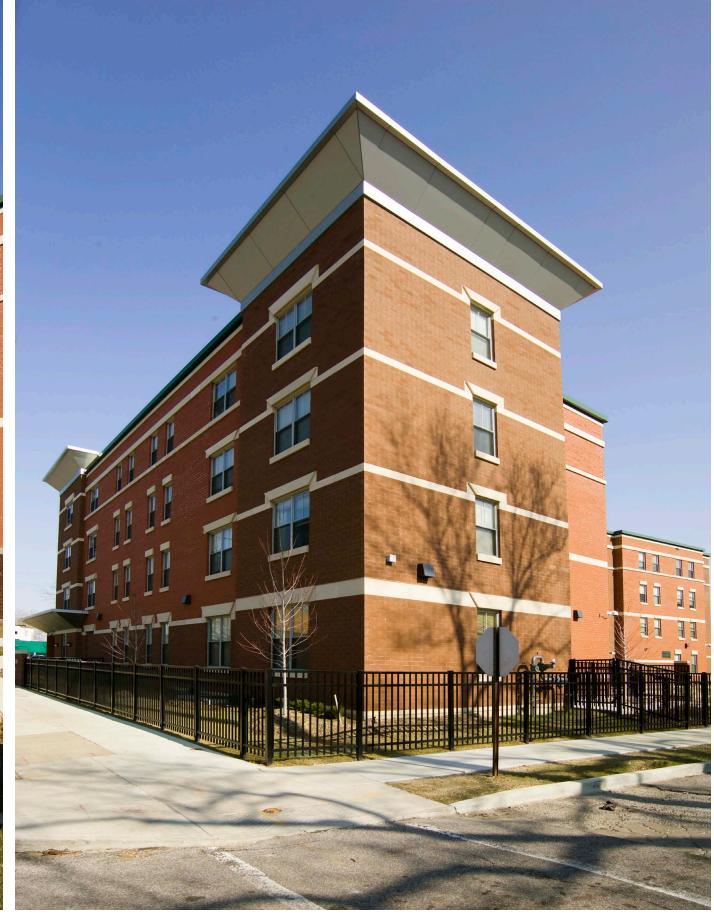
Location

Architect

Cleveland, Ohio







## Union Court Elderly Apartments

Cleveland Housing Network

The Union Court elderly project was constructed for Mt. Pleasant Now, a Cleveland based community development corporation. This tax credit financed new construction project is a 55,000 SF 3-story 48 unit apartment building.

ServicesCompletionDesign Bid Build2006

ArchitectCostCity Architecture, Inc.\$4.8M

**Lovation** 

Cleveland, Ohio





City of Oberlin Green Acres Site Development

## Ozanne Construction Company

### Housing Experience

Ozanne Construction Company was founded in 1956. We » Very successful relationship with CMHA since 1974 started working for CMHA in the late 1960s and we have consistently met our completion dates, budget projections, » Highly experienced residential builder in Cleveland diversity goals, and other contract requirements. We have extensive experience with both new construction and comprehensive renovation of various housing projects.

- Crestline Homes, first Black general contractor
- since the 1960s

Туре	Units	Services	Completed	Value
New Construction	39	General Contracting	2012	\$7.8M
New Construction	90	Design-Build	2007	\$13.7M
New Construction	72	CM at Risk	2007	\$7.2M
New Construction	48	General Contracting	2006	\$4.8M
Comprehensive Renovation	14-Story	General Contracting	2001	\$5.2M
New Construction	62	General Contracting	1999	\$3.7M
Occupied Units	2 - 16 Story	General Contracting	1998	\$1.8M
Occupied Units	300	General Contracting	1997	\$4.5M
Comprehensive Renovation	8-Story	General Contracting	1996	\$5.1M
Comprehensive Renovation	9 - 3 Story	General Contracting	1994	\$8.8M
Comprehensive Renovation	256	General Contracting	1992	\$7.2M
New Construction	56	General Contracting	1990	\$5M
	New Construction  New Construction  New Construction  New Construction  Comprehensive Renovation  Occupied Units  Comprehensive Renovation  Comprehensive Renovation  Comprehensive Renovation  Comprehensive Renovation	New Construction 39  New Construction 90  New Construction 72  New Construction 48  Comprehensive Renovation 62  Occupied Units 2 - 16 Story  Occupied Units 300  Comprehensive Renovation 8-Story  Comprehensive Renovation 9 - 3 Story  Comprehensive Story	New Construction39General ContractingNew Construction90Design-BuildNew Construction72CM at RiskNew Construction48General ContractingComprehensive Renovation14-StoryGeneral ContractingNew Construction62General ContractingOccupied Units2 - 16 General ContractingOccupied Units300General ContractingComprehensive Renovation8-StoryGeneral ContractingComprehensive Renovation9 - 3 General ContractingComprehensive Renovation56General ContractingComprehensive Renovation256General ContractingNew Construction56General Contracting	New Construction39General Contracting2012New Construction90Design-Build2007New Construction72CM at Risk2007New Construction48General Contracting2006Comprehensive Renovation14-StoryGeneral Contracting2001New Construction62General Contracting1999Occupied Units2 - 16 StoryGeneral Contracting1998Occupied Units300General Contracting1997Comprehensive Renovation8-StoryGeneral Contracting1996Comprehensive Renovation9 - 3 General Contracting1994Comprehensive Renovation256General Contracting1992New Construction256General Contracting1992

