



February 27, 2024

Philip Hervey
Town Manager
Town of Barrington
Town Hall
283 County Road
Barrington, RI 02806

RE: RFP for Development of 25 Watson Avenue

Dear Mr. Hervey:

A. Introduction/Development Team:

FJS Associates, Ltd. (FJS) is pleased to submit this proposal for Development of the property at 25 Watson Avenue. The team will consist of FJS Associates, Ltd., and STAND Corp.(Stand), a construction company based in Warwick, RI. FJS and Stand have partnered on many developments over the last 30 years. Architecture and land planning is by Union Studio Architecture and Design (Union). Diane Soule Landscape Architecture will design sitescapes. Additionally, we have engaged the Real Estate firm of REMAX River's Edge for Marketing and Sales, a local firm with the necessary market knowledge.

FJS Associates, led by Francis J. Spinella will take the primary role in the development, leading all aspects of permitting, planning, financing, and execution. Stand Corp. has a long history of MBE/WBE participation and has won awards for not only MBE/WBE, but for employing Section 3 workers.

There are no Lawsuits involving any of the firms or their principals within the past five years.

- B. The team of FJS, Stand, Union and Diane Soule have worked together for decades on market rate and affordable housing developments, including homeownership, rental throughout southern New England and particularly in RI. The entire team is RI based and has created many neighborhoods together. Please see all Profiles attached to this Proposal.**
- C. It is our intent to develop the property as described in the "Development Requirements & Guidelines", including five deed restricted LMI units at 120% of Area Median Income and seven Market rate units.**

79 Peckham Lane
401.848.5470

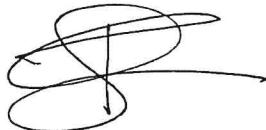
Middletown, RI 02842
Fax: 401.848.5471

- D. Please see the attached development plan prepared by Union. Included are seven market rate units and five deed restricted units. All will be age restricted to residents at least 55 years old.
- E. Schedule: The team will begin the planning and approval process as soon as we are selected developer. We understand the internal municipal process of a financial town meeting and recommendation. It would be our hope to be through the town process and under construction within 12 months of being selected. If the town has used a civil engineer in developing this RFP, we would like to solicit a proposal from them to expedite even further.
- F. The preliminary financial strategy for the development is represented on the attached budget. It is our intent to finance the development privately. The development, as designed needs no additional subsidy, aside from the acquisition from the Town. This enables us to begin as soon as we are selected developer.
- G. Operational Plan: It is the intent that a homeowner's association would be formed for grounds maintenance, including landscaping, trash removal, snow removal and community enhancements. This will be established once units are being sold.
- H. Price Proposal: It is our goal to implement the Town's vision of developing this pocket neighborhood. In order to accomplish this effort, we are proposing the Town subsidize the acquisition. Please see Appendix A for the required form.

We are all very excited to assist the Town of Barrington in creating a most successful development while maintaining the mission of the town. We are available to discuss this exciting development and next steps at your convenience.

Respectfully submitted,

FJS ASSOCIATES, LTD.



Francis J. Spinella, President



Design Narrative

The proposed age-restricted cottage neighborhood will adhere directly to the development guidelines as articulated in the RFP. In fact, these guidelines were developed simultaneously with, and derived from, the master plan proposed by this team. The narrative below is intended to re-state some of the most important elements of the proposal.

The Community Plan

The proposed neighborhood, which we tentatively plan to call Freemont Green, is a contemporary interpretation of a traditional bungalow court. Homes are organized facing a common green with parking (2 per unit) left “outside” or behind the units. The front porches, generous connecting walkways, and compact nature of the plan ensure the best possible chance to encourage a community to grow within the neighborhood. The large common green, the generous front porches, and the intimate side yards are all intended to give a variety of outdoor spaces satisfying both the need for connection, as well as privacy.

The Homes

The homes will be designed for older residents. Most Primary bedroom suites will be located on the ground floor, with secondary or guest rooms located on the upper floor. Although the design guidelines in the RFP suggest all primary suites will be on the 1st floor, we would advocate that a percentage be designed with primary bedrooms upstairs. In our experience the senior market is not uniformly desirous of all-ground floor living, many buyers, particularly women, preferring the implied security of second floor primary bedrooms. Although the homes will be compact, mostly under 1500 SF, they will be designed to accommodate the many of the typical mobility challenges of older adults.

The architectural expression of the cottages will draw on local and regional precedent and the tradition of coastal cottages found all over the northeast. This will include a 1 ½-story cottage scale with an overarching and expressive pitched roof form, traditional materials of shingle and lap-siding, painted running trim, and divided lite windows and doors. Exterior and interior materials will be selected based on their environmental sustainability and contribution to healthy indoor air quality.

Sustainability

Each home will be designed to better-than-code energy efficiency. There will be no fossil fuels used. Heating and cooling will be accomplished with efficient mini-split systems utilizing electrically powered air-source heat pumps. Appliances will all be electric including stoves which will be induction-type. Low-flow fixtures and toilets will be used to limit water usage.

The unit envelope will utilize an efficient wall-section consisting of a combination of sprayed insulation, cavity fill insulation, and exterior insulation to minimize thermal breaks. High-efficiency insulated windows achieving a minimum U-Value of .26 will be used. Blower-door testing will ensure airtightness. HRV's (heat recovery ventilators) will be used to ensure fresh air within these tight envelopes.



Rooflines and internal infrastructure will be designed to optimize solar access and to make the units “solar-ready” for homeowners to install photovoltaics. Each home will have an electric service sized to readily accept vehicle charging stations.

Landscape and Site Design

The site landscape and stormwater mitigation design will adhere to Rhode Island DEM BMP's (Best management practices) including use of native, non-invasive species, rain gardens, highly permeable surfaces, potential rain-water harvesting, etc.

APPENDIX A. | PRICE PROPOSAL FORM

OFFERER INFORMATION

Organization	FJS Associates, Ltd.
Primary Address	79 Peckham Lane, Middletown, RI 02842
Authorized Officer	Francis J. Spinella
Title of Officer	President
Phone Number	401-499-7300
Fee Simple Acquisition Price (Subject to conditions outlined herein)	\$0.00
Please List & Explain any Contingencies or Additional Terms	In order to create Five deed restricted affordable units, we need to subsidize those units by both the market rate units and the acquisition price.
Authorized Signature	
Date of Offer	February 27, 2024

APPENDIX B

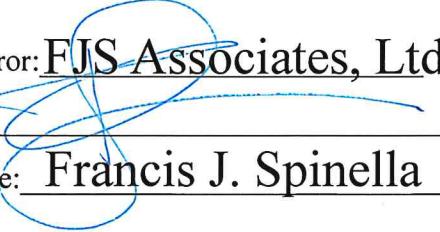
AFFIDAVIT OF NON-COLLUSION AND FAMILIAL RELATIONSHIP DISCLOSURE

I, Francis J. Spinella, President of FJS Associates, Ltd,
Middletown, RI
(city/town) (state)

being of lawful age, duly sworn, state that I am an agent authorized by the Offeror to submit the attached offer on the Offeror's behalf. That the offer is not in the interest of or on the behalf of any undisclosed person, partnership, entity, company, association, organization or corporation. That such offer is genuine and not collusive or sham; that said offeror has not directly or indirectly induced or solicited any other offeror to submit a false or sham offer and has not directly or indirectly colluded, conspired, connived, or agreed with any offeror or anyone else to put in a sham offer or attempted to induce anyone to refrain from proposing. That said offeror has not in any manner, directly or indirectly, sought by agreement, communication or conference with any party to fix the offer of said offeror or any other offeror, or fix any overhead, profit, or cost element of such offer price of said offeror or any other offeror, or to profit, or cost element of such offer price of said offeror or any other offeror, or to secure any advantage against the Town or anyone interest in this Request for Proposals. That the offeror has not been a party to any collusion with any official of the Town as to quantity, quality, or price of the prospective Request for Proposals. That there has been no discussion between offeror and any official of the Town or any employee of the Town concerning the exchange of money or other things of value for special consideration in submitting a sealed offer for this Request for Proposals. That all statements contained in such offer are true, and that offeror has not directly or indirectly submitted his/her offer price, or any breakdown thereof, or divulged information relative thereto, to other parties.

I further state that I am aware that Rhode Island law prohibits me from benefiting financially from any familial relationship (including grandparents, grandchildren, first cousins, and unrelated people living in my household) where that family member is a Town Elected Official or Appointed Official, and that I am required to disclose any such relationship and that I have no such relationship other than None (if none, so indicate).

Offeror: FJS Associates, Ltd

By: 

Name: Francis J. Spinella

Title: President

Date: February 27, 2024

Signed and swore before me this 26th day

of February, 2024.

Anelle McDermott
Notary Public

My Commission Expires: 12/22/27

Anelle McDermott
Notary Public #771435
State of Rhode Island
Commission Expires: 12/22/2027

APPENDIX C
AFFIDAVIT OF NON-CONVICTION

I, Francis J. Spinella, President of FJS Associates, Ltd,
Middletown, RI
(city/town) (state)

being of lawful age, duly sworn, state that I am an agent authorized by the Offeror to submit the attached offer on the Offeror's behalf. I further affirm that neither I, nor, to the best of my knowledge, information and belief, the above business, or any of its officers, directors, partners, or employees directly involved in obtaining or performing contracts with public bodies, have been convicted of, or had probation before judgment or pleaded nolo contendere to a charge of bribery, attempted bribery, or conspiracy to bribe in violation of Rhode Island State Law or the law of any other state or the Federal government. (Indicate below the reason(s) why affirmation cannot be given and list any conviction, plea or imposition of probation before judgment with the date, court, official or administrative body, sentence or disposition, name(s) of person(s) involved, and their current positions and responsibilities with the business.)

I FURTHER AFFIRM THAT neither I, nor to the best of my knowledge, information, and belief, the above business, or any of its officers, directors, partners, or any of its employees directly involved in obtaining or performing contracts with public bodies, have - :

- (a) Been convicted under state or federal statute of a criminal offense incident to obtaining, attempting to obtain, or performing a public or private contract, fraud, embezzlement, theft, forgery, falsification or destruction of records, or receiving stolen property;
- (b) Been convicted of violating a state or federal antitrust statute;
- (c) Been convicted under the provisions of Title 18 of the United States Code for violation of the Racketeer Influenced and Corrupt Organization Act, 18 U.S.C. Section 1961, et seq., or the Mail Fraud Act, 18 U.S.C. Section 1341, et seq., for acts arising out of the submission of bids or offers for a public or private contract;
- (d) Been convicted of conspiracy to commit any act or omission that would constitute grounds for conviction or liability under any law or statute described in subsection (a), (b), or (c) above;

(e) Admitted in writing or under oath, during the course of an official investigation or other proceedings, acts or omissions that would constitute grounds for conviction or liability under any law or statute described above, except as follows (indicate reasons why the affirmation cannot be given, and list any conviction, plea, or imposition of probation before judgment with the date, court, official or administrative body, the sentence or disposition, the name(s) of the person(s) involved and their current positions and responsibilities with the business, and the status of any debarment):

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Offeror: FJS Associates, Ltd

By: _____

Name: Francis J. Spinella

Title: President

Date: February 27, 2024

Signed and swore before me this 26th day

of February, 2024.

Anelle McDermott
Notary Public

My Commission Expires: 12/22/27

Anelle McDermott Notary Public #771435 State of Rhode Island Commission Expires: 12/22/2027
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Sales of Condominiums

Low To Moderate Income (5@395,000)	120% AMI	\$ 1,975,000	5
Total Low To Moderate			<u>1,975,000</u>
Market Rates (2 @ \$700,900)		1,401,800	7
(5 @ \$755,900)		3,779,500	
Total Market Rates			<u>5,181,300</u>
Total Gross Sales			<u>7,156,300</u>

Cost of Construction

Land Acquisition	-	-	-
LMI Buildings	1,625,000	325,000	325,000
Market Rate Buildings	2,275,000		
Infrastructure	400,400	80,080	57,200
Engineering fees	125,000	25,000	17,857
Architect	150,000	30,000	21,429
Infrastructure landscape	100,000	20,000	14,286
Permits and licenses	50,000	10,000	7,143
Archaeological study	-	-	-
Hardcost contingency	482,500	96,500	68,929
Total Cost of Construction	<u>5,207,900</u>	<u>586,580</u>	<u>511,843</u>

General and Administrative

Construction management fee	100,000
Legal accounting fees	50,000
Insurance	572,504
Interest	429,378
Real estate commissions	30,000
Property tax	100,000
Soft cost contingency	1,281,882
Total Soft Cost	<u>6,489,782</u>

TOTAL COSTNET PROFIT 666,518

ROI 10.27%

Pocket Neighborhood at The Carmelite Monastery Site

SHORE ISLAND HOUSING UTILIZATION OF MINORITY BUSINESS ENTERPRISES

Summary Report For: Recent Tax Credit Projects Completed

Recent Tax Credit Projects Completed

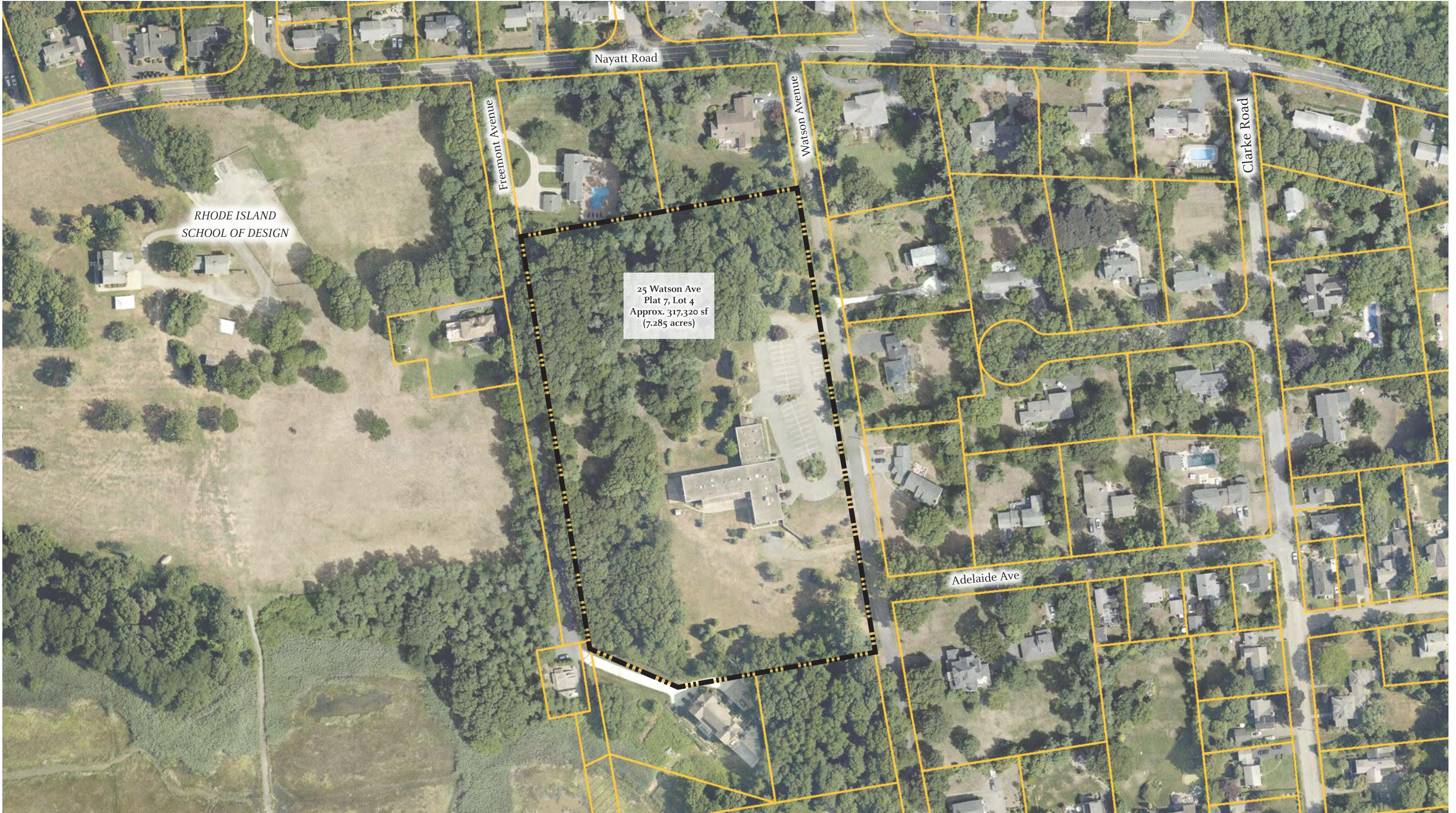
Name of Sponsor:

Completed By: STAND Corporation

2/23/2024

Project	Date(s)	MBE/WBE/LMC	Service/Product/Trade	Total \$ Amount of Contract	Total Awards	Percentage
Bourne Mill 3	2022-present	MBE/LMC	drywall/painting	\$ 15,890,470.00	\$ 1,457,200.00	9%
Riverside Landing	2023-present	MBE/LMC	Electrical/Asbestos/paint plaster/carpentry/gutters	\$ 2,432,950.00	\$ 418,500.00	17%
SHRI 390 Pine Street	2022-2023	MBE/LMC	HVAC/Painting/Drywall	\$ 2,486,565.00	\$ 285,380.00	11%
Braeburn Chatham Apart.	2022-2023	MBE/LMC	Electrical/Painting/Demo	\$7,672,294.00	\$505,000.00	22%
Pineview Apartments	2021-2023	WBE/MBE/LMC	Electrical/HVAC Drywall/plaster	\$ 8,556,142.00	\$ 2,110,000.00	34%
40-42 Park Street	2020-2021	MBE/LMC	Electrical/Asbestos	\$1,836,602.00	\$150,000.00	8%
Three Sisters	2020-2021	WBE/MBE/LMC	Electrical/Asbestos/Enviro	\$ 16,455,440.00	\$ 2,574,800.00	16%
Mineral Spring Gardens	2020-2021	LMC	Steel work, painting			
			Electrical/Asbestos	\$5,297,723.00	\$587,328.00	11%
Prospect Heights Phase 3	2019-2020	MBE/LMC	Elec/Asbestos/Pimb/g/firng	\$7,052,827.00	\$2,895,984.00	41%
Prospect Heights Phase 2	2018-2019	MBE/LMC	Painting/CCCTV/Cleaning			
			Elec/Asbestos/Pimb/g/firng	\$10,807,005.00	\$3,909,398.00	36%
Prospect Heights Phase 1	2017-2018	MBE/LMC	Painting/CCCTV/Cleaning			
			Elec/Asbestos/Pimb/g/firng	\$6,175,000.00	\$2,272,089.00	37%
The Composition	2020-2021	WBE/MBE/LMC	Painting/CCCTV/Cleaning			
			Elec./Painting, drywall/plst	\$5,525,785.00	\$1,598,113.00	28%
Georgiaville Green	2018-2020	WBE/MBE/LMC	carpentry, cleaning, flooring			
			Elec.,carpentry,site,firng	\$7,371,644.00	\$1,798,605.00	24%
Curtis Arms Apartments	2018-2019	LMC	drywall/plaster,cleaning			
			Electrical/Asbestos	\$5,266,034.00	\$516,000.00	10%
Branch Street Revitalization	2017-2018	MBE/LMC	Demo/asbestos/elec.,roof			
			framing,drywall/plst.,paint	\$7,256,300.00	\$1,573,241.00	22%
Revitalizie SouthSide	2015-2016	MBE/LMC	Elec./Flooring,Paint,Carp.,	\$5,258,962.00	\$1,421,417.00	27%
			Roof,lead,abale			
Maplewoods Estates	2017-2018	MBE/LMC	Elec.,drywall/plstr.carp.	\$6,300,000.00	\$1,426,070.00	23%
			painting,cleaning			

most of the work self-published



25 Watson Avenue (Carmelite Monastery)

EXISTING CONDITIONS - AERIAL

FEBRUARY 27, 2024

SCALE: 1"=140'-0"

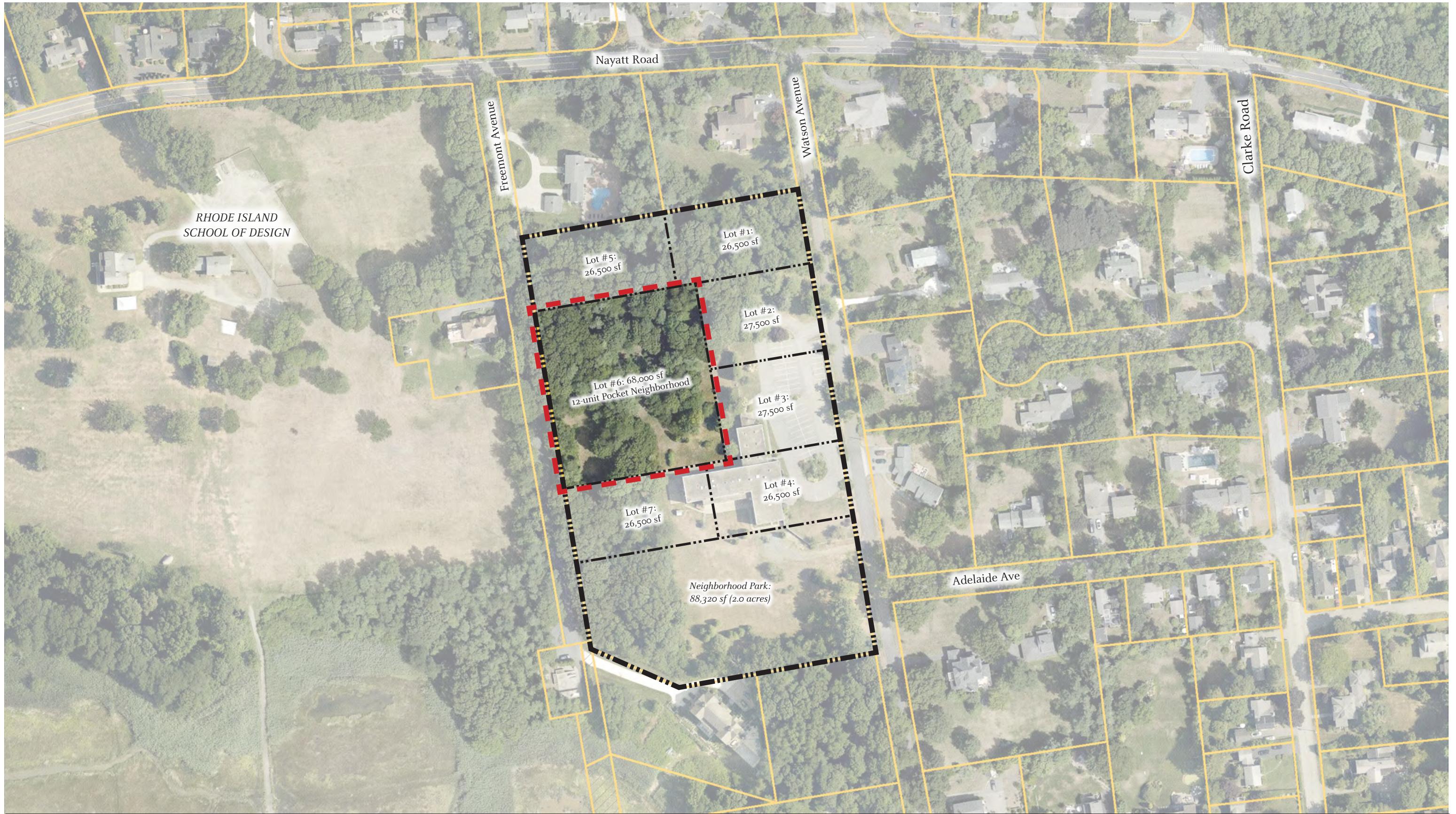
0 70' 140' 210' 280' 350'



STAND
CORPORATION



UNION



25 Watson Avenue (Carmelite Monastery)

SITE AERIAL

FEBRUARY 27, 2024

SCALE: 1"=140'-0"

0 70' 140' 210' 280' 350'



STAND
CORPORATION



UNION

PROGRAM

12 Single-Family Cottage Units

30 parking spaces total (2 spaces per unit plus 6 visitor spaces)



25 Watson Avenue (Carmelite Monastery)

POCKET NEIGHBORHOOD CONCEPT

FEBRUARY 27, 2024

SCALE: 1"=40'-0"

0 20' 40' 60' 80' 100'



STAND
CORPORATION



UNION

Buildings				Affordable Unit	Footprint	Flr 1 + Flr 2	Basement
	2 bed	3 bed	No. of Buildings				
Type A			4		1,280	1,620	1,020
Building 1	1	0		0			
Building 4	1	0		0		6,480	4,080
Building 9	1	0		0			
Building 12	1	0		0			
Type B			8		896	1,415	896
Building 2	0	1		1			
Building 3	0	1		1		11,320	7,168
Building 5	0	1		1			
Building 6	0	1		0			
Building 7	0	1		0			
Building 8	0	1		0			
Building 10	0	1		1			
Building 11	0	1		1			
Total	12	24	12	5	Gross SF	17,800	11,248

Total Units: 12

Total Beds: 36

Affordable units: 5
42%

Parking: 24 resident spaces
6 visitor spaces

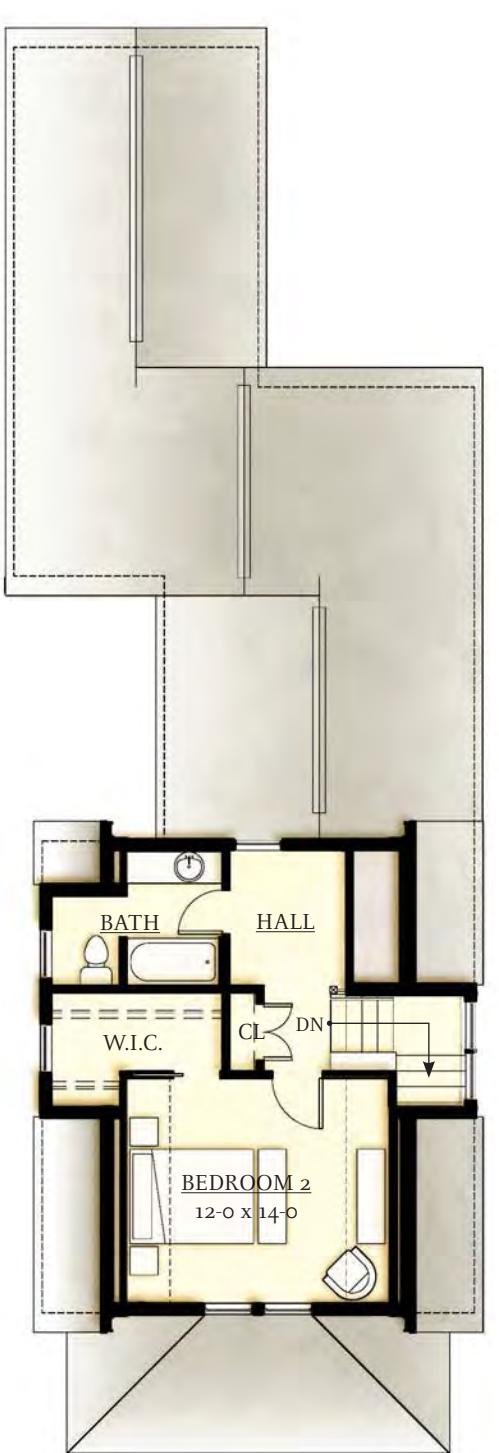
30 Total spaces

25 Watson Avenue (Carmelite Monastery)

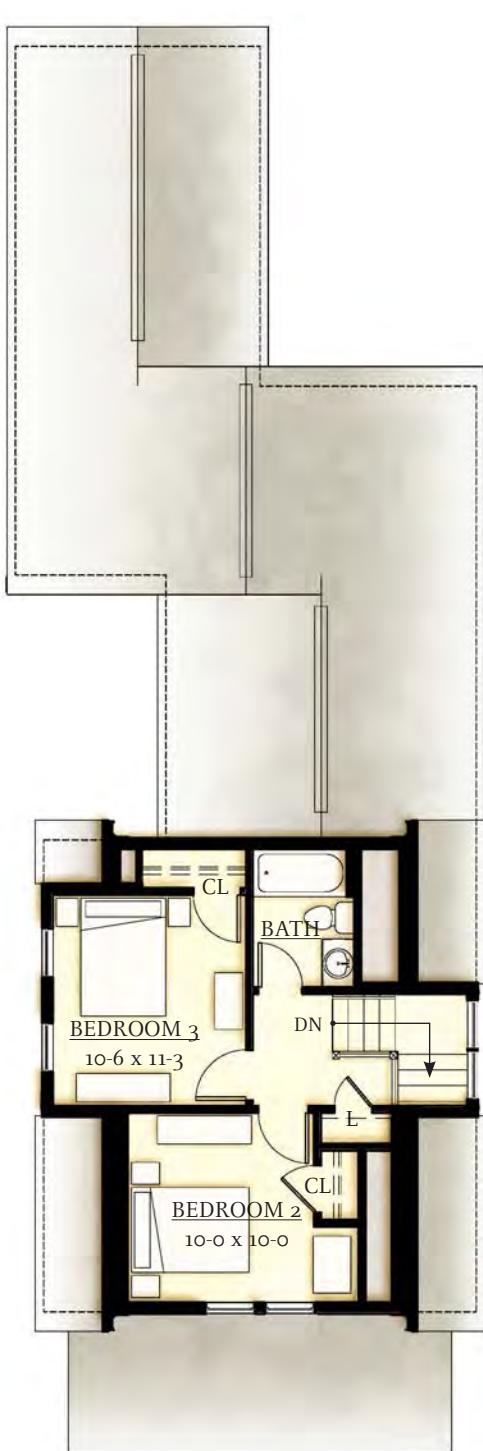
UNIT MATRIX
FEBRUARY 27, 2024



FIRST FLOOR PLAN
SALTBOX



SECOND FLOOR PLAN - 2 BEDROOM
SALTBOX



SECOND FLOOR PLAN - 3 BEDROOM
CRAFTSMAN

TYPE A
1,360 SQUARE FEET
W/ 260 SQUARE FOOT GARAGE
2 OR 3 BEDROOM, 1-1/2 BATH
WIDTH: 24' 0", DEPTH: 70'-0"



ELEVATION OPTION

25 Watson Avenue (Carmelite Monastery)

TYPICAL UNIT PRECEDENT

FEBRUARY 27, 2024



PERSPECTIVE



ELEVATION OPTIONS

25 Watson Avenue (Carmelite Monastery)

TYPICAL UNIT PRECEDENT

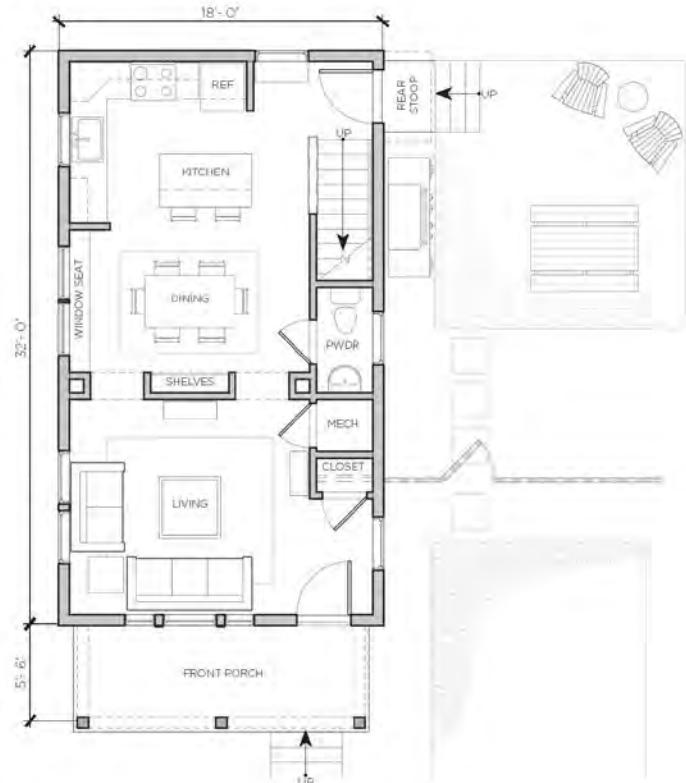
FEBRUARY 27, 2024

TYPE B

1,095-1,415 SQUARE FEET

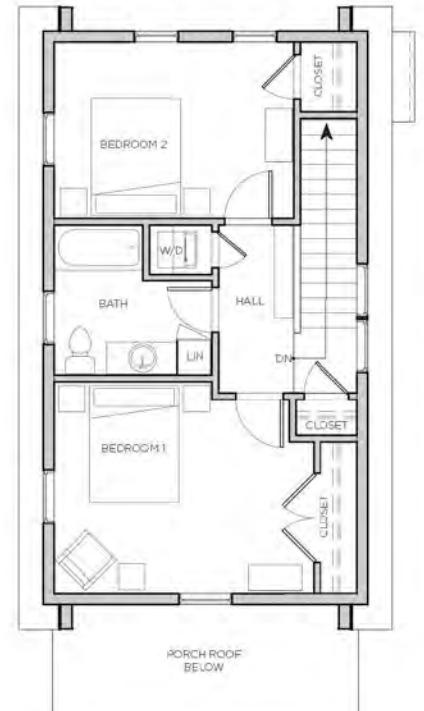
2 BEDROOM, 1-1/2 BATH

WIDTH: 18' 0", DEPTH: 32'-0"