Project	Туре	Units	Services	Completed	Value
Mt. Hermon Baptist Church Good Samaritan Foundation Home	New Construction	56	General Contracting	1990	\$5M
CMHA Apartments at Euclid & Belmore	New Construction	39	General Contracting	2012	\$7.8M
CMHA Riverside Estates Elderly Apartment Complex & Family Townhomes	New Construction	90	Design-Build	2007	\$13.7M
Cleveland Housing Network Liberty at St. Clair Adult Housing	New Construction	72	CM at Risk	2007	\$7.2M
Cleveland Housing Network Union Court Elderly Apartments	New Construction	48	General Contracting	2006	\$4.8M
CMHA Cedar Extension High Rise	Comprehensive Renovation	14-Story	General Contracting	2001	\$5.2M
Eliza Bryant Center Village Garden Apartments	New Construction	62	General Contracting	1999	\$3.7M
CMHA Wade & Springbrook Apartments Door, Window Replacement & Exterior Restoration	Occupied Units	2 - 16 Story	General Contracting	1998	\$1.8M
CMHA Woodhill Estates Door & Window Replacement	Occupied Units	300	General Contracting	1997	\$4.5M
CMHA Carl B. Stokes Social Services Mall	Comprehensive Renovation	8-Story	General Contracting	1996	\$5.1M
CMHA Lakeview Terrace Estates	Comprehensive Renovation	9 - 3 Story	General Contracting	1994	\$8.8M
CMHA Riverside Estates Scattered Site Housing	Comprehensive Renovation	256	General Contracting	1992	\$7.2M
Mt. Hermon Baptist Church Good Samaritan Foundation Home	New Construction	56	General Contracting	1990	\$5M

PROJECTS OZANNE-GENERAL CONTRACTOR 159 158 LIVE • LEARN • LEAD

## Hudson Downtown Redevelopment

City of Hudson

In an area that was at one time served as Hudson's warehouse district, new streets, sidewalks, buildings, and a new park have been added to enlarge the historic core of the downtown area. The development was carefully designed to provide a pedestrian friendly, historic feeling. The new development dovetails seamlessly with the old.

McKnight & Associates was a partner in designing the streetscape and was responsible for planting design throughout the project area. The project was additionally challenging as it was a partnership between a public and private entities. The nearly nineteen acre site included the redevelopment of five City streets. One City block was dedicated as a park to serve as an extension of Hudson's extensive network of parks and trails. McKnight & Associates was responsible for the design of the park and met numerous times with Civic groups and City staff to draw consensus and support for both the park and streetscape plans.

#### Location

Hudson, Ohio

**Construction Budget:** \$350.000

#### Services

Design Development,
Cost Estimating
Construction Documents,
Construction Administration







## Morgan Swamp Public Access

The Nature Conservancy

Located near the border of Ashtabula and Geauga Counties, the 1,100 acre Morgan Swamp site is a remnant of the glacial era. This swamp ecosystem is home to plants and animals, many rare, not often found in this area. One of the goals of the project is to provide limited public access to the site. McKnight & Associates was retained to provide planning and construction detailing assistance. A new, low impact, parking lot was designed along with an ADA trail that slopes to an accessible wood frame overlook deck. Bridges and boardwalks for the perimeter loop trail were designed and are under construction. Interpretive signage will be an important component of the project.

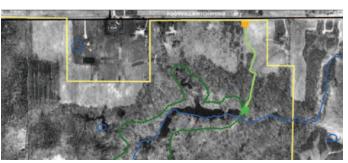
#### Location

Ashtabula County, Ohio

**Construction Budget:** \$80,000

#### Services

Design & Construction
Documents







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## Greenspace for Zone Recreation Center

ParkWorks/City of Cleveland

Located on the site of a concrete batch plant used during the construction of Interstate 90, the 21 acre site is a jewel in Cleveland's EcoVillage, anchored by the Rec Center building. McKnight & Associates' plan integrates an environmentally sound approach to urban recreation and outdoor education on an environmentally degraded site. Extensive community input helped develop a plan that includes active sport recreation areas, a spray park, and an outdoor play area. A network of stormwater management areas such as rain gardens and biofiltration swales are woven through the active recreation areas. They are configured to create wetland, meadow and forest habitat study zones, and keep runoff contained on site while reducing maintenance. Permeable paving was used in parking and plaza areas.

#### Location

Cleveland, Ohio

#### Services

Conceptual Design, Master Planning, Environmental Planning, Cost Estimating

## Subconsultants:

Manka Design Studio
Davey Resources Group

#### Awards

American Society of Landscape Architects - Ohio Chapter Honor Award. 2006.







## McKnight Associates, LTD.

Partial Project List

#### Parks & Recreational

Zone Recreation Center	Cleveland, Ohio: Master Plan, Community Process & Implementation.  American Society of Landscape Architects Ohio Chapter 2006 Honor Award.
Cleveland Flats Skate Park	Cleveland, Ohio: Master Plan, Community Process & Implementation.  American Society of Landscape Architects Ohio Chapter 2006 Honor Award.
Stephanie Tubbs Jones Memorial Plaza	University Circle Cleveland, Ohio: Design for memorial park.
Rockefeller Park Strategic Plan	Cleveland, Ohio: Design and analysis assistance to guide strategic investment in historic public landscape. American Society of Landscape Architects 2009 Honor Award.
Horseshoe Lake Park & Trail	Shaker Heights, Ohio: Implementation Plan.
Serbian, Albanian, Croatian & Indian Cultural Gardens in Rockefeller Park	Cleveland, Ohio: Implementation Plans.
Perk Park Revitalization	Cleveland, Ohio: Collaboration w/ Thomas Balsley Associates, NYC on redesign of Downtown Cleveland greenspace. American Society of Landscape Architects Ohio Chapter 2012 Merit Award.
Orchard School Community Park	Cleveland, Ohio: Master Plan, Community Process & Implementation. American Society of Landscape Architects Ohio Chapter 2002 Honor Award.
Fairview Park - Ohio City	Cleveland, Ohio: Park Rehabilitation.
Uptown Plaza - MOCA	Cleveland, Ohio: Collaboration with James Corner Field Operations on implementation of plaza adjacent to Museum of Contemporary Art for Case Western Reserve.
Shaker Heights Community Park	Cleveland, Ohio: Collaboration with James Corner Field Operations on implementation of plaza adjacent to Museum of Contemporary Art for Case Western Reserve.
Geauga Park District Frances Hall Amphitheater	Chardon, Ohio: Implementation Plans

#### Trails

Eastwood Preserve	Richfield, Ohio: Planning, Cost Analysis, Implementation Plans and Construction Administration.
Pedigo/Carter Trail System	Richfield, Ohio: Planning, Cost Analysis, Implementation Plans and Construction Administration for 1¼ mile trail system.
Shaker Median Trail	Shaker Heights, Ohio: Planning, Cost Analysis, Implementation Plans and
	Construction Administration for 1½ mile trail.
Morgan Swamp ADA Trail	Ashtabula County, Ohio: Nature Conservancy access trail layout, design and implementation.

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#### Streetscape

RTA Median Enhancements-Shaker Square to Coventry Station	Greater Cleveland Regional Transit Authority: Cost Analysis & Implementation Plans.
Shaker Heights Streetscape Plans	Shaker Heights, Ohio: Chagrin Boulevard Improvement Plans and Construction Administration.
Tremont Pedestrian / Bicycle Connections TLCI	Tremont West Development Corp. Cleveland, Ohio: Preliminary Plans and Cost Analysis.
Slavic Village TLCI	Slavic Village Development. Cleveland, Ohio: Preliminary Plans and Cost Analysis.

#### Educational and Campus Planning

University of Akron Coleman Common	Akron, Ohio: Master Plan & 4 phase Implementation Plans
John Hay High School / Cleveland School of the Arts Campus.	Cleveland, Ohio: Integrated Campus featuring connecting paths, common greenspace and perimeter identification.
Cleveland Heights / University Heights Elementary School Master Plans	Cleveland Heights / University Heights, Ohio: Master Planning & Cost Estimating for Five Schools.
Cleveland Municipal School District	(ParkWorks, Cleveland) Cleveland, Ohio: Schoolyard Improvement Projects at Twenty Sites.
Skyline Campus	Cleveland, Ohio: Three School Campus Plan. Master Plan & Multi-phase Implementation Plans
Case Western Reserve University Quad Fountain Renovation	Cleveland, Ohio: Implementation Plans
Hiram College Common / Library Site Improvements.	Hiram, Ohio: Implementation Plans for Campus Landscape Improvements, Gardens & Fountain.
Oberlin College World War II Memorial Garden	Oberlin, Ohio: Memorial Garden sited between historic Finney Chapel and Cox Administration Building.
Amphitheatre of Hypocrites	Northeastern Ohio Universities College of Medicine. Rootstown, Ohio: Improvement Plans.
Shaker Heights High School	Shaker Heights, Ohio: Main Entry Improvements.
CCC East Natatorium	Highland Hills, Ohio: Natatorium and Entrance Site Improvements

#### Civic

Beachwood Municipal Center	Beachwood, Ohio: Site Improvement Bid Package
Solon City Hall	Solon, Ohio: Complete Site Development Bid Package
Richfield Municipal Center	Richfield, Ohio: Site Development Bid Package
Eastlake City Hall	Eastlake, Ohio: Site Development Bid Package
Eastlake City Hall	Eastlake, Ohio: Site Development Bid Package

#### Preservation

Peters Hall Site Development	Oberlin College, Ohio: Site Development Improvements for 1890 era Multi-purpose
	College Building. Walks, Seating Area and Plantings
Cleveland Restoration Society	Cleveland, Ohio: Collaborative Design with Sculptor Malcolm Cochran
Sarah Benedict House Garden	Cleveland, Onio. Collaborative Design with Sculptor Malcolin Cochran
Greek & Irish Cultural Gardens	Cleveland, Ohio: Restoration Plans
in Rockefeller Park	
Dunham Tavern Museum	Cleveland, Ohio: 1830 Carriage Stop. Heritage Trail Overall Site Master Plan, Implementation Plans for Interpretive Trail, Formal Garden, Prairie and Orchard Plantings. Donald Gray Garden Restoration Plan
CWRU - Harcourt House	Cleveland, Ohio: Landscape Renovation Plans

#### Commercial

Cleveland Clinic Foundation	Cleveland, Ohio: East 96th Street Site Improvements Bid Package
Robinson Memorial Hospital	Ravenna, Ohio: Healing Garden Site Development Bid Package
St. Augustine Manor	Cleveland, Ohio: Therapeutic Garden Site Development Bid Package
RoseMary Center	Cleveland, Ohio: Sensory Garden Design & Implementation
Veteran's Affairs Development	Cleveland, Ohio: Domiciliary, Office Building and Parking Deck
Westfield Group - Ohio Farmers Insurance Headquarters	Westfield, Ohio: Landscape Renovation Plans and Implementation for Inn, Home Office and Country Club
University Hospitals - Rainbow / Medical School Walkway	Cleveland, Ohio: Site Bid Package
Keithley Instruments	Solon, Ohio: Landscape & Exercise Trail Plans.
Vitamix Corporation	Olmsted Falls, Ohio: Landscape Improvements to Headquarters

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## Allen Memorial Art Museum

Oberlin College

Karpinski Engineering provided LEED NC Services for the Allen Memorial Art Museum HVAC and Associated Systems renovation project. Oberlin College's Allen Memorial Art Museum is considered one of the top college/university art museums in the country. Built in 1917, this historic structure was lacking in energy savings and sustainable design. Oberlin College began the two-year renovation in 2009 and had a goal of LEED Gold certification. This project was completed in 2011.

Karpinski Engineering provided LEED services that included the review of design, development and construction document drawings, along with specifications and language in order to provide recommendations to meet LEED requirements. Karpinski Engineering's LEED team met with the owner, consultants and design team to develop a plan based upon the design development documents, schedule, funding and current LEED checklist items.