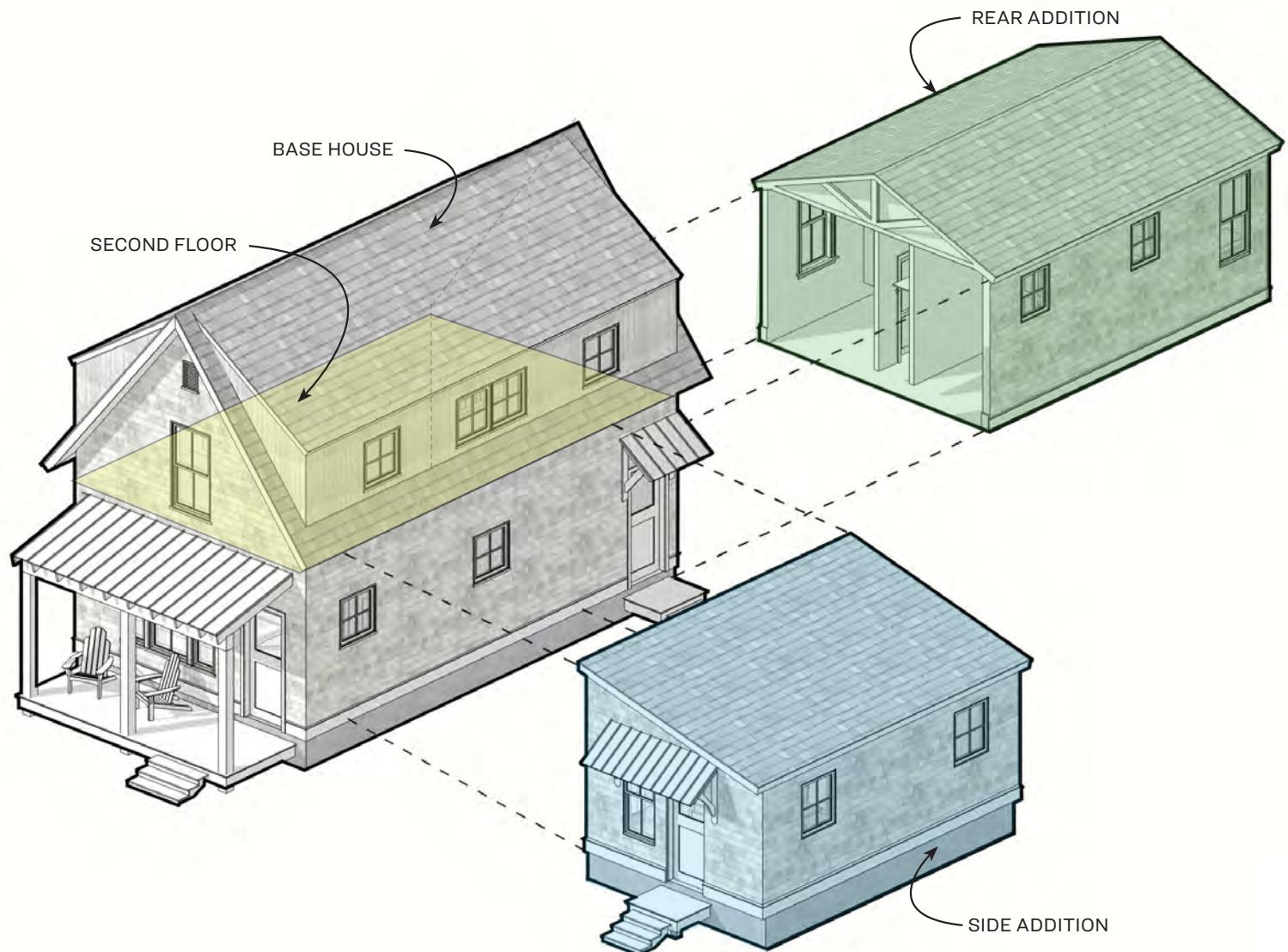


FIRST FLOOR

SCALE: 1/8"=1'-0"



SECOND FLOOR



NOT TO SCALE

25 Watson Avenue (Carmelite Monastery)

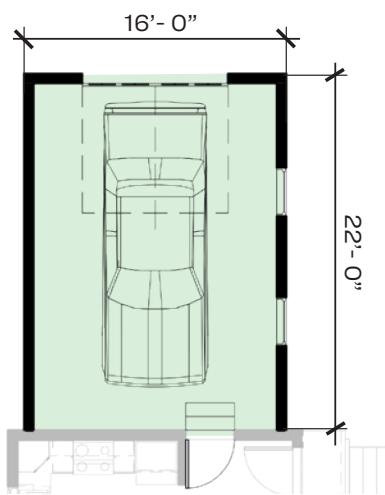
TYPICAL UNIT PRECEDENT

FEBRUARY 27, 2024

REAR ADDITION OPTIONS

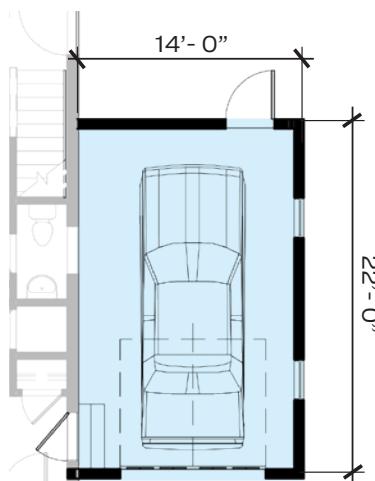


REAR BEDROOM DOWN
(320 GSF)

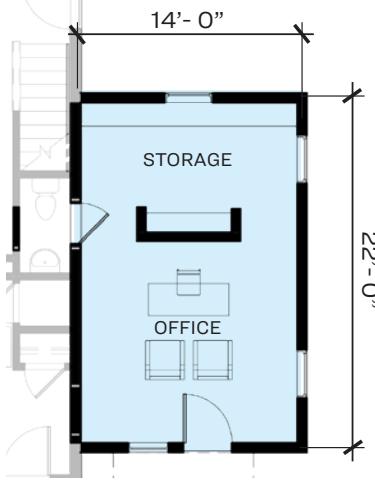


REAR GARAGE
(352 GSF)

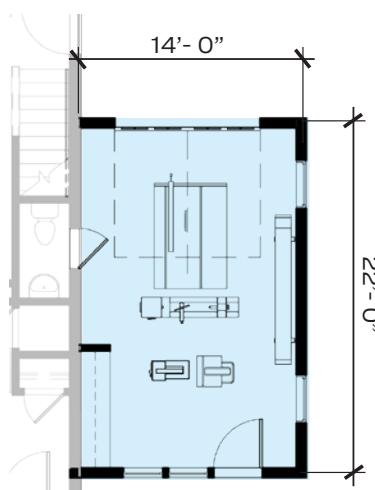
SIDE ADDITION OPTIONS (ATTACHED OR DETACHED)



SIDE: GARAGE
(310 GSF)



SIDE: OFFICE
(310 GSF)



SIDE: WORKSHOP
(310 GSF)



25 Watson Avenue (Carmelite Monastery)

ILLUSTRATIVE PERSPECTIVE

FEBRUARY 27, 2024



CASTLE STREET COTTAGES, EAST GREENWICH, RI



DANIELSON GROVE, SEATTLE, WA



CARLTON LANDING, OHIO



RIVERWALK, CONCORD, MA

25 Watson Avenue (Carmelite Monastery)

COMMON SPACES PRECEDENT IMAGERY

FEBRUARY 27, 2024



STAND
CORPORATION



UNION



Places of Value. *Value of Place.*



**QUALIFICATIONS
PACKAGE**

25 Watson Avenue (Carmelite Monastery)

Architectural Design Services RFQ

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Donal Powers
Paul Attemann
Arica Thornton
Greg Littell

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Why Union?
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Our Approach to Community Design
Our Approach to Sustainability

25 Relevant Experience

Cottages on Greene
Riverwalk
Castle Street Cottages
Shannock Falls & Richmond Ridge
Palmer Pointe

37 Awards List

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Licenses
Financial Statement
Municipal References



Places of value.
Value of place.

Union is an award-winning, nationally practicing architecture and community design firm driven by our mission to use the power of design to enrich lives and strengthen communities.

We recognize the power design has to connect people to place and cultivate community. We build places that deliver long-term value for clients and communities.

We bring a comprehensive approach to the design of buildings—and we bring unity to the entire process, from design to build. We infuse our work with rigorous technical detail and pull from a breadth of design experience to integrate our broad understanding and respect for key building trades into our practice.

We're driven by values, including good growth—where people, communities and markets all thrive together. We create beautiful, inspiring, and sustainable buildings and spaces that are grounded in market realities, and designed to stand for generations.

Our unique approach has attracted clients, and awards, from across the United States and Canada.

Our portfolio includes urban planning and community design, civic and institutional buildings, mixed-use developments, and housing of all types.



Project Team

TOWN OF SOUTH KINGSTOWN
(25 Watson Avenue - Carmelite Monastery)

UNION - ARCHITECT



PARTNER IN CHARGE
Donald Powers AIA, LEED AP, CNU
Founding Partner



AFFORDABLE HOUSING EXPERT
Paul Attemann AIA, LEED AP, CNU
Principal



JOB CAPTAIN
Arica Thornton CNU
Designer



COMMUNITY DESIGNER
Greg Littell CNU
Community Designer



Donald Powers

AIA, LEED AP

Founding Partner

Donald W. Powers has nearly three decades of experience in all aspects of architectural practice. His completed work includes urban and town planning, commercial and institutional buildings, affordable housing, historic restoration of landmark buildings, and single-family residences. In recent years, his work has concentrated on integrated, mixed-use planning and architectural design with the goal of creating truly diverse and vibrant neighborhoods. A 20+ year association with the Congress for the New Urbanism and frequent collaboration with some of the best firms in the country doing traditional urban design has brought an expertise in the technique and art of creating livable communities and cherished places.

EDUCATION

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

University of Virginia
Charlottesville, VA
Bachelor of Science, Architecture
Honors: Annual Design Prize

REGISTRATIONS & CERTIFICATIONS

Registered Architect, NCARB
Licensed: CT, MA, MI, NY, OK, PA, RI, VA
LEED Accredited Professional

RELEVANT EXPERIENCE



VERIDIAN AT COUNTY FARM

Ann Arbor, MI

Principal in Charge: Approximately 13.5 acres with 130 acres of woods, lined trails, gardens and playgrounds. It is targeted to be one of the nation's first mixed-income net zero energy communities.

Donald Powers

AIA, LEED AP, CNU



EMERSON GREEN

Devens, MA

Principal in Charge: 'Net Zero possible' neighborhood featuring 120+ units of housing in single-family homes, duplexes, and multi-family apartments.



SANDYWOODS FARM ARTS COMMUNITY

Tiverton, RI

Principal in Charge: Sandywoods Farm is a unique arts and agricultural community designed to combine affordable rental and market-rate housing with a working farm, mixed-use retail, and a studio, gallery, and performance space for artists. office to fit-out ground level restaurant

"We strongly believe that in order for communities of any type to thrive, they must be places that are cherished, diverse and vibrant."

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
Member, 2001-*Current*
RI Chapter President, 2013

Congress for the New Urbanism (CNU)
Member, 2001-*Current*
NE Chapter Board Member, *Current*

SPEAKING ENGAGEMENTS

Retrospective of Union's Neighborhood Design
CNU31, 2023

Small Housing Trends: Recession Survival
Tactics & Moving Forward
Smart Growth Conference, 2013

Innovating Community Design and Mass
Market Housing
Residential Architect Magazine's
Reinvention, 2012

The Real Deal: Implemented Incremental
Urbanism
CNU, 2012

Planning and Designing Successful
Mixed-Use Centers
Healthy Places by Design Community
Workshops, 2011

The "New" Increment of Urbanism:
Opportunity & Technique
CNU NE, 2009

The Details of the New Urbanism: From
Curb to Cupola - The Case for Simplicity
CNU, 2007, 2008, 2009

COMMUNITY ENGAGEMENT

GrowSmartRI
Board of Directors

Institute for Classical Architecture
NE Chapter, Founding Board Member

City of Providence Zoning Commission
Form-Based Zoning Committee Chairman



Paul Attemann

AIA, LEED AP, CNU

Principal

Since joining Union as one of the firm's first employees in 2002, Paul has built lasting relationships throughout the years with many of our clients, and remains a pillar of the firm. His deep expertise in the design of affordable communities is especially sought after by non-profit clients and community members throughout southern New England. Paul's easygoing nature and passion for solving complex problems, is evident in early client meetings - all the way through receiving a Certificate of Occupancy.

Paul has managed a variety of project types, from corporate headquarters, mixed use developments and affordable housing projects of all sizes. Whether the projects range from singular buildings to neighborhood plans, or cottage courts, Paul is excited to bring pencil ideas to built realities.

EDUCATION

Rhode Island School of Design
Providence, RI
BARCH
BFA

The Danish Royal Academy of
Fine Art School of Architecture
Copenhagen, Denmark

REGISTRATIONS & CERTIFICATIONS

Registered Architect
Licensed in: RI

LEED Accredited Professional

RELEVANT EXPERIENCE



IVY PLACE

East Providence, RI

This project envisions thirteen new homeownership dwelling units in the heart of East Providence's downtown core. A mixed-income development, a majority of the units will be affordable. Unique to this urban infill project are the four Live/Work townhouses fronting Taunton Avenue, the city's main commercial corridor.



RESIDENCES AT RIVERSIDE SQUARE

East Providence, RI

One-and two-bedroom apartments for households with an annual income of \$20,000 to \$70,000. Several of these units are earmarked for youth who'll soon be aging out of foster care.



Paul Attemann

AIA, LEED AP, CNU



F.O.R.W.A.R.D. | FORWARD AT THE ROCK, I & II

South Dennis, MA

Housing community for adults with Autism and other significant developmental disabilities.



S.W.A.P. | TRINITY PLACE & TOWNHOUSES

Providence, RI

Affordable development with 22 units of rental units, and 11 home ownership townhouses.

FRENCHTOWN ROAD

APARTMENTS

East Greenwich, RI

New, multi-family housing development in an upscale community in need of housing for its aging population on fixed incomes.

PALMER POINTE

Barrington, RI

New affordable housing community on 9.15 acres with 40 units, of 1, 2, and 3 bedrooms.

“With honesty and respect, you build trust and competence to create lasting relationships and meaningful, influential places for people to inhabit.”

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
Member, 2004-*Current*

Congress for the New Urbanism (CNU)
Member, 2004-*Current*

SPEAKING ENGAGEMENTS

Preserving Warren's Working Waterfront
29th Annual Rhode Island Statewide Historic
Preservation Conference, 2014
Providence, RI

Affordable Housing as Community
Preservation
SNEAPA Annual Conference, 2013
Worcester, MA

Architecture and Service

AIA Rhode Island Annual Conference, 2013
Providence, RI

Smith Hill Visions

Providence Preservation Society, 2012
Providence, RI

COMMUNITY ENGAGEMENT

Town of Warren Zoning Board Review
Vice Chairman, *Former*

Boston Estonian Society
Board Member, 2012-2016
President, 2016-*Present*



Arica Thornton NCARB, CNU

Designer

Since joining Union in 2019, Arica brings her passion for creating spaces that are healthy and sustainable places for people to live. She loves that architecture and planning projects enable her to work at different scales from one site to a regional area. She is especially excited when these projects are based in providing more equitable or resilient development for the community they are in. On a daily basis you can find Arica focusing on site planning and neighborhood scale projects, as well as town planning research-based projects, also providing support for creating renderings and construction documentation.

EDUCATION

University of Maryland
College Park, MD
Master of Architecture; Master of Community Planning

Catholic University
Washington, DC
Bachelor of Arts in Studio Art; Minor in Psychology

REGISTRATIONS & CERTIFICATIONS

NCARB Certified

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)
Member, *Current*

Congress for the New Urbanism
Member, *Current*

SPEAKING ENGAGEMENTS

Principles of Community Design
Institute of Classical Architecture & Art (ICAA)
Gindroz Award Studio Presentation, 2023
Providence, RI

RELEVANT EXPERIENCE



ISLAND AUTISM CENTER AT CHILD FARM

West Tisbury, MA
Masterplan for micro-farm including affordable residences for adults with autism, a common house with kitchen, community space, farm caretaker's apt and visitor suites.



CARMELITE MONASTERY

Barrington, RI
Masterplanning. Helping stitch an underutilized property back into its surrounding community.



Greg Littell CNU

Community Designer

Greg has worked on a wide scale of projects from small town infill sites to international form-based code initiatives. Through his travels he learned to synthesize new locations, understanding what makes each place unique, and designed to fit its local character on a variety of scales.

Growing up in Pittsburgh, Greg was interested in restoring the neighborhoods left behind after the collapse of the steel industry. He discovered that revitalizing neighborhoods was more about community and place than the individual structure. He can be often be found biking around the city and chronically 3D modeling any building worth remembering.

EDUCATION

University of Cincinnati
Cincinnati, OH
Bachelor of Urban Planning, City/Urban, Community and Regional Planning

RELEVANT EXPERIENCE



WOODWARD VILLAGE

Carlisle, MA
Union provided Community and architectural design for this 20-unit cottage neighborhood.



PENNY LANE DEVELOPMENT

Warren, RI
Masterplanning and architectural design for this small scale affordable housing development.



MATEC PARCEL

Northborough, MA
Masterplanning for this neighborhood of missing middle apartments.



*Affordable housing community,
Pine View Apartments, Exeter, RI*

Considerations

- Why Union?
- Our Approach to Affordable Housing
- Our Approach to Community Design
- Our Approach to Sustainability

Why Union?



Capitol Square in Providence, RI



Early rendering of Capitol Square in Providence, RI



Ink elevation of Capitol Square in Providence, RI

OUR APPROACH

Our extensive portfolio of affordable, durable and contextual housing reflects our mission to enrich the lives of people and communities through design. Our passion is supported by our technical expertise in project delivery.

Affordable housing development requires exceptional consensus building, often in the public realm. Ensuring a successful project requires us to be experts at listening, organizing, synthesizing, and assembling an incredible amount of information. Evaluating a project's future path is more than a logistical challenge, it's a prerequisite for housing agencies and syndicators. Union has earned a solid reputation in doing this for municipalities, public institutions, non-profit organizations, and private developers.