From this, Karpinski Engineering's LEED team drafted appropriate documentation for LEED submission. These documents included an Erosion and Sediment Control Plan, Construction Waste Management Plan, Construction Indoor Air Quality Management Plan (with specifications, plans and reporting forms), as well as LEED Innovation Credit responses, LEED Credit Interpretation Request (CIR)

**Location**Oberlin, Ohio

**Desugb Date** 2011

**Completion Date** 2011

**Project Relevancy**LEED Certification

Student Residence Experience

Higher Education Experience



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## **Euclid Commons**

#### Cleveland State University

Karpinski Engineering provided design services for 400-700 beds of on-campus student housing. The facility includes typical student-oriented amenities such as laundry facilities, business and study services, social gathering areas, and independent operational support and maintenance space within the community. The development features 9,000 SF of administrative space and Euclid Avenue access for University use.

The design assumed a residential scale, but remains congruent to surrounding properties. The plan accommodated the continuation of East 24th Street, from Euclid Avenue to Prospect Avenue, as well as driveway access to the new facilities. Particular attention was paid to historical context, existing market dynamics, and the University environment.

Location

Cleveland, Ohio

**Design Date** 2006

Completion Date

2013

**Project Cost** \$32 million

**Square Footage** 260,000

**Project Relevancy** 

MEPT Design

LEED Certification

Student Residence Experience

Higher Education Experience



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PROJECTS KARPINSKI INGINEERING 169

## **Burton Hall Renovation**

#### Oberlin College

Karpinski Engineering provided MEP and civil engineering design for the \$1-million renovation to Burton Hall at Oberlin College. The 40,000-SF, 180-student residence hall was originally constructed in the 1930s and required civil coordination and design, as well as HVAC, plumbing, and fire protection system upgrades.

Civil engineering work included the coordination of surveying and design of a new waterline through a congested area of campus. An innovative horizontal, directional drilling technique was utilized to minimize disturbance and retain existing campus landscape. The new water line was distributed to several existing residence halls.

HVAC system upgrades to the heating and ventilation systems improved comfort while increasing energy efficiency. The plumbing system was completely removed and all new piping, fixtures, and equipment were installed; the water heating system was converted from steam to a high-efficient, gas-fired system.

A new sprinkler system was installed throughout the entire building, with particular attention given to maintaining the historic nature of the building.

The project construction was completed within an eightweek period. This expedited construction schedule required immediate response to construction phase questions and close coordination of project contractors.

Location

Oberlin, Ohio

**Project Cost** \$1 million

2010

**Design Date** 2009

**Square Footage** 

Completion Date 40,000 MEP and Civil Design



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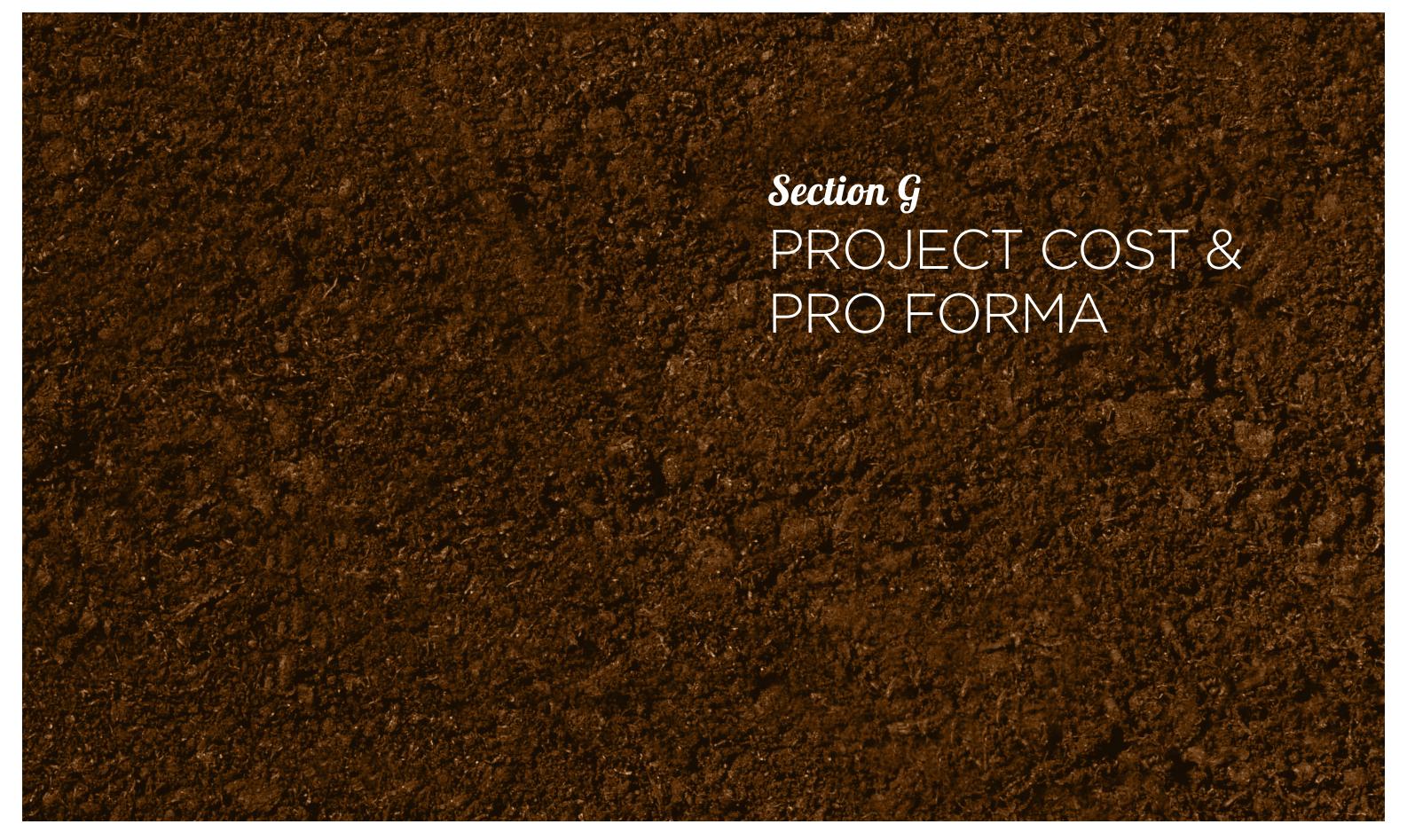


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City of Oberlin

## Section G PROJECT COST & PRO FORMA





City of Oberlin Green Acres Site Development

## Green Acres Site Development

#### Project Costs and Pro Forma

TCB brings a great deal of experience in honing project secured once the project received firm commitments from costs, attracting and securing scarce state and federal the primary financing sources, and not rely on future sales resources, and working with a variety of equity and debt or other proceeds. We also anticipate a potential variety partners to complete projects such as in this proposal. of additional income streams that would further repay the Many have directly comparably sized programs and City's investment, including: similar building types. We assemble financing for several developments each year, delivering hundreds of new » Surplus operating cash flow from the development units. We completed a new construction townhouse and " multifamily development in Akron, Ohio in 2008. In short, " we understand and can execute the complex financing that will be required to develop new housing at a scale " that provides impact in Oberlin.

The project is anticipated to have a total development cost of approximately \$8 million, a development cost of \$160,700 per unit. Anticipated development sources include:

- » Conventional mortgage debt
- » Housing Tax Credits administered by the Ohio Housing Finance Agency (OHFA)
- » Affordable Housing Finance loan from the Federal Home Loan Bank
- » Infrastructure or other municipal financing from the City of Oberlin
- » State soft debt from OHFA and other Agencies

#### Financial Returns to the City of Oberlin

TCB recognizes the City's desire to recoup most or all of the \$409,594 investment already made in the property, in addition to any financing required to enable this development. This proposal anticipates an immediate \$250,000 payment to the City as an acquisition price for the development site, consisting of approximately 4.5 acres of the current parcel. The acquisition payment would be

- Property tax revenue
- Sales and/or development of single family lots anticipated on the site plans
- Sales and/or development of commercial parcel on Lorain Avenue
- » Increased income tax base from new residents

Budget Item	Total Budget	Subtotals	Per Unit
Initial Land Acquisition	\$250,000	\$0	\$5,00
cquistion subtotal		\$250,000	\$5,00
Site Work	\$80,000	\$0	\$1,60
Building Demolition	\$0	\$0	9
Environmental Remediation	\$0	\$0	\$
Landscape	\$15,000	\$0	\$30
Interior Demolition (for rehab)	\$0	\$0	\$
Construction - Building	\$3,713,158	\$0	\$74,26
Construction - Parking	\$400,000	\$0	\$8,00
Construction - Sustainable premiums	\$185,658	\$0	\$3,71
Construction - Personal Prop.	\$40,000	\$0	\$80
Contractor's General Conditions	\$221,691	\$0	\$4,43
Contractor's Overhead	\$88,676	\$0	\$1,77
Contractor's Profit	\$266,029	\$0	\$5,32
Contractor's Bond Premium	\$44,338	\$0	\$88
Contractor's Bond / LoC Fee	\$0	\$0	5
Owner's Construction Contingency	\$252,728	\$0	\$5,05
lard Cost Subtotal		\$5,307,278	\$106,14
Architect-Design	\$227,455	\$0	\$4,54
Architect-Supervision	\$75,818	\$0	\$1,51
Architect-Reimbursables	\$20,000	\$0	\$40
Construction Management	\$30,327	\$0	\$60
Engineering Fees	\$25,273	\$0	\$50
Environmental Audit/Testing	\$20,000	\$0	\$40
Permits	\$50,546	\$0	\$1,01
Surveys	\$15,000	\$0	\$30
Legal 1	\$75,000	\$0	\$1,50
Title & Recording	\$10,000	\$0	\$20
Audit & Cost Certification	\$15,000	\$0	\$30
Appraisal	\$8,000	\$0	\$16
Market Study	\$5,000	\$0	\$10
Other Consultant	\$10,000	\$0	\$20
Taxes during development	\$25,000	\$0	\$50
Insurance during development	\$30,000	\$0	\$60
Security during development	\$10,000	\$0	\$20
Furniture & Equipment	\$10,000	\$0	\$20
Rent-up & Marketing	\$12,000	\$0	\$24
Soft Cost Contingency	\$33,721	\$0	\$67
oft Cost Subtotal	ψ00,721	\$708,139	\$14,16
Syndication Fees	\$75,000	\$0	\$1,50
Predev Funds-Org. Fees	\$22,820	\$0	\$45
(Const/Bridge1}-Direct Costs	\$35,000	\$0	\$70
(Const/Bridge1}-Org. Fees	\$70,000	\$0	\$1,40
(Const/Bridge1}-Interest	\$280,000	\$0	\$5,60
(Const/Bridge?}-Direct Costs	\$40,000	\$0	\$80
and the state of t		\$0 \$0	\$6
LIHTC Application Fee	\$3,000		
LIHTC Reservation Fee	\$60,000	\$0 \$0	\$1,20 \$72
LIHTC Other Costs	\$36,000	\$0 \$0	200 \$41100000
LIHTC Other Costs	\$0	\$0	9
General Financing Costs	\$0	\$0	400
Const Prd Accured Soft Interst	\$31,441	\$0	\$62
Financing Contingency	\$32,663	\$0	\$65
Financing Subtotal	¢177.604	\$685,924	\$13,71
Operating Reserve	\$177,681	\$0 \$477.694	\$3,55
Reserves Subtotal	#000 444	\$177,681	\$3,55
Paid Developer Fee	\$909,414	\$0	\$18,18
Deferred Developer Fee	\$0	\$0	040.46
Peveloper Fee Subtotal		\$909,414	\$18,18
TDC	\$8,038,436	\$8,038,436	\$160,70