RELEVANT EXPERIENCE

Since our founding in 2001, we've partnered with for-profit and non-profit developers to produce affordable, durable, healthy, and energy-efficient community housing. We're nationally recognized for projects that have utilized our joint masterplanning and housing

prototype design skills. Our work is grounded in the principles of New Urbanism, which prioritize access to daily needs, transportation, and green space, but we are also mindful of the historic and economic pressures facing each local development project. We utilize housing prototypes to great effect on new construction projects which act as basic building blocks for shaping a new cottage court or pocket neighborhood and have proven useful in a range of settings.

Over the past 23 years, we've been involved in the design of more than 40 affordable housing projects in Providence alone, half of which were scattered-site urban infill or renovation projects.

The building types used across these projects reflect the diversity of housing needs in just one city. Our Providence projects have ranged from the new construction of 3-bedroom home-ownership townhouses to the transformation of gracious, historic homes into individual and family apartments for people living with HIV/AIDS.

SUSTAINABILITY AND PERMANENCE

Our commitment to sustainability encompasses a deep understanding of the broad implications associated with various masterplan approaches; the technical changes required in the design and construction fields to create healthier, more environmentally compatible buildings; and a dedication to continuous learning.



Early rendering of Trinity Place & Townhouses in Providence, RI



Trinity Place & Townhouses in Providence, RI

Why Union?



Net-zero residential community, Veridian at County Farm in Ann Arbor, MI

SUSTAINABILITY AND PERMANENCE (cont.)

We have three Certified Passive House Consultants on staff and regularly advise on the design of Passive House aligned projects. We've standardized the design of net-zero-energy ready homes for many of our new construction residential developments, and we prioritize density to conserve open space whenever we plan a neighborhood of homes. We've explored the Living Building Challenge and its certification process for multiple projects.

'MISSING MIDDLE' HOUSING TYPES

We've advised municipalities on the development of guidelines for the construction of 'missing middle' housing types that lie within the wide spectrum of typologies between single-family homes and large-scale apartment buildings--which are a necessary part of the solution for meeting communities' diverse housing needs. These missing housing types -- townhomes, duplexes and triplexes, cottage courts, and multiplexes, offer viable options to address affordability, walkability, and context-sensitive density.

DESIGN AND PERMITTING PROCESS

Extensive renovation projects require specialized techniques for architectural documentation, project scope identification and control, code review, and navigating variance and approval processes. A set of construction documents for a rehabilitation project is different from those for new construction. They must be defensible in a bid situation, but they must also contemplate and convey the potentially more fluid and variable nature of the construction process. We understand the level of flexibility, accuracy, and diligence that this requires of architects.

Our deep focus on community connectedness has tangible benefits - namely the ability to design and present a project in the public realm that will garner neighborhood and official support and, ultimately, approval. We speak to the concerns of public officials, policy makers, council representatives, and residents; explain the lineage and rationale for the proposed design; and respond in a genuine manner, resulting in quicker and more reliable approvals and a project that's both valued by the community and meets our client's goals.



Missing Middle housing development, Sea Captains' Row in Hyannis, MA



Community engagement meeting for urban ag vision planning, Philadelphia, PA

COMMUNITY ENGAGEMENT

As architects and urban designers who practice within a social equity framework, our design and planning process is an inclusive one. We organize community engagement efforts that distill the spoken and unspoken needs of residents, the development team, and the surrounding neighborhood. These participatory planning methods help us understand the rich and layered experiences of a place while providing residents with a voice in the design process.



Investigative Charrette, Newport, RI

In addition to traditional due diligence, we often initiate the design process with a charrette, a highly tool for understanding the core needs, concerns, and requirements of both the users and the community. Charrettes offer a venue for an uncommonly detailed and candid interchange between the project team, owner, and neighbors which often uncovers realities that might otherwise go overlooked.

Union is a firm actively engaged in the communities in which we work. All of our leadership and much of our staff routinely volunteer their time and talents to regional organizations, including mentoring highschool-aged aspiring architects through the ACE Mentor Program. An office-wide volunteer day, where the entire office donates their time and efforts onsite for a local non-profit organization, is a day we all look forward to. W





Affordable housing community,
Palmer Pointe, Barrington, RI

Our Approach to Affordable Housing



Sweetbriar, Barrington, RI

In order for neighborhoods of any type to endure, they must be places that are loved by their residents. In no place is this more important than in the creation of durable, lasting and desirable affordable housing.

OUR PHILOSOPHY

Cherished places often reflect pragmatic simplicity coupled with a pride in detail, craftsmanship and history. This combination of efficiency and beauty is the hallmark of many enduring communities and is precisely what Unions seeks to bring to our affordable housing work.

While many contemporary examples of affordable housing are available to us, a great many of these modern solutions have not stood the test of time. They have left communities with derelict or unsustainable housing that must be demolished or replaced at great financial and cultural expense. We believe housing of all types should build on the best examples of our collective past – improving on what has repeatedly stood the test of time and responding to the challenges of contemporary society.

We bring a level of design excellence and commitment to quality to the creation of new affordable neighborhoods and homes that our profession often reserves only for “custom” work and high budget clients. As a matter of principle, we have expended our highest efforts towards becoming experts at simplicity, economy, dignity and delight in the design of neighborhoods and homes for those with modest resources.



Our Approach to Community Design



Fieldstone Way, Wellesley, MA

We believe in the relevance and value of human-scaled places, carefully tuned to their geographic and cultural context.

OUR PHILOSOPHY

Since 1940, conventional development has largely been based on the functional requirements of the automobile and prioritizing convenience for vehicles over the functional and psychological needs of people on foot. A consequence of arranging the world around the dimensions and geometries of the car is the loss of a traditional sense of place which historically and reliably arose from designing the world to accommodate and serve the walking person, and which has been proven to have the most lasting value for community design.

Prioritizing people over the automobile results in plans that accommodate the car as a practical necessity, but tame it in terms of its impact on the quality of the place. The car and its parking should be functional, but not central. The appeal of Venice, Italy as a tourist destination is largely due to its lack of automobiles and the dominance they assert. In Venice, the 'streets' themselves are the tourist attraction and millions are drawn to experience them every year.

Union looks to the classical traditions of placemaking, validated over hundreds of years as inspiration for making new places with the highest cultural, social, and financial value. Our master plans tend to take the form of a series of pedestrian-connected public or common spaces, each with their own character and program. Parking and vehicle access defers to these person-scaled places, and are usually placed to the side or behind.



Union is currently involved in resiliency planning for
The House of Seven Gables, Salem, MA

Our Approach to Sustainability



True sustainability is achieved when technical excellence and artfulness combine to create lovable buildings and places that resonate with the occupants and the community.

OUR PHILOSOPHY

Although we utilize building science to inform our process and pride ourselves on technical efficiency, our philosophy of holistic sustainability extends past the building envelope. Our overarching goal is for our work to connect to the broader community in ways that will allow it to truly endure. This is the inspiration that fuels Union's devotion to holistic sustainable design at every level for every type of project.

The entire Union executive leadership team and many of our architects are LEED Accredited Professionals. Additionally, several among us are Certified Passive House Consultants (CHPC). Over the nearly 20 years that Union has been championing compact, sustainable community design, we have successfully delivered a number of Net-Zero, Passive-House and LEED-level projects at a variety of scales and price points.

Our passion for sustainability extends through every aspect of our practice – combining technical excellence with a deep commitment to durability, adaptability, and permanence.



*Affordable housing community,
Shannock Falls, Charlestown, RI*

Relevant Experience

- Cottages on Greene
- Riverwalk
- Castle Street Cottages
- Shannock Falls & Richmond Ridge
- Palmer Pointe



Images by Nat Rea

Cottages on Greene

DATE 2010

SIZE 15 units on 0.85 acres, +/-1,000 sf each

COST \$3.1 million

CLIENT Private Developer



Free-standing single unit, and a three-unit townhouse

Cottages on Greene

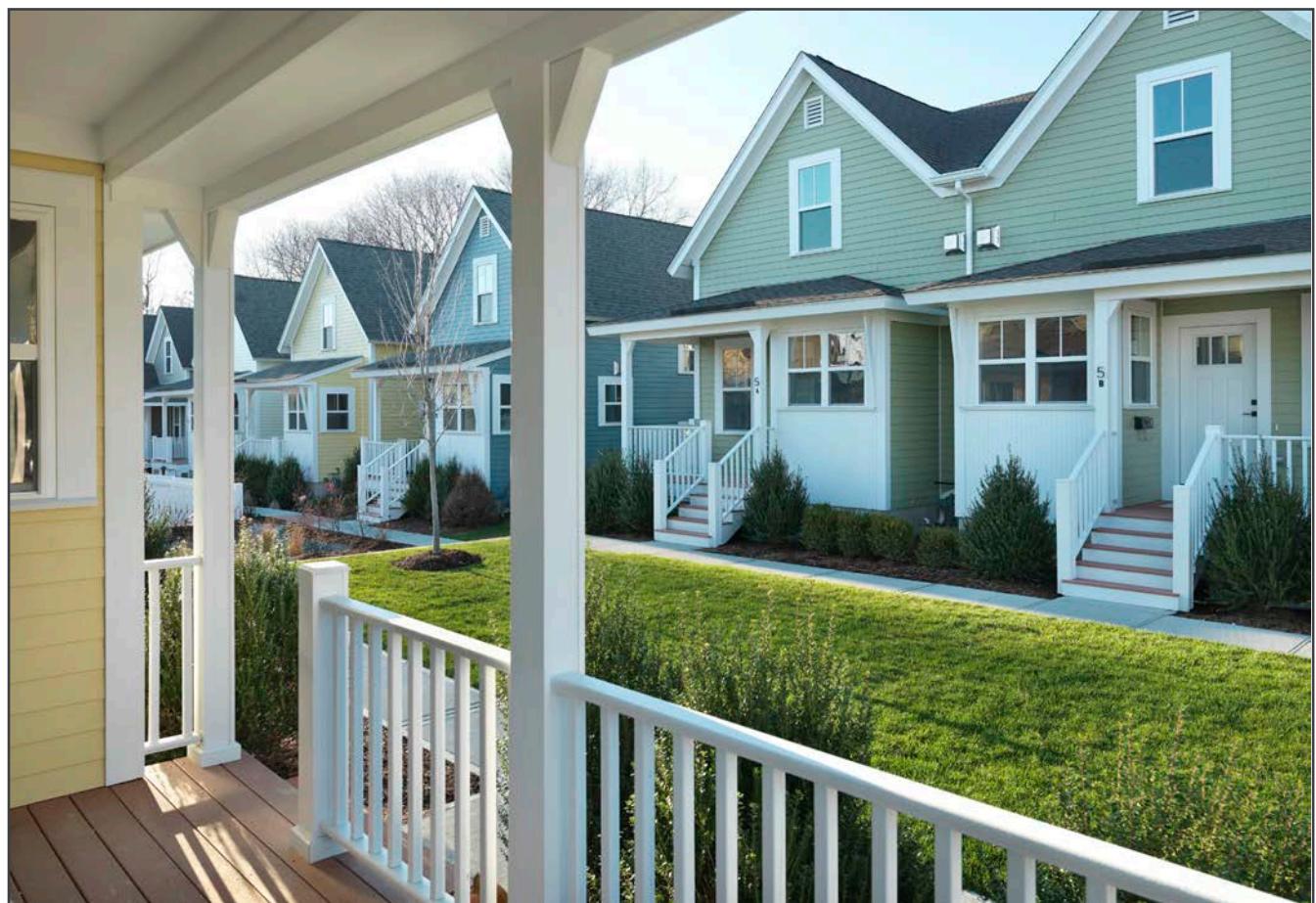
EAST GREENWICH, RHODE ISLAND

Affordable cottage community that offers diverse housing options within walking distance to town center.

Located in the waterfront town of East Greenwich, these mixed-income condominiums are organized into a compact cottage court development. Although it appears to be a cluster of 1 1/2-story free-standing cottages, they are a mix of free-standing single units, attached duplexes, and a three-unit townhouse. This range of unit sizes was selected to provide attainable housing for new and existing residents looking for walkability and proximity to the bustling main street just blocks away.

The site plan is organized around a linear court with bioswales and rain gardens, used both for stormwater management and to define the landscape. Small bridges and boardwalks cross and re-cross the spillways. Common spaces within the court include informal community gardens anchored by a more formal common green. This green is a setting for neighborhood gatherings as well as the formal address on the public street.

- 2011 'Honorable Mention', CNU National Charter
- 2011 'Neighborhood Planning', American Planning Association, Rhode Island Chapter



Front porches on every unit



Images by Nat Rae

Riverwalk, a Net Zero Possible Community

CONCORD, MASSACHUSETTS

Pocket neighborhood of renewable energy cottages sited amongst community gardens and shared space.

- 2014 'Platinum Award, New Community', Professional Builder
- 2014 'Builder's Choice Award, Project of the Year for Green Development or Production Housing', Builder's Magazine
- 2014 'Honorable Mention', AIA New England
- 2013 'Best in American Living Platinum Award for Best Green Community', National Association of Home Builders
- 2012 'Honor Award for Sustainable Design', AIA Rhode Island
- 2011 'CNU Urbanism Award', CNU New England
- 2011 'Chapter Award for Project Planning', American Planning Association, Massachusetts

Riverwalk is a compact pocket neighborhood of net-zero-possible cottages. Building on a site plan concept developed by celebrated cottage neighborhood planner Ross Chapin, Union was asked by the client to refine and expand the site plan while developing the architecture of the cottages. Ten of the units are new construction, and three are located within rehabilitated historic buildings. All of the homes are connected by meandering footpaths and dense gardens and have garages that are discretely clustered near the edge of the site. The entire community shares a three-season screened pavilion, community gardens, and access to a nature preserve along the river.

Union "right-sized" the floor plans, ranging in size from 1,340 to 1,760 square feet, and detailed very tight building envelopes so that each cottage uses only as much energy as can be provided by on-site solar collection. The designs also followed the National Association of Home Builders (NAHB) Green Home Guidelines, Energy Star principles, and Building America benchmarks. The site also incorporates passive solar energy techniques, utilizes bioswales and other low-impact site development strategies, and is located within three-quarters of a mile of the commuter rail and the town center for increased walkability and decreased reliance on cars.

Riverwalk, a Net Zero Possible Community

DATE 2012

SIZE 3.7 acres

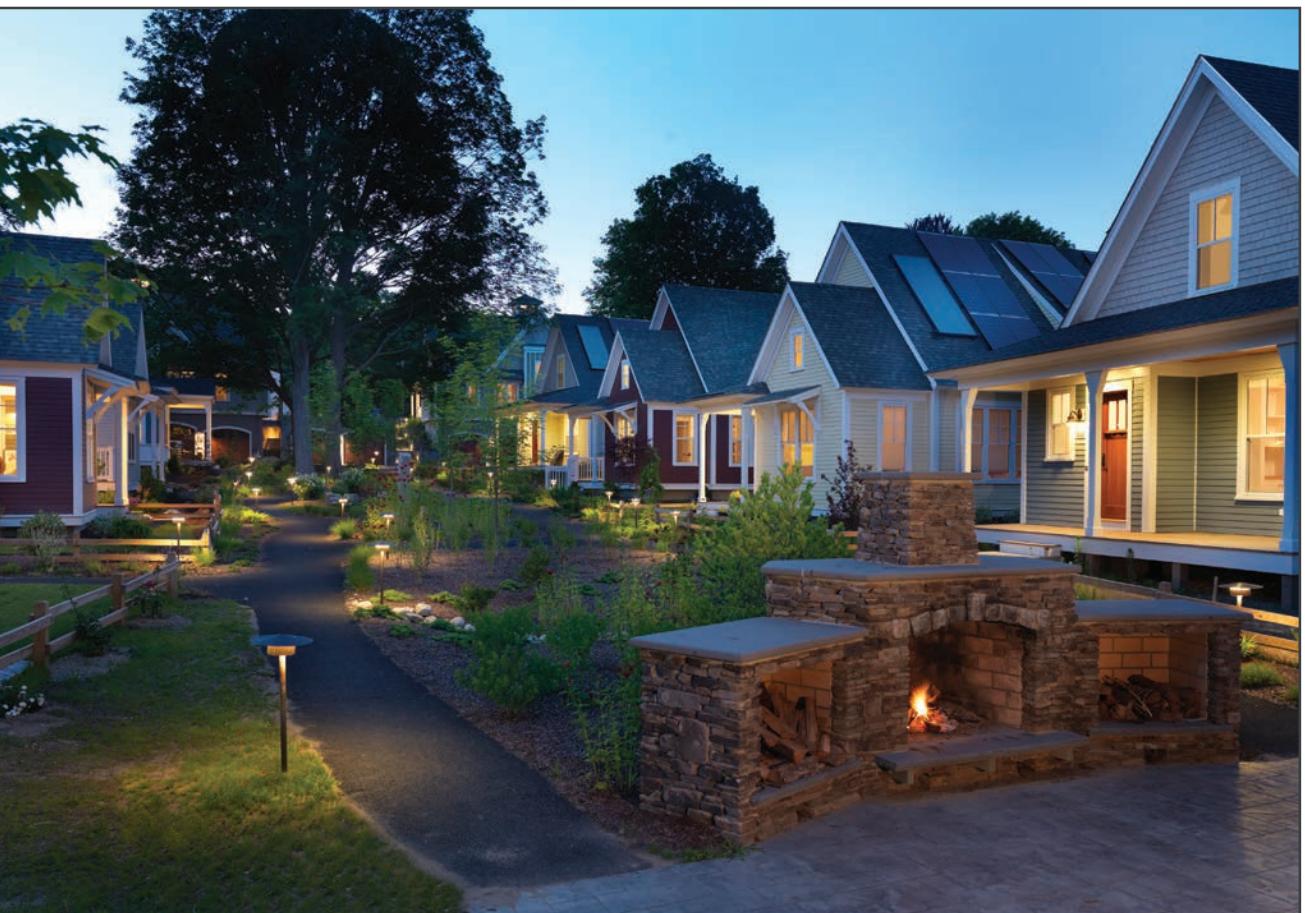
COST \$7.5 million

MARKET-RATE HOUSING

CLIENT NOW Communities



Cottage variety & pavilion set within the community gardens.