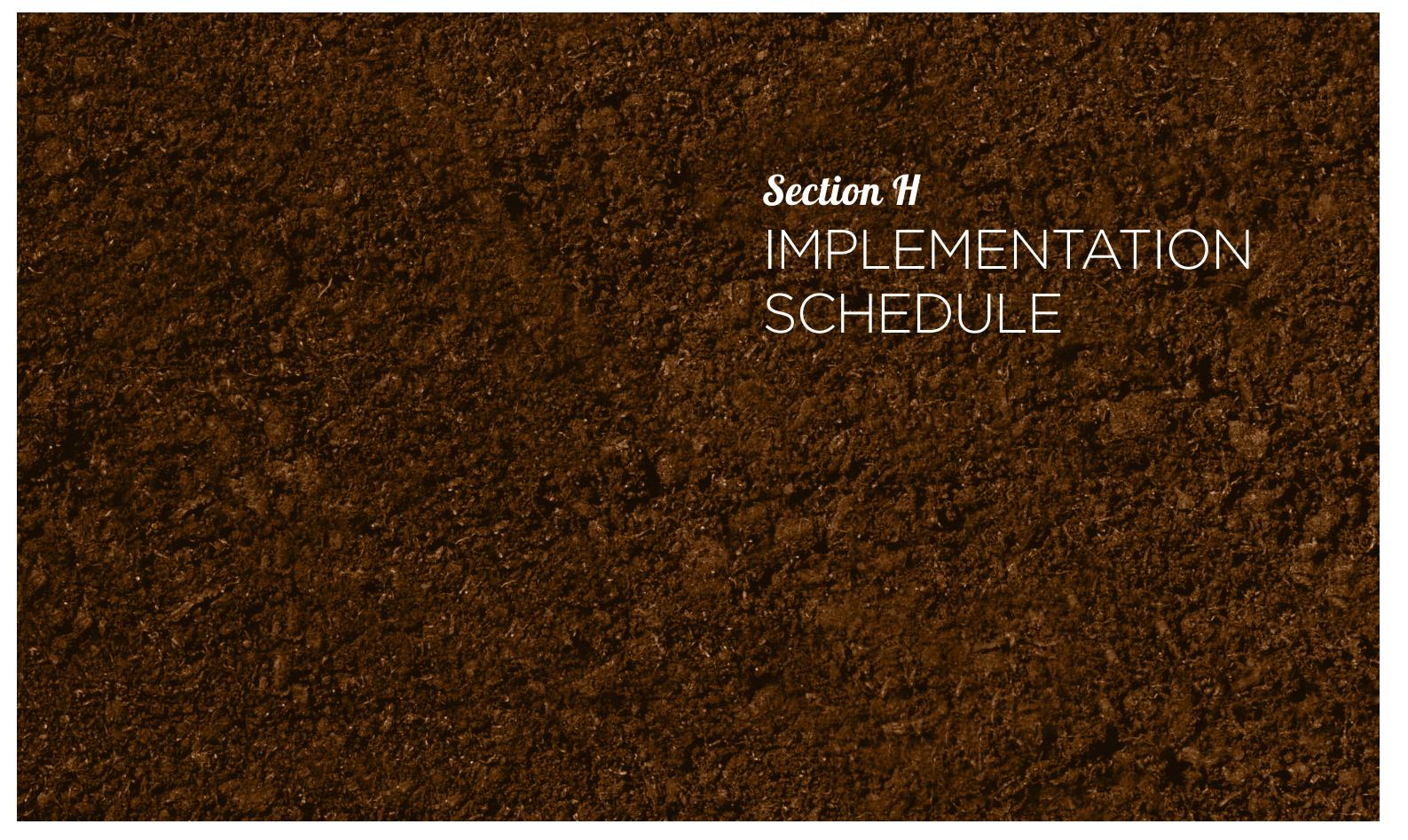
Ober	lin Green Acres					
Prog	ram					
Buildir	ng			Average Sqft By	Unit Size	
						Ave Net
	Total GSF	43,684		BRs	Units	SF
	Building Efficiency	95%		Studio	0	500
	Building Count	6		1	15	700
				2	30	850
Reside	ential			3	5	1,100
	Residential Space	NSF		4	0	1,200
	Res. Units	41,500		5	0	1,300
	Laundry / Vend.	1		6	0	1,500
	Community Room	1,000		Total	50	41,500
	Office	500				
	Total NSF	43,000				
	NSF / GSF	98%				
Land						
	Res. Parking Spaces	50		<del></del>		
	Developed Land	196,020	square feet			
	<b>-</b> 20		acres			
		30%	of parcel			
	Density		du/acre			
	•	3.33	du/acre overall			

Oberlin Green Acres							
Rent and Net Operation	ating Income						
Program	BRs	Unit Count	Avg Unit Sqft	Gross Rent			
LIHTC - 60% AMI	1	13	700	713			
	2	22	850	857			
	3	5	1,100	989			
	Sub-total	40	2				
Market	1	7	700	850			
	2	3	850	1,100			
	3	=	=,:	=:			
	Sub-total	10					

Oberlin Green Acres									
Sources	and Use	s							
+									
Hard De	ebt		Total	Per Unit	Rate	Fees	MIP	Term	Amort
	Hard	First Mortgage	\$849,444	\$16,989	6.00%	0%	0.50%	-	30
Soft De	bt				Rate	Term	%CF	Order	
	Soft	HDAP (OHFA)	\$350,000	\$7,000	4.00%	40	0%	1	
	Soft	City of Oberlin - Infrastructure	\$500,000	\$10,000	4.00%	40	5%	2	
	Soft	AHF (FHLB)	\$1,000,000	\$20,000	4.00%	40	5%	3	
	Soft	Ohio Office of Community Develo	\$360,000	\$7,200	4.00%	40	5%	4	
22	Soft	Deferred Dev Fee	\$0	\$0	5.00%	40	100%	-	-
					Annual	Years of	Total Credit to		LP
Equity					Credit	Credit	LP	Price/\$	Shares
	Equity	Fed LIHTC	\$4,978,807	\$99,576	553,256	10	5,532,008	0.9000	99.99%
	Equity	GP Contribution	\$100	\$2		=	20 DEC	=	-
	Total Soun	ces	\$8,038,351	\$160,767					