View from outdoor community space



Photography by Nat Racé

Castle Street Cottages

EAST GREENWICH, RI

A creative solution for situating a multi-unit project in a historic neighborhood of single family homes.

The Castle Street Cottages were born of their context. Situated on a hill looking out to the harbor and up to the main street to the west, the cottages draw their inspiration from the both the workers' cottages and the grander homes of this "Hill and Harbor District". They represent an appropriate, but creative solution to the challenge of situating a multi-unit project in an historic neighborhood of single-family cottages.

2020 Platinum Award for Community of the Year,
Best in America Living Awards



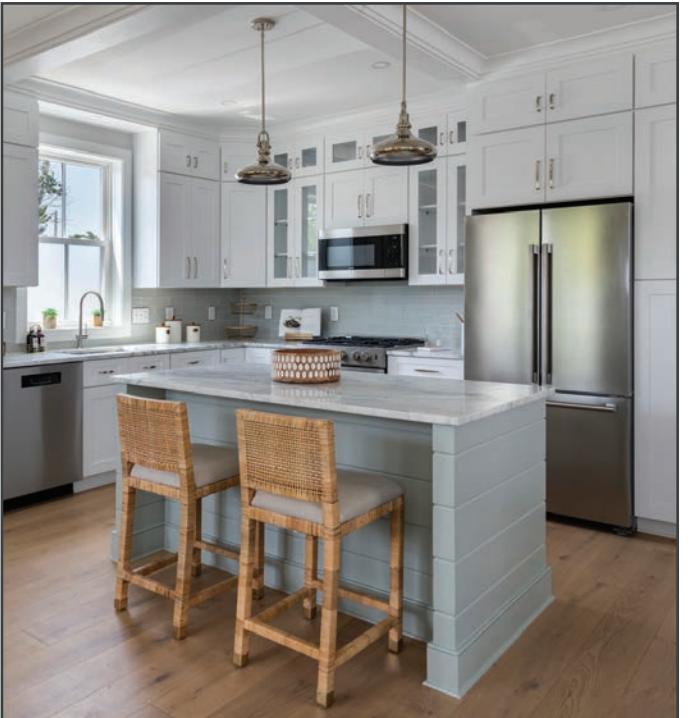
Castle Street Cottages

DATE 2020

SIZE 11,000 sf

COST Undisclosed

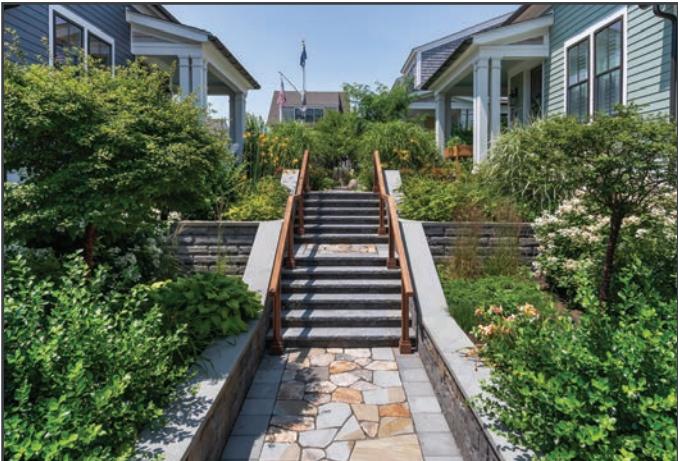
CLIENT Private Developer



View of typical kitchen



Aerial rendering by Union



The grand steps leading to shared courtyard



View of the courtyard from one of the unit's second floor



Shared outdoor common spaces include wood burning fireplace and gourmet kitchen.



AFFORDABLE HOUSING

Shannock Falls

DATE 2020

SIZE 54,750 sf

COST \$11.5 million

CLIENT Non-Profit Community Development Corporation



Richmond Ridge's townhouse-style affordable housing

Shannock Falls

(Shannock Village Cottages & Richmond Ridge)

CHARLESTOWN & RICHMOND, RI

A distinctive, attractive neighborhood of affordable housing on 11 acres adjacent to conservation land.

Shannock Falls consists of two, new neighborhoods with townhouse-style affordable housing, Shannock Village Cottages and Richmond Ridge.

Shannock Village Cottages has five buildings – one of which is a rehabilitated historic building – with 11 units of affordable housing. This is located in the core of a mill village and is on the National Registry of Historic Places.

Richmond Ridge includes eight buildings with 32 residences and a community building that provides a common function room, laundry facility, management office, and maintenance garage for the site.

The community is designed as a distinctive, attractive neighborhood with a strong sense of place. A common green for recreation is the central organizing feature onto which front porches are oriented. Sidewalks throughout the site encourage neighbor interaction, while the more private rear patios look out to the wooded lot.

Of the 69 total acres between the two sites, only 11 acres were developed. The remainder of the site was designated as conservation land and serves as a passive recreation area for the community.



Shannock Village Cottages rehabilitated historic building



Palmer Pointe

BARRINGTON, RI

A neighborhood plan that uses the natural landscape to organize a variety of affordable housing units and community spaces.

Palmer Pointe is an affordable housing community that's been carefully planned based on the principles of Traditional Neighborhood Development. The 40 affordable units are organized around an existing row of mature trees that runs almost the length of the site. This 'spine' helps define the development and respects its past as Sowam's Nursery. The scale and density of the neighborhood is designed to mesh well with neighborhoods immediately to the north and south. Several common green spaces are strategically placed and serve as focal points.

A range of housing types populate the neighborhood, including two story townhouses and flats. These structures were conceived in such a way as to accommodate a range of family sizes and a range of tastes. The plan articulates the location of the buildings and community spaces that they help to form, however each is distinct from the other, creating a variety of massing, roof shapes, covered porches, and enclosed private courtyards.



Palmer Pointe

DATE 2020

SIZE 40 units on 9.15 acres

COST undisclosed

CLIENT A non-profit Community Development Corporation



Site plan



Aerial photo of the neighborhood



Multifamily offers 1-, 2- and 3-bedroom units



Porches on every building



View from nature preserve that abuts the neighborhood



Aerial perspective rendering

AFFORDABLE HOUSING



**Union Studio Architecture & Community Design is the 2023 recipient of
The Gindroz Award for Excellence in Affordable Housing**

The Gindroz Award recognizes excellence in the design and implementation of affordable housing in the classical tradition, and takes into consideration the unique challenges of the practice, context, community engagement, social impact, and design in the creation of homes and neighborhoods for all. A relatively new ICAA award, it commemorates 50 years of practice in urban design and affordable housing of celebrated architect and urban planner, Raymond L. Gindroz, FAIA.



“Union has demonstrated a dedication to the practice--implementing dignified, affordable projects with a meaningful relationship to the city around it.”

- Eric Osth AIA, LEED AP, Chairman, Urban Design Associates

2023

Westminster Street Revitalization
2022

Southside Community Land Trust Headquarters
2021

Hammetts Hotel
2020

Castle Street Cottages
2019

This Old House Idea Home 2018
2018

Keeping History Above Water
2017

Heritage Sands
2016

Tiverton Public Library

- AIA RI, Design Citation, Residential Architecture - *Highlawn Residence*
- NAHB, Best of American Living Award - *Fieldstone Way*
- NAHB, Best of American Living Award - *Brewster Landing*
- Urban Guild, Merit Award for Design Excellence in Mixed-Use category - *Westminster Street Revitalization*
- AIA New England: Emerging Professional Friendly Firm - *Union*
- CNU, New England Chapter, Urbanism Award - *Westminster Street Revitalization*
- CNU, New England Chapter, Urbanism Award - *Hyannis Mixed-Use & Missing Middle*
- CNU, New England Chapter, Urbanism Award - *Southside Community Land Trust HQ*
- ICAA, Gindroz Award for Excellence in Affordable Housing - *Union*
- CNU, Merit Award - *Southside Community Land Trust Headquarters*
- Grow Smart RI, Outstanding Smart Growth Project - *Southside Community Land Trust HQ*
- Grow Smart RI, Outstanding Smart Growth Project - *Westminster Street Revitalization*

- AIA Rhode Island: Design Award Merit Award for Civic/Institutional - *Tiverton Public Library*
- AIA Rhode Island: Design Award Citation for Unbuilt - *Side Hustle House*
- National Association of Home Builders: Best in American Living Award, Best Student Housing - *Middlebury College Student Residences*
- National Association of Home Builders: Best in American Living Award, Best Single-Family One-of-a-Kind Custom or Spec Home 2,001 - 3,000 sf - *This Old House® 2018 Idea House*
- Professional Builder Design Awards: Gold Award Community - *Heritage Sands*
- Congress for the New Urbanism: New England Chapter Economic Innovation Award - *Side Hustle House*
- Core77: Core77 Design Awards Open Design Award, Runner Up - *Side Hustle House*
- AIA Rhode Island: Design Award, Honor Award for Commercial/Industrial - *WaterRower World Manufacturing Headquarters*
- AIA Rhode Island: Design Award, Merit Award for Educational/Institutional - *Middlebury College Student Residences*
- AIA Rhode Island: Design Award, Merit Award for Adaptive Reuse/Renovation - *The Birdhouse on Prout's Neck, ME*
- Cape Cod Young Professionals: House Design Contest 2-Bedroom House Design - *Side Hustle House*
- Congress for the New Urbanism: National Charter Award - *Keeping History Above Water: Planning for Sea Level Rise in Newport's Historic Point Neighborhood*
- National Association of Home Builders: Best in American Living Award, Best Single-Family Custom Home, 1,501 - 2,500 sq. ft. - *The Birdhouse on Prout's Neck, ME*
- National Association of Home Builders: Best in American Living Award, Best Specialty Room Interior Design - *The Bunk Room, This Old House® 2017 Idea House*
- National Association of Home Builders: Best in American Living Award, Best Single-Family Detached Home, up to 2,000 sq. ft. - *The Stratford at Dorset Park*
- Professional Builder: Design Award, Gold Award for Single-Family Detached Home, Under 2,000 sq. ft. - *Stratford III of Dorset Park*
- Professional Builder: Design Award, Silver Award for Multifamily - *Middlebury College Student Residences*
- Providence Preservation Society: Historic Preservation Award, At-Large Project Award - *East Long Pond Apartments*
- Rhode Island Monthly: Design Award, Silver Award for Commercial Interior Design - *WaterRower World Manufacturing Headquarters*

- AIA NE: Design Award, Merit Award for Institutional - *Tiverton Public Library*
- American Planning Association: Rhode Island Chapter Award Outstanding Neighborhood Planning - *Keeping History Above Water: Planning for Sea Level Rise in Newport's Historic Point Neighborhood*
- Congress for the New Urbanism: NE Chapter, Urbanism Award - *Keeping History Above Water: Planning for Sea Level Rise in Newport's Historic Point Neighborhood*
- GrowSmartRI: Outstanding Smart Growth Project - *Tiverton Public Library*
- National Association of Home Builders: Best in American Living Award, Community of the Year - *Heritage Sands*
- National Association of Home Builders: Best in American Living Award, Best Residential Community (under 100 homes) - *Heritage Sands*
- National Association of Home Builders: Best in American Living Award, Best Project in North Atlantic Region - *Heritage Sands*
- National Association of Home Builders: Best in American Living Award, Best Project in Pacific Northwest Region - *Ludlow Cove*
- National Association of Home Builders: Best in American Living Award, Platinum Award for Best Single-Family Detached Home, Under 2,000 sq. ft. - *Ludlow Cove*
- Professional Builder: Design Award Silver Award for Single-Family Production, Under 2,000 sq. ft. - *Ludlow Cove*
- Professional Builder: Design Award Gold Award for Production Home Under 2,000 sq. ft. or Modular Homes - *Heritage Sands*
- Rhode Island Monthly: Design Award Gold Award for Commercial Interior Design - *Tiverton Public Library*

Awards List

2015

North Cove Landing
2014

Trinity Place
2013

Sandywoods Farm
2012

Riverwalk
2011

Cottages on Greene

- Builders and Remodelers Association of Greater Boston: PRISM Award, Best Multi-Unit For-Sale Community: Detached Home - *Heritage Sands*
- GrowSmartRI: Outstanding Smart Growth Project - *North Cove Landing*
- International Property Award, Best Residential Development Americas - *Heritage Sands*
- Pacific Coast Builder's Conference: Gold Nugget Award, Grand Award for Best Single Family Detached Home, Under 2,000 sq. ft. - *Ludlow Cove*

2010

San Juan Passage

- Builder Magazine: Builder's Choice Award, Grand Award for Production home, Under 2,000 sq. ft. - *San Juan Passage*

2009

Sandywoods Farm

- American Planning Association: Rhode Island Chapter Award, Mixed-Use - *Sandywoods*

2008

East Beach Residence

- National Association of Home Builders: Best in American Living Award, Best Single-Family Detached Home, 1,801 to 2,400 sq. ft. - *East Beach Residence*
- Providence Preservation Society: Historic Preservation Award, Neighborhood Revitalization Award - *North Elmwood Revitalization*

2007

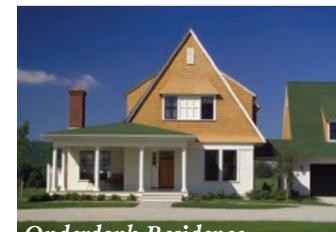
North Elmwood Revitalization

- Congress for the New Urbanism: New England Chapter, Urbanism Award - *Sandywoods Farm Arts Community*
- National Housing & Rehabilitation Association: J. Timothy Anderson Excellence in Historic Rehabilitation Award, Mixed-Income Housing - *North Elmwood Revitalization*

2006

Edenville Cottage

- National Association of Home Builders: Best in American Living Award, Gold Award for Best Single Family Home - *Edenville Cottage*
- National Association of Home Builders: Best in American Living Award, Best in North Atlantic Region - *Edenville Cottage*

2003

Onderdonk Residence

- Builder Magazine: Builder's Choice Award, Production House of the Year - *Onderdonk Residence*
- National Association of Home Builders: Best in American Living Award, Senior Housing Council: House of the Year - *Onderdonk Residence*
- Professional Builder: Design Award, Platinum Award - *Onderdonk Residence*
- Residential Architect: Design Award, Merit Award - *Onderdonk Residence*

Awards List



Appendix

- Licenses
- Financial Statement
- Municipal References



PRIVATE AND CONFIDENTIAL

January 29, 2024

To Whom It May Concern

Re: Union Studio Architecture & Community Design, Inc. ("Union Studio")
"Request for Proposal"

Dear Sir or Madam:

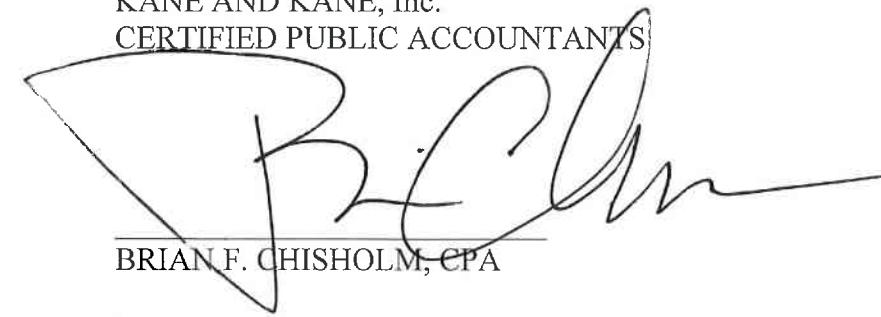
This letter is written at the request of Union Studio with regard to their financial stability as an organization.

Please note that our firm has represented Union Studio since their inception in year 2002. The firm continues to have a solid financial position and earnings history.

Please feel free to contact the undersigned if you have any questions regarding this matter.

Best regards,

KANE AND KANE, Inc.
CERTIFIED PUBLIC ACCOUNTANTS



BRIAN F. CHISHOLM, CPA

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BFC/mb
Enclosures
161592.200

MUNICIPAL CLIENT REFERENCES

Jamie Rabbitt – Director of Planning

Town of South Kingstown, *Rhode Island*

(401) 789-9331

George Meservey – Director of Planning & Community Development

Town of Orleans, *Massachusetts*

508) 240-3700 x 2335

Paul Lagg – Director of Community Development

Town of Eastham, *Massachusetts*

(508) 240-5900

Phil Hervey – Town Manager

Town of Barrington, *Rhode Island*

(401) 247-1900 x308

Union Studio Architecture & Community Design

(401) 272.4724

unionstudioarch.com

Providence

160 Mathewson Street
Suite 201
Providence, RI 02903

Philadelphia

100 South Juniper Street
3rd Floor
Philadelphia, PA 19107

 @unionstudioarch



AIA® Document A305® – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by STAND Corporation and dated the 29th day of December in the year 2023
(In words, indicate day, month and year.)

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

STAND
CORPORATION

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

N/A

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

N/A

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

105 Pennsylvania Avenue Warwick, RI 02888

§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

Corporation

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.

a Rhode Island Corporation
Craig Sutton-President, Vice President, Treasurer, Secretary

- .2 If your organization is a partnership, identify its partners and its date of organization.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

.3 If your organization is individually owned, identify its owner and date of organization.

.4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.

| No

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

| 39+

§ A.1.3.2 How many full-time employees work for your organization?

| 45

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

| 23

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

| N/A

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

| +/- \$104,125,000.00

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:
41,150,000.00

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

| +/- \$60,000,000.00 - \$100,000,000.00

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

site work, demolition, concrete work, carpentry rough-finish, drywall, painting, flooring, ceilings, insulation, caulking/sealants, fire -safing.

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

Qualities: we have been in the construction industry for almost 40 years. Many of our clients are repeat clients. We provide an ownership level of management at every phase of construction. We stand behind our product often for many years after the warranty period.

Accreditations: we are a certified PHIUS Passive House Certified Builder, we have won countless ABC awards for project safety, construction excellence, and workforce

construction. We are members of ABC, RI Builders Association, and CSI.

Services: preconstruction, design-build, turnkey, plan, and spec, negotiated, construction management, estimating.

Skills: As stated in A.3.1 we self-perform most of the various construction trades, skilled and unskilled.

Personnel: We have been able to maintain our field and office staff for many years, our average tenure is ~15
(Paragraph Deleted)

year.

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

Yes, we are a true design-build contractor, we work from the thought or idea of a project with little to no information, sometime as little as words or "sketches on a napkin". We provide leadership, and timely pricing and estimates to help guide the development team through the pre-construction process. We turn budgets into hard contract numbers, creating a shorten design to contract time line.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

No.

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

Sage 100 Master Builder and Blue Beam

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

Carla DeStefano Executive Director SWAP Inc. 401-272-0526

Craig Marschke Standard Communities Director of Construction 917-484-0980

Jason Quinn Winn Development Vice President of Construction 508-838-5246

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

Donald Powers- Union Studio (Architect) 401-272-4724

Brian Poor, R.A. – David Presbrey Architects (Architect) 401-751-4460

Ed Wojcik Architect- Ed Wojcik Architects, Ltd 401-861-7139

§ A.4.3 Identify one bank reference:

(Insert name, organization, and contact information)

Citizens Bank

807 Westminster Street

Providence, RI 02903

Sara Messier-Bomberger Vice President

401-378-1003

§ A.4.4 Identify three subcontractor or other trade references:

(Insert name, organization, and contact information)

Kevin Kelly- Shawmut Metal (Subcontractor) 508-379-0803

Armando Ricci P.E. - Ricci Drain (Subcontractor/Engineer) 401-639-9964

William Murphy – Seekonk Heating Services, Inc. (Subcontractor) 508-336-3069

Residential / Housing Projects-Only

LOCKWOOD CONDOMINIUMS - PHASE I

***HISTORIC – SCHOOL CONVERSION**

WARWICK, RI

Renovation of James T. Lockwood High School to 63 luxury condominiums. *This was STAND Corporation's 1st project (Circa 1984).*

Responsibility: Design/Builder

Owner/Developer: A.J. Siner, Inc.

Architect: The RGB Corporation

Units Delivered: 63

LOCKWOOD CONDOMINIUMS - PHASE II

WARWICK, RI

Twenty-nine luxury condominium units in new wood frame structure.

Responsibility: Design/Builder

Owner/Developer: A.J. Siner, Inc.

Architect: The RGB Corporation

Units Delivered: 29

LOCKWOOD CONDOMINIUMS - PHASE III

WARWICK, RI

Twenty-nine luxury condominium units in new wood frame structure.

Responsibility: Design/Builder

Owner/Developer: A.J. Siner, Inc.

Architect: The RGB Corporation

Units Delivered: 29

BUDLONG VILLAGE

CRANSTON, RI

Fourteen-unit garden apartment complex.

Responsibility: Design/Builder

Owner: Vincent Capone

Architect: Russell Mortenson, AIA

Units Delivered: 14

SEAWINDS CONDOMINIUMS - PHASE I

NARRAGANSETT, RI

Fifteen luxury wood frame townhouses and condominium units.

Responsibility: General Contractor

Owners/Developer: Atlantic Seawinds, Inc.

Architect: The RGB Corporation

Units Delivered: 15

SEAWINDS CONDOMINIUMS - PHASE II

NARRAGANSETT, RI

Eighteen luxury units, townhouses, and condominiums, in a new wood frame structure.

Responsibility: General Contractor

Owners/Developer: Atlantic Seawinds, Inc.

Architect: The RGB Corporation

Units Delivered: 18

STAND CORPORATION

773 CHARLES STREET

PROVIDENCE, RI

Renovation to existing building into four apartment units.

Responsibility: Design/Builder

Owner: Rocco Crimaldo

Architect: In-House

Units Delivered: 4

116 CHESTNUT STREET BUILDING REPAIRS

***HISTORIC – SCHOOL CONVERSION**

PROVIDENCE, RI

Interior and exterior repairs to five-story, ten-unit multi-use condominium (office/residential) because of tornado damage.

Responsibility: General Contractor

Owner: 116 Chestnut Street Condominium Association

Architect: Daughn/Salisbury, Inc.

Units Delivered: 10

ARNOLD RESIDENCE

WICKFORD, RI

Additional of kitchen, bath, family room, and dining area.

Responsibility: Design/Builder

Owner: Mr. and Mrs. Louis B. Arnold, III

Architect: In-House

Units Delivered: 1

NEWELL STREET APARTMENTS

WEST WARWICK, RI

New four-unit, two-story apartment complex.

Responsibility: Design/Builder

Owner: Jerry Manni

Architect: In-House

Units Delivered: 4

CENTRACCHIO STREET SUBDIVISION

WEST WARWICK, RI

Five two- and three- bedroom raised ranches. Single family dwellings.

Responsibility: Design/Builder

Owner/Developer: The Canton Group

Architect: In-House

Units Delivered: 5

CENTRACCHIO STREET - PHASE II

WEST WARWICK, RI

Construction of two, split-level single-family dwellings.

Responsibility: Design/Builder

Owner/Developer: The Canton Group

Architect: In-House

Units Delivered: 2

NORTH VILLAGE APARTMENTS

KINGSTON, RI

Twelve residential rental apartment units. Three separate building.

Responsibility: General Contractor

Owner: Cherri Properties

Architect: David I. Grist, AIA

Units Delivered: 12

STAND CORPORATION

BRIDGE STREET CONDOMINIUMS

EAST GREENWICH, RI

Construction of two, four-unit condo buildings.

Responsibility: Design/Builder

Owner: Creative Ventures, Inc.

Architect: Dream Design, Inc.

Units Delivered: 8

SPENCER ESTATES

WAKEFIELD, RI

Development of road and twenty-two house lots.

Responsibility: Design/Builder

Owner/Developer: Hoop Pond Associates

Engineer: Environmental Consultants

Units Delivered: 22

CLARKE FARM CONDOMINIUMS

POINT JUDITH, RI

Forty- two units, five clusters with extensive site and road development.

Responsibility: General Contractor

Owner/Developer: Wildfield Associates

Architect: William D. Warner Architects

Units Delivered: 42

THE MAPLES

***HISTORIC – SCHOOL CONVERSION**

WESTERLY, RI

Supervision of demolition, including asbestos removal, at 100-year-old school building, and renovation to create (29) luxury condominium units.

Responsibility: Construction Manager

Owner/Developer: A.J. Siner, Inc.

Architect: The RGB Corporation

Units Delivered: 49

MESHANICUT SCHOOL CONDOMINIUMS

***HISTORIC – SCHOOL CONVERSION**

CRANSTON, RI

Renovation of brick school building to create fifteen luxury condominiums.

Responsibility: Design/Builder

Owner: Cranston-Meshanicut Associates

Architect: The RGB Corporation

Units Delivered: 45

GROUP HOMES

VARIOUS LOCATIONS

Multi-location of State of Rhode Island Group Homes. Located throughout the state. Homes consisting of 3,000 square foot, pre-assembled modular units at the following sites: Oaklawn Avenue, Cranston; Byron Randall Road, Johnston; Stillwater Road, North Smithfield; East Killingly Road, Foster; Chaplin Drive, Coventry; Henry Brown Road, West Greenwich; South County Trail, Charlestown; Jiley Road, Tiverton; Beagle Drive, Middletown; Spring Water Drive, Woonsocket; South Road, South Kingston; Lakehurst Drive, Coventry; Pond House Road, North Smithfield; Shannock Road, South Kingston; Farnum Pike, North Smithfield; Laurel Hill, Westerly; Moonstone Beach Road, South Kingston; Noka Lane, Charlestown; Spring Street, Hopkinton; Teaberry Lane, Hopkinton; Lantern Lane, Exeter; Kenyon Hill Trail, Richmond.

Responsibility: Design/Builder

Owner: State of Rhode Island

Modular Engineer: Avis Homes

Units Delivered: 22

STAND CORPORATION

MANDELL RESIDENCE

WARWICK, RI

Dormer addition and interior renovations to an existing residence.

Responsibility: General Contractor

Owner: Mark Mandell, Esquire

Architect: Irving B. Haynes and Associates

Units Delivered: 1

RESIDENTIAL FACILITY FOR PREGNANT WOMEN AND CHILDREN

CRANSTON, RI

Construction of a new, single story, wood framed residential facility for pregnant women and their children.

Responsibility: General Contractor

Owner: State of Rhode Island - Office of Substance Abuse

Architect: Robert Haig Associates

Units Delivered: 16

LITTLE SISTERS OF THE POOR NURSING FACILITY

PAWTUCKET, RI

Gut rehab of existing nursing home facility to create new skilled nursing beds.

Responsibility: General Contractor

Owner: Little Sisters of the Poor

Architect: The RGB Corporation

Units Delivered: 116

RICHMOND COMMUNITY CENTER

RICHMOND, RI

Interior renovations to existing community center that was damaged over the winter. Repaired frozen plumbing lines, removed and replaced, damaged dry wall restored to original condition.

Responsibility: General Contractor

Owner: State of Rhode Island - MHRH

Architect: Norton Salk, AIA

BRADFORD COURT APARTMENTS

PASCOAG, RI

Wood frame addition to an existing apartment complex, to create an atrium and multi-purpose room.

Responsibility: General Contractor

Owner: Bradford Court Apartments

Architect: Mancino Associates Architects

BRADFORD COURT EXTERIOR BUILDING IMPROVEMENTS

PASCOAG, RI

Removal and replacement of wood siding and trim to an existing apartment complex.

Responsibility: General Contractor

Owner: Bradford Court Apartments

Architect: Mancino Associates Architects

STAND CORPORATION

REGAL COURT

***HISTORIC – MILL CONVERSION-ELDERLY HOUSING**

EAST GREENWICH, RI

Renovations to an existing masonry building to create thirty-five affordable elderly housing units.

Responsibility: Design/Builder

Owner: Regal Court Associates, L.P.

Architect: Arch Design, Inc.

Units Delivered: 35

OPERATION HOPE RENEWED

***HISTORIC**

PROVIDENCE, RI

Total interior and exterior renovation of seven existing multi family buildings (21 units) as part of RI Housing Area Renovation Project, located on Bellevue Avenue in the Armory District.

Responsibility: General Contractor

Owner: Bellevue Development Corporation

Architect: Durkee Brown Architects

Units Delivered: 21

WASSERMAN RESIDENCE

NARRAGANSETT, RI

Interior and exterior renovation of an existing summer home and cabana, located on Narragansett Beach.

Responsibility: General Contractor

Owner: Alan Wasserman

Architect: Durkee Brown Architects

Units Delivered: 1

FRIENDSHIP/PINE REVITALIZATION

***HISTORIC**

PROVIDENCE, RI

Construction of new and existing affordable dwelling apartment units. Ten new wood frame buildings consisting of 23 units, gut rehab of 3 existing buildings consisting of 8 units. RIHMFC financed project.

Responsibility: General Contractor

Owner: SWAP, Inc.

Architect: Durkee Brown Architects

Units Delivered: 31

UPPER PINE STREET REVITALIZATION

***HISTORIC**

SOUTH PROVIDENCE, RI

New project on the south side of Providence consisting of scattered site housing affordable multi-family housing units. Project statistics include 55 dwelling units, and 2 retail store units. Nineteen buildings in total, 8 historical rehabs and 11 new wood frame buildings.

Responsibility: Design-Builder

Owner: SWAP Inc.

Architect: Architectural Resources Ltd.

Units Delivered: 55

ST. JOSEPH HOSPITAL NURSING SCHOOL MARIAN HALL

NORTH PROVIDENCE, RI

Gut rehab of early 1900's medical building to create dormitory and classrooms for Nursing.

Responsibility: Design-Builder

Owner: St. Joseph Hospital

Architect: Blount Bennett Architects

Units Delivered: 60 (dorm-rooms)

STAND CORPORATION

CROSSROADS AFFORDABLE HOUSING

COVENTRY, RI

Construction of new affordable housing project in rural Coventry, RI. Project consists of four new wood frame building consisting of 32 dwelling units with a community meeting facility.

Responsibility: General Contractor

Owner: Coventry Housing Associates

Architect: Robinson Design

Units Delivered: 32

SAVAGE RESIDENCE & CARRAIGE HOUSE

PROVIDENCE, RI

Construction of new custom designed carriage house on the grounds of an historic residential site in the City's east side of Providence

Responsibility: General Contractor

Owner: Jonathan and Judith Savage

Architect: St. Florian Friedrich Architects

Units Delivered: 1

SHELTER HARBOR GOLF COTTAGES

WESTERLY, RI

Construction of four new wood framed high-end custom designed golfer's residential suites.

Responsibility: General Contractor

Owner: The Shelter Harbor Golf Club

Architect: Schmitt Sampson Walker, Inc. Architects

Units Delivered: 8

SMITH HILL VISIONS

***HISTORIC**

PROVIDENCE, RI

Construction of new affordable housing project in urban Providence, RI. Project consists of 15 building scattered sites in the historic Smith Hill section of Providence. The projects consisted of (9) new multi family buildings and (6) multifamily building gut /rehab, for a total of 28 affordable dwelling units.

Responsibility: General Contractor

Owner: Smith Hill Community Development

Architect: Donald Powers Architects

Units Delivered: 28

POTTERS AVENUE REVITALIZATION

***HISTORIC**

PROVIDENCE, RI

Construction of new affordable housing project in urban Providence, RI. Project consists of a 16 building scattered sites in the Potters Avenue area of Providence. The project consisted of (14) new multi family buildings and (2) multifamily building gut /rehab, for a total of 37 affordable housing units.

Responsibility: General Contractor

Owner: SWAP Inc.

Architect: Durkee Brown Viverois and Werenfels Architects

Units Delivered: 37

HERITAGE VILLAGE

North Kingstown, RI

Renovations to the exterior of and interior of 3 existing multi-family affordable housing buildings. The work consisted of removal and replacement of all the exterior siding and trim as well as removal and replacement of the unit windows. Interior renovations were limited to fire alarm and ADA upgrades. The project has since sold to.

Responsibility: General Contractor

Owner: Heritage Village Associates

Architect: The RGB Corp.

WICKFORD VILLAGE

North Kingstown, RI

Renovations and contemporary upgrades to (19) buildings - (129 affordable dwelling units) existing old naval housing. **Interior and exterior moderate renovations** consisted of new kitchens, bathrooms, mechanical and fire alarm systems. In addition, a new state of art ISDS systems to replace the existing ISDS systems.

Responsibility: General Contractor

Owner: Wickford Village Associates

Architect: Walter Cass Jr. Architect

Units Delivered: 129

PARKIS AVENUE REDEVELOPMENT -PHASE 1

***HISTORIC**

PROVIDENCE, RI

This project consisted of the complete Historic gut / rehab of (3) multi-family dwelling buildings. This award-winning project transformed (3) derelict buildings into (16) affordable dwelling units RI. This was phase 1 of an almost entire street gentrification. See NER project below for phase 2.

Responsibility: General Contractor

Owner: Greater Elmwood Neighborhood Services Inc. (GENS).

Architect: Donald Powers Architects

Units Delivered: 16

THE VILLAGE AT SAND HILL COVE

NARRAGANSETT, RI

Construction of high-end coastal mixed- use condominium complex. Phase 1 Consisted of (4) stand alone multi story custom above market rate condos. Phase 2 is the construction of 1 large mixed used building with 4-6 commercial units and 8 high-end coastal mixed-use condominiums.

Responsibility: Design Builder

Owner: The Village at Sand Hill Cove LLC.

Architect: John L. Riley Architect

Units Delivered: 4

THE VILLAGE AT PAWTUXET

***HISTORIC**

Warwick, RI

Renovation and additions to Circa 1914 Dairy Farm Building to create 15 market rate condominium units within the barn and 8 new freestanding condo units on the grounds. Project also includes the gut rehab of an existing onsite dwelling for resale as a single-family dwelling unit.

Responsibility: Design Builder

Owner: The Village at Pawtuxet LLC.

Architect: Donald Powers Architects

Units Delivered: 24

CAPITOL SQUARE 231 DOUGLAS AVENUE

PROVIDENCE, RI

Construction of 2 new mixed-use affordable housing buildings. The first floor consists of as many as 6 commercial condo units and 1 Affordable ADA living unit. The upper floors consist of a total 12 dwelling units, 6 units are affordable, and 6 units are market rate.