# Section H IMPLEMENTATION SCHEDULE





City of Oberlin Green Acres Site Development

## Green Acres Site Development

Implementation Schedule

ID	0	Task Name	Duration	Start	Finish	Predecessors
1		Development Team Selection	2 mons	Fri 10/25/13	Thu 12/19/13	
2		Developer Agreement Negotiation	2 mons	Fri 12/20/13	Thu 2/13/14	1
3		Complete consultant team	1 mon	Fri 2/14/14	Thu 3/13/14	2
4		Project Initiation	0 days	Thu 3/13/14	Thu 3/13/14	2FS+1 mon
5		DUE DILIGENCE	120 days	Fri 4/11/14	Thu 9/25/14	4
6		Environmental	6 mons	Fri 4/11/14	Thu 9/25/14	4FS+1 mon
7		Market Study	8 wks	Fri 4/11/14	Thu 6/5/14	4FS+1 mon
8		Site Control/Title	1 mon	Fri 5/9/14	Thu 6/5/14	4FS+2 mons
9		PLANNING/DESIGN	406 days	Fri 3/14/14	Fri 10/2/15	4
10		Stakeholder research	2 mons	Fri 3/14/14	Thu 5/8/14	
11		Utilities and Infrastructure Research	4 mons	Fri 4/11/14	Thu 7/31/14	10SS+1 mon
12		Schematic Design	8 wks	Fri 6/6/14	Thu 7/31/14	10,7
13		Participatory Planning/Feedback	6 wks	Fri 8/1/14	Thu 9/11/14	12
14		Design Development	10 wks	Fri 9/26/14	Thu 12/4/14	13FS+2 wks
15	0.000	Detailed cost information	6 wks	Fri 12/5/14	Thu 1/15/15	14
16		PD Zoning process	2 mons	Fri 12/5/14	Thu 1/29/15	14
17	III (II	Construction Documents	12 wks	Mon 7/13/15	Fri 10/2/15	21FS+4 wks
18		FINANCING	345 days	Mon 11/24/14	Fri 3/18/16	
19		OHFA Financing Application	3 mons	Mon 11/24/14	Fri 2/13/15	20SS-3 mons
20	111	HTC submission	0 days	Mon 2/16/15	Mon 2/16/15	14,16,15,8
21	<b>III</b>	OHFA financing award	0 days	Mon 6/15/15	Mon 6/15/15	
22		Assemble financing	10 mons	Mon 6/15/15	Fri 3/18/16	21
23		Initial Closing	0 days	Fri 3/18/16	Fri 3/18/16	22
24	0101	Construction	10 mons	Mon 3/21/16	Fri 12/23/16	23
25		Lease Up	6 mons	Mon 10/31/16	Fri 4/14/17	24FS-2 mons

20	2014			2015	E NENENENENENENENENENENENENENENENE	T AT	THE STATES STATES	2016			2017			
Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2015 Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
		413	- Qui 3		2/10	6		T Cal 4			Qu 3	Cu 7	QU I	QU Δ

	Project: Oberlin Green Acres RFP_Scl Date: Thu 10/24/13	Task Split		Progress Milestone	•	
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mmary	External Tasks Deadline 🕀
oject Summary	External Milestone ♦
Page 1	







#### CITY OF OBERLIN GREEN ACRES SITE DEVELOPMENT PROPOSAL FORM – PAGE ONE

No alternatives, deletions, or invalid.	additions shall be made of this form as it may render the proposal
Bidder Name:	The Community Builders, Inc.
Address:	135 S LaSalle Street, Suite 3350
	Chicago, IL 60603
Contact Person:	Jeffrey Beam
E-Mail Address:	JBeam@TCBINC.ORG
Telephone No.:	(614) 429-5918
Fax No:	(617) 502-8062
Authorized Signature:	Jeri from the form
Printed Name:	Terri Hamilton Brown
Title:	Midwest Regional Director

CITY OF OBERLIN GREEN ACRES SITE DEVELOPMENT PROPOSAL FORM – PAGE TWO

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191 LIVE • LEARN • LEAD

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#### Supplement to Page 24:

It has not been our practice to track claims of default after they have been resolved or to track minor or quickly resolved matters that occur in the normal course of business. Therefore, we are unable to respond definitively regarding all contract terminations in TCB's history, given the approximately 300 projects and more than 22,000 units in our inventory and approximately 26 projects in our development pipeline. However, to the best of our knowledge, the Applicant has not been party to a material contract that has been terminated, other than the following:

#### Chicago Housing Authority Community and Supportive Services Contract:

Project: Oakwood Shores, Chicago, IL

Summary of Claim: In 2004, TCB and the Chicago Housing Authority (CHA) entered into a contract for Community and Supportive Services with respect to resident services provided by TCB, as property manager, to residents of the Oakwood Shores development, a multi-phase public housing redevelopment project in Chicago, Illinois. The Contract was amended annually through 2011. On September 29, 2011, the CHA provided to TCB a Notice of Default under the Contract alleging certain performance defaults and allowing TCB 30 days to remedy the defaults.

TCB's Actions to Resolve: TCB provided the CHA with a comprehensive response to the CHA's Notice of Default and took corrective measures intended to remedy the alleged defaults. Following numerous meetings and correspondence between the CHA and TCB, CHA announced that it remained unsatisfied and the Contract was terminated as of November 30, 2011. TCB considers this matter resolved.