Responsibility: Design Builder

Owner: Smith Hill Community Development

Architect: Donald Powers Architects

Units Delivered: 13

STAND CORPORATION

1029 WESTMINSTER

PROVIDENCE, RI

Construction of 1 new mixed- use affordable housing building. The first floor consists of 1 commercial condo units and 1 Affordable ADA living unit. The upper floors consist of a total 4 dwelling units.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Durkee Brown Viverois and Werenfels Architects

Units Delivered: 4

MALM MANOR

PAWTUCKET, RI

Addition to existing special needs apartment building. Project consisted of a 2-story wood frame building to house 10 living units.

Financed by HUD.

Responsibility: General Contractor

Owner: AIDS Care Ocean State

Architect: Architectural Resources Ltd.

Units Delivered: 10

115 PRATT STREET

PROVIDENCE, RI

Construction of 3 new very exclusive custom condominium units on the City of Providence's East Side. The building is a 5-story wood frame with panoramic views of the Capitol City.

Responsibility: Design Builder

Owner: Lloyd Sugarman and Joseph Beaudette

Architect: F/M Studio

Units Delivered: 3

BAYER OVREN RESIDENCE

NEWPORT, RI

Construction of a new guest house/carriage house on the grounds of large historic estate. In addition to the new guest house the existing historic dwelling was renovated and a two-story library. Conservatory was added.

Responsibility: Design Builder

Owner: Bayer/Ovren.

Architect: The Newport Collaborative

Units Delivered: 1

POTTERS AVENUE HOME OWNERSHIP PROGRAM HOUSING

PROVIDENCE, RI

Construction of 10 scattered site multi family dwellings as part of SWAP Inc. home ownership program The 10 new wood frame buildings yielded 21 living affordable living units.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: EA DESIGN Ltd.

Units Delivered: 21

BERKELHAMMER CONDOMINIUM

NARRAGANSETT, RI

Complete gut / rehab of a 1970's beach condominium including a total gut rehab, a dormer addition and state of the art custom millwork finish package.

Responsibility: General Contractor

Owner: Robert Berkelhammer

Architect: Haynes de Boer Associates Architects

Units Delivered: 1

STAND CORPORATION

SMITH HILL HOME OWNERSHIP PROGRAM

PROVIDENCE, RI

Construction of 2 scattered site multi family dwellings as part of SHCDC's home ownership program the 2 buildings were total gut / rehabs which yielded 4 living affordable living units.

Responsibility: Design Builder

Owner: Smith Hill Community Development.

Architect: Ed Wojcik Architects Ltd.

Units Delivered: 4

SOUTH SIDE GATEWAY (former TIRE KING site)

PROVIDENCE, RI

Construction of 1 new mixed-use apartment building. This project includes the demolition of the former Tire King site, to construct a new multi story wood frame building to house 35 affordable dwelling units and 10 commercial units at grade level.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Architectural Resources Ltd.

Units Delivered: 35

SOUTH SIDE GATEWAY (SCATTERED SITE DWELLINGS)

***HISTORIC**

PROVIDENCE, RI

Construction of (7) scattered site multi-family dwelling buildings, (6) buildings are total gut / rehabs and (1) building is a new wood frame dwelling creating a total of 15 affordable housing units.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 15

NORTH ELMWOOD REVITALIZATION

***HISTORIC**

PROVIDENCE, RI

Construction of (7) scattered site multi-family dwelling buildings, (6) buildings are new construction and (1) building is an extensive historic gut / rehab. The (7) buildings created (40) affordable dwelling units and (1) commercial unit.

Responsibility: Design Builder

Owner: Greater Elmwood Neighborhood Services

Architect: Donald Powers Architects

Units Delivered: 40

JM APARTMENTS

CENTRAL FALLS, RI

Complete gut / rehab of (2) existing apartment buildings, totaling (10) residential units with community and gathering spaces.

Responsibility: General Contractor

Owner: Gateway Healthcare Inc.

Architect: AI Design Ltd.

Units Delivered: 10

RENAISSANCE AT PLEASANT VIEW

***HISTORIC – SCHOOL CONVERSION**

PAWTUCKET, RI

Complete gut / rehab of a former Catholic School building, to create (15) affordable and market rate residential units.

Responsibility: General Contractor

Owner: Mandamiento Nuevo Corporation / (Diocese of Providence)

Architect: Vision III Architects

Units Delivered: 15

STAND CORPORATION

BROAD AND MASSIE APARTMENTS

PROVIDENCE, RI

Addition to existing building to create (3) new studio type affordable dwelling units. Upgrades and improvements to the interior and exterior of existing (6) unit building.

Responsibility: General Contractor

Owner: SWAP Inc.

Architect: Architectural Resources Ltd.

Units Delivered: 9

ST. CASIMIR PLACE

WARREN, RI

Razing of existing Catholic Church and rectory building to make way for the construction of (4) new residential buildings consisting of (10) new affordable and market rate dwelling units.

Responsibility: General Contractor

Owner: Mandamiento Nuevo Corporation Diocese of Providence

Architect: O'Hearne Associates

Units Delivered: 10

PARKIS HISTORIC PROPERTIES

***HISTORIC**

PROVIDENCE, RI

Gut / rehab of (3) historic multi-family buildings to create (22) affordable housing units.

Responsibility: General Contractor

Owner: Parkis Historic Properties, LLC.

Architect: David Presbrey Architects

Units Delivered: 22

THE HOUSE OF SCRIMSHAW

NEWPORT, RI

Construction of a new (4) story mixed used structure on historic Thames Street in down-city Newport. First floor retail space, with (3) residential unit son the upper floors.

Responsibility: Construction Manager

Owner: Andrew Borer

Architect: Mark Rapp Architect

Units Delivered: 3 + 1 retail space

BROAD STREET REVITALIZATION

PROVIDENCE, RI

Construction of (4) new wood frame buildings, (2) multi-purpose buildings and (2) town house style buildings to create (25) affordable housing units and (6) commercial units.

Responsibility: General Contractor

Owner: Broad Street Revitalization, LLP.

Architect: David Presbrey Architects

Units Delivered: 25

DAYTON COURT

PROVIDENCE, RI

Construction of (4) new wood frame buildings for home ownership to create (6) affordable housing units complete with new access road and utilities.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Ed Wojcik Architect Ltd.

Units Delivered: 6

STAND CORPORATION

74 PORTLAND STREET

PROVIDENCE, RI

Construction of (1) new single-family dwelling unit.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect

Units Delivered: 1

BAFFIN COURT

PROVIDENCE, RI

Construction of (1) new building to house (22) elderly affordable apartment units (HUD 202 Program).

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 22

PRINCETON PLACE

***HISTORIC**

PROVIDENCE, RI

Moderate rehab of (4) buildings located in South Providence, housing (13) affordable rental housing units.

Responsibility: General Contractor, Design Builder

Owner: SWAP Inc.

Architect: Donald Powers Architects

Units Delivered: 13 (Project still underway)

TEN FORTY BROAD STREET

PROVIDENCE, RI

Construction of a new wood frame mixed use building consisting of (5) commercial rental units and (6) affordable rental housing units.

Responsibility: General Contractor

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 5 Commercial, 6 Residential

TRINITY PLACE (phase 1)

PROVIDENCE, RI

Construction of (2) new wood/steel frame multi-story buildings in South Providence. Building A houses (2) commercial units and (10) residential units. Building C houses (10) residential units.

Responsibility: General Contractor, Design Builder

Owner: SWAP Inc.

Architect: Donald Powers Architects

Units Delivered: 20 Residential, 2 Commercial

MITCHELL / MAWNEY

PROVIDENCE, RI

Reconstruction of (2) buildings in South Providence to create (4) new affordable housing apartments.

Responsibility: General Contractor

Owner: Community Works Rhode Island

Architect: Donald Powers Architects

Units Delivered: 4

STAND CORPORATION

SMITH HILL VISIONS II

***HISTORIC**

PROVIDENCE, RI

Scattered site affordable housing units consisting of (19) gut rehab buildings and (1) new townhouse building.

Responsibility: General Contractor

Owner: Smith Hill Limited Partnership (Smith Hill CDC)

Architect: Donald Powers Architects

Units Delivered: 52

BROAD STREET REVITALIZATION

PROVIDENCE, RI

Construction of (4) new buildings in conjunction with (2) mixed use buildings to create (25) affordable units with (6) commercial spaces.

Responsibility: General Contractor

Owner: Community Works Rhode Island

Architect: David Presbrey Architects

Units Delivered: 25

APF (AROUND PINE FRIENDSHIP)

***HISTORIC**

PROVIDENCE, RI

Scattered site affordable housing, consisting of (3) historic rehabs, (4) gut rehabs, and (4) new apartment buildings.

Responsibility: General Contractor, Design Builder

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 30

SARATOGA LOFTS

***HISTORIC**

PROVIDENCE, RI

Gut rehab of a former historic industrial mill building to create (7) new affordable housing townhouse units.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Architectural Resources

Units Delivered: 7

STAND DOWN (VETERANS HOUSING)

PROVIDENCE, RI

Moderate rehab of former apartment building to create new accessible veteran's apartment units.

Responsibility: General Contractor

Owner: Stand Down Housing

Architect: Architectural Resources

Units Delivered: 11

COVENTRY MEADOWS

COVENTRY, RI

Construction of (6) freestanding wood frame affordable housing apartment buildings in rural Coventry, RI to create (44) affordable dwelling units.

Responsibility: Design Builder

Owner: Coventry Meadows, LP (Coventry Housing Authority)

Architect: Robinson Design

Units Delivered: 44

STAND CORPORATION

SUNNYVIEW NURSING HOME

***NURSING/MEDICAL**

WARWICK, RI

Additions and alterations to existing nursing home to create new multipurpose rooms.

Responsibility: Design Builder

Owner: Miga Family Trust

Architect: Richard Hunt Architects

Units Delivered: N/A

514 BROADWAY STREET (AKA THE WEDDING CAKE HOUSE)

***HISTORIC**

PROVIDENCE, RI

Stabilization and structural repairs to former mansion on historic Broadway Street in Providence to create (5) affordable dwelling units. (Basically moth-balled the building until funding could be raised)

Responsibility: Design Builder

Owner: Community Works RI

Architect: Donald Powers Architects

Units Delivered: 5

19 STANWOOD

***HISTORIC**

PROVIDENCE, RI

Gut rehab of existing (3) family building in Providence RI to create (3) new affordable dwelling units.

Responsibility: General Contractor, Design Builder

Owner: Community Works RI

Architect: STAND Corp.

Units Delivered: 3

GODDARD STREET

***HISTORIC**

PROVIDENCE, RI

Gut rehab of (2) multi-family buildings in Providence RI to create (6) new affordable dwelling units.

Responsibility: General Contractor, Design Builder

Owner: Smith Hill Community Development

Architect: Donald Powers Architects

Units Delivered: 6

THE WARM SHELTER Phase 1

***MIXED USE**

WESTERLY, RI

Construction of new mixed use (2) story wood frame building. The lower level consists of a "soup" kitchen, dining hall, and support office spaces, while the upper level consists of (6) affordable dwelling units.

Responsibility: General Contractor

Owner: W.A.R.M. Inc.

Architect: Azzinaro Larson Architects

Units Delivered: 6

PACIFIC STREETS

***HISTORIC**

CENTRAL FALLS, RI

Gut rehab of (2) multi-family buildings in Central Falls, RI to create (5) new affordable dwelling units.

Responsibility: General Contractor

Owner: Pawtucket Community Development

Architect: Ed Wojcik Architects

Units Delivered: 5

STAND CORPORATION

TRINITY PLACE (Phase 2) 2013

PROVIDENCE, RI

Construction of (8) new wood frame dwelling units on (8) adjoining lots in Providence, RI. The first of its type in Providence, RI where all are separate lots yet are attached dwelling units. Units are townhouse style affordable for sale dwellings.

Responsibility: General Contractor, Design Builder

Owner: SWAP Inc.

Architect: Donald Powers Architects

Units Delivered: 8 units

NORTH COVE LANDING 2012

NORTH KINGSTOWN, RI

Construction of (12) new wood frame buildings in a village style setting to create (38) affordable housing rental units and (1) laundry postal building, maintenance garage, and restoration of OWTS pump house.

Responsibility: General Contractor, Design Builder

Owner: North Cove LP

Architect: Donald Powers Architects

Units Delivered: 38 units

87 COMSTOCK AVENUE 2013

***HISTORIC**

Providence, RI

Complete gut rehab of historic single-family dwelling in South Providence to create (1) – 4 bedroom affordable home ownership dwelling. Extensive historic restoration on exterior of the building.

Responsibility: General Contractor, Design Builder

Owner: SWAP Inc.

Architect: BY Design

Units Delivered: 1 unit

HILLSIDE HOMES 2013

Newport, RI

Construction of (4) new wood frame single family dwelling units (home ownership).

Responsibility: General Contractor

Owner: The City of Newport Housing Authority

Architect: Union Studio Architects

Units Delivered: 4 units

East Long Pond Apartments 2014

Providence, RI

Gut rehab of (2) historic buildings on infamous Parkis Avenue for Aids Care Ocean State (ACOS) to create (10) affordable special needs dwelling units. Project is in the RI Historic District and renovations are in strict accordance with their requirements.

Responsibility: General Contractor

Owner: East Long Pond Apartments LP

Architect: Union Studio Architects

Units to be Delivered: 10 units

THE WARM SHELTER II 2014-2015

***MIXED USE**

WESTERLY, RI

Re-construction of existing homeless shelter, complete gut rehab of existing building (early 1900's) to create additional and modernized shelter space for men and women of the Westerly, RI area.

Responsibility: Design Builder

Owner: W.A.R.M. Inc.

Architect: Azzinaro Larson Architects

Units Delivered: 17 bed-dormitory

STAND CORPORATION

65 Potters & 500 Prairie 2014

PROVIDENCE, RI

Construction of (1) new single-family dwelling and (1) two family dwelling.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect

Units Delivered: 3

Keats Gardens 2014-2015

PAWTUCKET, RI

Construction of (1) new building to house (22) elderly affordable apartment units (HUD 202 Program).

Responsibility: General Contractor

Owner: The ARC of Blackstone Valley

Architect: Saccoccio and Associates

Units Delivered: 22

Blackstone Valley Gateway II (BVGII) 2014-2015

***HISTORIC**

PAWTUCKET & CENTRAL FALLS, RI

Scattered site affordable housing, consisting of (4) historic building gut-rehabs, (2) **moderate building rehabs**, (3) new apartment buildings, and the complete gut rehab of a former historic industrial mil/bank/office building to create (13) new affordable housing units, along with community space and a café/restaurant.

Responsibility: General Contractor

Owner: BVGII LP c/o PCFD)

Architect: Durkee Brown Viverois and Werenfels Architects

Units Delivered: 41

2880 South County Trail 2014

EAST GREENWICH, RI

Construction of new combination (8) townhouse style dwelling units in conjunction with (2) ADA flat units.

Responsibility: Design Builder/CM

Owner: East Greenwich Housing Authority

Architect: Architectural Resources

Units Delivered: 10

Sigma Chi Fraternity House 2014-2015

KINGSTON, RI

Construction of new (26) room Fraternity House complete with library, social room, dining hall, house mother's apartment, and commercial kitchen.

Responsibility: Design Builder/CM

Owner: Sigma Chi URI Alumni Corporation

Architect: Union Studio

Units Delivered: 27

Brentwood Assisted Living 2015-2017

Warwick, RI

Construction of new freestanding (74) bed assisted living facility, (4) story steel and precast plank construction along the shoreline.

Responsibility: Design Builder/CM

Owner: Brentwood Assisted Living

Architect: Union Studio

Units Delivered: 74 beds delivered

STAND CORPORATION

129 Oxford Street 2015

PROVIDENCE, RI

Construction of (1) new single-family dwelling.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect

Units Delivered: 1

Phoenix Renaissance 2015-2016

Scattered Site Providence, RI

Construction of (3) new freestanding apartment buildings, gut rehab of an existing 46-unit SRO building, and (1) moderate rehab of existing 2 family dwelling.

Responsibility: General Contractor

Owner: Omni Development

Architect: Durkee Brown Viverois and Werenfels Architects

Units To be Delivered: 58 dwelling units.

313 High Street 2016

*HISTORIC

Pawtucket, RI

Complete gut rehab of an historic three family apartment building in Pawtucket, RI.

Responsibility: General Contractor,

Owner: Pawtucket Central Falls Community Development

Architect: Ed Wojcik Architect Ltd.

Units Delivered: 3 unit

7 Parkis Avenue 2016-2017

*HISTORIC

Providence, RI

Complete gut rehab of an historic three family apartment building in Providence, RI.

Responsibility: General Contractor

Owner: ONE Neighborhood Builders

Architect: David Presbrey Architects

Units Delivered: 3 unit

RSS (Revitalize Southside) 2015-2017

*HISTORIC

PROVIDENCE, RI

Scattered site affordable housing, consisting of (11 building -27 units) historic mod rehabs, (9) new wood frame buildings (2) buildings mixed use for a total of (25 new residential units and 3 commercial units)

Responsibility: General Contractor, Design Builder

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 52 + 3 (commercial)

The Fair House 2016-2017

*HISTORIC

WARWICK, RI

Complete gut-rehab of existing historic mansion/former nursing home (on National Historic Register) to create (5) special needs affordable housing units plus a new wood frame addition to create an additional (5) residential units.