#### Subcontract Agreement with The Urban Institute:

Project: Oakwood Shores, Chicago, IL

Summary of Claim: In 2011, TCB and The Urban Institute (UI) entered into a Subcontract Agreement regarding a multi-site "Hard to House Demonstration" analysis being conducted by UI with multiple affordable housing sites throughout the country. TCB entered into the Subcontract in connection with the services it provides to residents of Oakwood Shores in its role as property manager of the Oakwood Shores development, a multi-phase public housing redevelopment project in Chicago, Illinois. Other than TCB, the additional parties with whom UI

had entered into Subcontracts as part of this Demonstration were public housing authorities all of which were utilizing a substantially similar resident services model. At the outset of the Subcontract term, TCB was using a resident services model different in scope from that of the public housing authorities. From the commencement of the Subcontract term, TCB and UI engaged in numerous conversations and analyses pertaining to the scope of the Subcontract and the elements of Subcontract deliverables required from TCB. On November 1, 2011, UI provided to TCB a letter alleging certain performance defaults under the Subcontract and requiring TCB to provide a written response to such letter within 10 days.

TCB's Actions to Resolve: TCB provided UI with a comprehensive response to UI's letter, and an accompanying memorandum, and immediately took corrective measures intended to remedy the alleged performance defaults. Following numerous meetings and correspondence between UI and TCB, UI declared the remedies to be unsatisfactory to UI, UI terminated the Contract as of December 14, 2011 and the parties reached a settlement as to amounts owed to TCB for work properly performed. TCB considers this matter resolved.

#### CITY OF OBERLIN GREEN ACRES SITE DEVELOPMENT PROPOSAL FORM – PAGE THREE

C. BIDDE	C. BIDDER'S HISTORY						
Complete the	following information pertaining to history and experience of your firm.						
Firm Name;	The Community Builders, Inc.						
Address:	Address: 135 S LaSalle Street, Suite 3350						
	Chicago, IL 60603						
Telephone:	Telephone: (312) 577-5555						
Type of Firm:  Individual Partnership Corporation							
CORPORATION							
If Corporation, date of incorporation: May 29, 1964							
Name and add	ress of statutory agent upon whom legal notices can be served:						
Lawyers Incorporating Service, 50 West Broad Street							
Suite 1800, Columbus, Ohio 43215							
Is Corporation in good standing with the Secretary of the State of Ohio?  YES_XNO If NO, explain on attached sheet.							
Has the Corporation charter ever been revoked? YES NO_X							
If incorporated in a state other than Ohio, indicate state: Massachusetts							
PARTNERSHIP							
If Partnership, indicate names and addresses of all partners:							
INDIVIDUAL F	PROPRIETORSHIP						
	If Individual Proprietorship, indicate full name and address of owner, if other than the firm name indicated above:						
L							

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#### CITY OF OBERLIN GREEN ACRES SITE DEVELOPMENT PROPOSAL FORM -- PAGE FOUR

	How long has this firm been in business? 48 YEARS
	Total number of employees: 511
	Are you presently, or have you ever been, involved in any legal claims or suits for damage whatsoever, whether covered by insurance or not, as a result of the supplying consultin services?
	YESXNO
¥.	If YES, submit a complete report of the case or cases involved, and indicate whether the case(s) is still pending or resolved.

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#### Supplement to Page 26:

It has not been our practice to track claims all of default after they have been resolved or to track minor or quickly resolved matters that occur in the normal course of business. Therefore, we are unable to respond definitively regarding all legal claims or suits for damages as a result of the supplying of consulting services in TCB's history, given the approximately 300 projects and more than 22,000 units in our inventory and approximately 26 projects in our development pipeline. However, to the best of our knowledge, since TCB began tracking material claims and litigation in 2006, TCB has not been involved in a legal claim or suit for damages as a result of the supplying of consulting services.

### ARTICLE V

DISCLOSURE OF PE	RSONAL PROPERTY TAXES
STATE OF OHIO	) > ss:
COUNTY OF	)
The undersigned being first duly caut	ioned and sworn says that he is the
Assistant Treasurer	of The Community Builders, Inc.
who made a bid for an improvement project City of Oberlin, Ohio, involving the competition	or for the purchase of services and supplies for the ve bid process;
that he submits to the City of Oberlin Finan statement affirmed under oath that as the delinquent personal property taxes on the g	ith Section 5719.042 of the Ohio Revised Code and ce Director as the Taxing District Fiscal Officer this person with whom the bid was submitted with any eneral tax list of personal property of any county in of Oberlin has territory or that such person was uxes on any such tax list;
and unpaid delinquent taxes and any due ar penalties and interest thereon as specified b	statement-sets forth in full, the amount of such due- nd-unpeid-delinquent taxes and any due and unpeid- y Section 5719:042 by Exhibit "A" which is attached as if fully rewritten and is incorporated by reference;
such taxes, a copy of the statement shall, v	t indicates that the taxpayer was charged with any with the permission of the taxpayer, which is hereby irector of the City of Oberlin to the County Treasurer ent is submitted.
contract with the City of Oberlin and agrees	the statement shall also be incorporated into the that no payment shall be made with respect to any I Gode applies unless such statement has been so
Mick Veroing	When treasurer
Sworn to and subscribed before me a Notary	Public by MICIALL VEROVA,
KESISKUK LOOVIL this BY day	of Cholser 2013.
My commission expires:	Cle Will Will Villey Notary Public
CAPOL M. MoVINII EV	

Notary Public HUMONWEALTH OF MASSACHUSETTS

#### **WAIVER AND RELEASE**

In consideration of the review by the City of Oberlin, Ohio, of a contract proposal and bid submitted by the undersigned, and as a condition precedent thereto, the undersigned does hereby authorize and direct the release to administrative officers of the City of any and all information related to the current obligations of the undersigned to the City, including, but not by way of limitation, obligations under the city's income tax, hereby waiving any privilege, statutory or otherwise, as to the same, and releasing the City of Oberlin, Ohio, its officers, agents, and employees from any liability in relation thereto.

Teniffamh James.
BY: TERRI HAMILTON BROWN

DATE: 10-24-13

SIGNED IN THE PRESENCE OF:

JEFFREY BEAM