Responsibility: General Contractor

Owner: The House of Hope

Architect: O'Hearne Associates

Units Delivered: 10

STAND CORPORATION

Sadler Mills 1 2016-2017

***HISTORIC**

South Attleboro, MA

Complete gut-rehab of existing timekeeper and meeting house attached to the Historic Sadler Mills, this is phase 1 of a larger planned mill renovation. The building is a wood frame structure a small addition will be added, and a complete renovation of the building will be completed to create (3) residential units.

Responsibility: General Contractor

Owner: The ARC of Blackstone Valley

Architect: Saccoccio and Associates

Units Delivered: 3

13 Searle Street & 48 Norwich Avenue 2016-2017

PROVIDENCE, RI

Construction of (1) new single-family dwelling and (1) two family dwelling on two vacant lots in the City of Providence.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect

Units Delivered: 3

Pavilion Homes 2016-2017

PROVIDENCE, RI

Construction of (5) two family dwellings and (1) single family dwelling on six vacant lots in the City of Providence.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect

Units Delivered: 11

MAPLEWOODS IN THE CITY (2018-2019)

PROVIDENCE, RI

Construction of a new (40) unit affordable housing apartment building, wood frame two floors, on a “raw” undeveloped parcel in an urban neighborhood in Providence, RI

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 40

PROSPECT HEIGHTS PHASE I (2017-2018)

***HISTORIC**

Pawtucket, RI

Reconstruction of 1940's historic housing project (first of three phases). 12 buildings consisting of 101 affordable housing apartment units. Project consists of moderate rehab to the interior of the units and historically sensitive renovations to the exterior of the buildings. Project was the first HUD project ever constructed in RI.

Responsibility: Construction Manager

Owner: WINN Development & Omni Development

Architect: David Presbrey Architects

Units Delivered: 101

COLONY HOUSE APARTMENTS (2017-2018)

Providence, RI

Reconstruction of circa 1977 nine story apartment building housing 101 existing apartment units. Scope of work includes; moderate rehab of (96) apartment units and reconstruction of (5) UFAS compliant units. Reconfiguration of the first floor common and community spaces, code upgrades and improvements, replacement of building fire pump and new emergency power generator systems.

Responsibility: Construction Manager

Owner: Standard Property Ventures

Architect: Union Studio

Units Delivered: 101

BRANCH BLACKSTONE DEVELOPMENT (2018-2019)

***HISTORIC**

PAWTUCKET & CENTRAL FALLS, RI

Scattered site affordable housing, consisting of (4) historic building gut-rehabs, (1) **moderate building rehabs**, totaling (17) renovated units and (4) new apartment buildings totaling an additional (29 new units). Project will yield a total of 46 affordable housing units. The project also involved a Brownsfield clean up of the new buildings site prior to the start of vertical construction.

Responsibility: Design Builder

Owner: Branch Blackstone LP (c/o PCFD)

Architect: Ed Wojcik Architects

Units Delivered: 46

407-411 Friendship Street (2018)

***HISTORIC**

Providence, RI

Complete gut-rehab of existing historic apartment building to recreate (4) affordable dwelling units.

Responsibility: Design-Builder

Owner: Amos House

Architect: David Presbrey Architects

Units Delivered: 4

GEORGIAVILLE VILLAGE GREEN (2019-2020)

Smithfield, RI

Construction of (9) new wood frame buildings in a village style setting to create (42) affordable housing rental units complete with community building feature and maintenance garage in rural Smithfield, RI. postal building, maintenance garage, and restoration of the project also involved an extensive Brownsfield clean up component of a former Foundry site, remediation of (5) lagoons scattered on site and above grade and shallow level of contaminated soils on site prior to the start of vertical construction.

Responsibility: General Contractor, Design Builder

Owner: Georgiaville Village Green LP

Architect: Robinson Design Inc.

Units Delivered: 42 units

PROSPECT HEIGHTS PHASE II (2019-2020)

***HISTORIC & NEW Construction**

Pawtucket, RI

Reconstruction of 1940's historic housing project (second of three phases). 12 buildings consisting of 95 existing affordable housing apartment units. Project consists of moderate rehab to the interior of the units and historically sensitive renovations to the exterior of the buildings. Project was the first HUD project ever constructed in RI. Plus (2) new wood framed apartment buildings consisting of an addition (20) new affordable units for a project total of 115 apartment units.

Responsibility: Construction Manager

Owner: WINN Development & Omni Development

Architect: David Presbrey Architects

Units Delivered: 115

STAND CORPORATION

CURTIS ARMS APARTMENTS (2019-2020)

Providence, RI

Reconstruction of circa 1978-79 six-story apartment building housing 100 existing apartment units. Scope of work includes moderate rehab of (100) apartment units and complete reconstruction of (6) UFAS compliant units. Reconfiguration of the first floor common and community spaces, code upgrades and improvements, replacement of building fire pump, new HVAC systems, new roofing systems, new windows and exterior doors, and new emergency power generator systems.

Responsibility: Construction Manager

Owner: Standard Communities (A Division of Standard Companies)

Architect: Union Studio

Units Delivered: 106

PROSPECT HEIGHTS PHASE III (2019-2020)

***HISTORIC**

Pawtucket, RI

Reconstruction of 1940's historic housing project (last of three phases). 12 buildings consisting of 96 affordable housing apartment units. Project consists of moderate rehab to the interior of the units and historically sensitive renovations to the exterior of the buildings. Project was the first HUD project ever constructed in RI.

Responsibility: Construction Manager

Owner: WINN Development & Omni Development

Architect: David Presbrey Architects

Units Delivered: 96

Mineral Spring Gardens (2020-2021)

North Providence, RI

Reconstruction of circa 1979 four-story apartment building housing 140 existing apartment units. Scope of work includes moderate rehab of (133) apartment units and reconstruction of (7) UFAS compliant units. Reconfiguration of the first floor common and entrance area, code upgrades and improvements, replacement of building fire pump and new emergency power generator systems

Responsibility: Construction Manager

Owner: 1907 MS Limited Partnership

Architect: Union Studio Architects

Units Delivered: 140

SWAP Homes Phases 1 and 2 (2019-2020)

Scattered Sites South Providence, RI

New construction of (8) one- and two-family affordable dwellings, on inner City abandoned or blighted lots.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect

Units Delivered: 12

Blue Mead (2020)

Barrington, RI

New construction of (1) one- and (1) two-family affordable dwellings, in rural section of Barrington RI.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Architectural Resources

Units Delivered: 3

CROSSROADS AFFORDABLE HOUSING CNA (2020-2021)

COVENTRY, RI

Re-construction CNA needs of existing affordable housing project in rural Coventry, RI, constructed in the early 2000's. Project consists of moderate rehab and upgrades per the CNA report. Project consists of 32 dwelling units plus a community- meeting - office facility.

Responsibility: General Contractor

Owner: Coventry Housing Associates

Architect: Ed Wojcik Architects

Units Delivered: 32

THREE SISTERS (2020-2021)

North Providence, Providence, and Woonsocket RI

Reconstruction of **three** circa 1970's existing apartment buildings, scattered throughout urban Rhode Island. Scope of work includes moderate rehab of all the apartment units and complete reconstruction of the required UFAS compliant units. A snapshot of the scopes of work includes but are not limited to code upgrades and improvements, replacement of building fire pumps, new HVAC systems, new roofing systems, new windows and exterior doors, and new emergency power generator systems. Unit kitchen and or bathroom upgrades, flooring, and finish upgrades, some remedial abatement work.

Spring Villa Apartments- North Providence, RI – (4) stories 100/units

Oliney/Valley Apartment-Providence, RI- (12) stories 154/units

Waterview Apartment-Woonsocket, RI- (4) stories 100/units

Responsibility: Construction Manager

Owner: Trio Partners (Omni Development)

Architect: David Presbrey Architects

Units Delivered: 354

Park Manor Apartments (2020-2021)

***HISTORIC**

Pawtucket, RI

Moderate rehab of (2) exiting buildings (circa 1900) church convent and school building, exterior shell improvements roofs, windows, doors, masonry, interior finishes, fire sprinklers, ad various code upgrades, modifications to mechanical and electrical systems.

Responsibility: General Contractor

Owner: Pawtucket Housing Authority

Architect: Ed Wojcik Architects

Units Delivered: 28

61 Portland Street (2020-2021)

Construction of new (3) unit (2) story wood frame row-house shelter for Amos House in South Providence, RI.

Responsibility: Design-Builder

Owner: Amos House

Architect: David Presbrey Architects

Units Delivered: 3

STAND

CORPORATION

The Composition (2021-2022)

***HISTORIC**

Providence, RI

Moderate rehab of (27) multi family dwellings consisting of (76) affordable housing units, scattered sites located in South Providence, RI. Mix of historic rehabs and circa 1990's buildings. Also, construction of (2) new mixed-use buildings consisting of a total of (8) new affordable units and (3) commercial spaces at ground level.

Responsibility: Design-Builder/Construction Manager

Owner: SWAP Inc.

Architect: David Presbrey Architects

Units Delivered: 84 residential units + (3) commercial spaces

188 Academy Avenue (2021)

Providence, RI

Moderate rehab of existing multi-family building (formerly a funeral home, apartments, and group home). Scope was to renovate back to boarding home.

Responsibility: Design-Builder

Owner: The Providence Center

Architect: Annino Incorporated Architects-Planners

Units Delivered: 12 beds

332 High Street (2021)

***HISTORIC**

Bristol, RI

Moderate rehab of an existing (c. 1812) apartment building. Building is in the Bristol Historic Commission's purview. Complete interior renovations to recreate (4) age restricted apartment units.

Responsibility: Design-Builder

Owner: East Bay CDC

Architect: JHL Tecture Architect

Units Delivered: 4

490 Squantum Drive (2021)

Warwick, RI

Gut rehab of existing single-family dwelling.

Responsibility: Design-Builder

Owner: Pawtucket Central Fall Community Development

Architect: In house

Units Delivered: 1

Pine View Apartments (2021-2022)

Construction of (10) new wood frame buildings in a village style setting to create (40) affordable housing rental units complete with community building feature in rural Exeter, RI. The project will also include a state-of-the-art OWTS system(s) and a public domestic well water system.

Responsibility: General Contractor-Construction Manager

Owner: Pine View Apartments LP c/o Women's Development Corporation

Architect: Union Studio Architects

Units Delivered: 40

STAND CORPORATION

Middle Street Duplexes (2022)

Pawtucket, RI

Construction of (5) new wood frame duplex affordable housing units.

Responsibility: General Contractor-Construction Manager

Owner: Pawtucket Central Falls Community Development

Architect: Ed Wojcik Architects

Units Delivered: 10

Linn Health & Rehabilitation (2021-2022)

East Providence, RI

Interior renovations and improvements to existing senior living nursing home suites to create ADA accessible and private rooms.

Responsibility: General Contractor-Construction Manager

Owner: Aldersbridge Communities

Architect: Castellone Architecture

Units Delivered: 9

31 Parade Street Parkview Apartments (under construction)

***HISTORIC**

Providence, RI

Gut rehab of historic former Miriam Hospital and addition to building to create (12) apartment units. Extensive interior and exterior renovations and modifications with an (4) story wood frame addition to house additional apartment units.

Responsibility: General Contractor-Construction Manager

Owner: RCG Armory Park View LLC

Architect: Jack Ryan Architects

Units Delivered: 12

Braeburn Chatham Apartments 2022-2023

Scattered Sites Providence, RI

Moderate rehab of (6) apartment buildings consisting of (91) affordable housing units, scattered sites located in Providence, RI.

Mix of historic rehabs and circa 1970's buildings.

Responsibility: Design-Builder/Construction Manager

Owner: Braeburn Chatham L.P.

Architect: David Presbrey Architects

Units Delivered: 91

SWAP Homes FHDC III (under construction) 2022-2023

Scattered Sites (322 Thurbers, 94 Potters, 71 Colfax, 280 Indiana, 232 Alabama) South Providence, RI

New construction of (4) single-family + (1) 2-family affordable dwellings, on inner City abandoned or blighted lots.

Responsibility: Design Builder

Owner: SWAP Inc.

Architect: Bill Young Architect & EA Design Ltd.

Units Delivered: 5

STAND CORPORATION

155 Division Street (2022)

Pawtucket, RI

Construction of (1) new wood frame duplex affordable housing units.

Responsibility: General Contractor-Construction Manager

Owner: Pawtucket Central Falls Community Development

Architect: Ed Wojcik Architects

Units Delivered: 2

SHRI 390 Pine Street (2022-2023)

***HISTORIC**

Pawtucket, RI

Renovation to existing mill building (circa 1880-1882) part of the former Conant Thread Mill Complex to create a mixed-used, mixed-income facility to house (8) new affordable housing units, the new SHRI yoga facility and support spaces, as well as speculative commercial rental spaces.

Responsibility: General Contractor-Construction Manager

Owner: SHRI

Architect: Ed Wojcik Architects

Units Delivered: 8-10 units

213 Garden Street Apartments 2022

Pawtucket, RI

Renovations to interior of existing group home to create (6) individual special needs apartment units

Responsibility: General Contractor-Construction Manager

Owner: Pawtucket Central Falls Community Development

Architect: Ed Wojcik Architects

Units Delivered: 6

418 Friendship Street (2022-2023)

***HISTORIC**

Providence, RI

Complete gut-rehab of existing historic apartment building to recreate (3) affordable dwelling units.

Responsibility: Design-Builder

Owner: Amos House

Architect: David Presbrey Architects

Units Delivered: 3

Tanglewood Apartments (2022)

West Warwick, RI

Renovations and improvements to existing apartment complex consisting of (9) separate buildings housing 176 units of mixed family housing. Scope of work includes moderate rehab of apartment units code upgrades and improvements, exterior façade improvements, site and grounds improvements, new heating plants, removal and replacement of individual HVAC systems, upper porch deck replacements, entry door replacements, roof replacements, swimming pool refurbishment, tennis, and pickle ball court refurbishment.

Responsibility: Construction Manager

Owner: Standard Communities

Architect: Union Studio

Units Delivered: 176 units

STAND CORPORATION

Living East Bay (2022-2023)

***HISTORIC**

Warren and Bristol, RI

Moderate interior and exterior rehab of (9) multifamily dwellings consisting of (47) affordable housing units, scattered sites located in both Warren and Bristol, RI. (8) of the buildings are of historic significance, on the national or historic register. Scopes or work include extensive exterior building façade repairs and improvements, roofing, siding, trims, masonry restoration, exterior window and door replacements, mechanical system replacements, moderate interior renovations, code compliance modifications, UFAS/ADA modifications to make compliant, site and grounds improvements and upgrades.

Responsibility: Design-Builder/Construction Manager

Owner: East Bay Community Development

Architect: Union Studio

Units Delivered: 47 units

Bourne Mill Apartments (under construction)

Tiverton, RI

Construction of new ground-up four-story, (59) affordable apartment units, 54,622/gsf of building area. Project complete with covered parking area structure, solar roof top arrays, to be PHIUS certified and a net zero project.

Responsibility: Design-Builder/Construction Manager

Owner: Bourne Net Zero

Architect: The Architectural Team (TAT)

Units Delivered: 59 units

Riverside Landing (under construction)

Coventry, RI

Gut-rehab of two historic mill buildings in the historic mill district of the Village of Harris. Renovations will create (8) affordable apartment units. Work includes historic exterior renovations, extensive site work and site utilities, all site work along the river's edge. Complete new interior floor structures and all new finishes.

Responsibility: Design-Builder/Construction Manager

Owner: Coventry Housing Associates

Architect: David Presbrey Architects (Brian Poor RA)

Units Delivered: 8 units

50 Mavis Street Townhomes (2022-2023)

Pawtucket, RI

Construction of (5) new ground-up affordable townhouse style dwelling units. Building construction is on "pad" of former school conversion we completed over (15) years prior to the construction of these new apartments.

Responsibility: Design-Builder/Construction Manager

Owner: Pawtucket Central Falls Community Development

Architect: Ed Wojcik Architects

Units Delivered: 5

STAND CORPORATION

47 Hicks Street (2023)

Pawtucket, RI

Construction of (1) new wood frame single-family affordable dwelling..

Responsibility: General Contractor-Construction Manager

Owner: Pawtucket Central Falls Community Development

Architect: Ed Wojcik Architects

Units Delivered: 1

Hood and Washington (under construction)

Central Falls, RI

Construction of (2) new 3-story single family dwelling units on abandoned or blighted lots in Central Falls.

Responsibility: General Contractor-Construction Manager

Owner: Central Falls Redevelopment Agency

Architect: Kite Architects (Christine Malecki West, AIA)

Units Delivered: 2

Portland Hones (under construction)

Providence, RI

Construction of (5)-two family dwellings in South Providence, RI. Extensive soils remediation to an existing contaminated site.

Responsibility: Design-Builder/Construction Manager

Owner: SWAP Inc.

Architect: David Presbrey Architects (Brian Poor RA)

Units Delivered: 10 units

Hannah & Handy (2023)

Providence, RI

Construction of (3)-two family dwellings in Providence, RI. Razing of existing dilapidated structures and construction of new affordable dwelling units.

Responsibility: Design-Builder/Construction Manager

Owner: SWAP Inc.

Architect: David Presbrey Architects (Brian Poor RA)

Units Delivered: 6 units

Winslow Gardens Multiple phases (2023)

East Providence, RI

Moderate interior renovations and improvements to existing assisted and independent living facility. Renovations and improvements to existing commercial line-kitchen facilities. Renovations and improvements to the existing dining room, multi-purpose room, solarium, library, and lounge areas.

Responsibility: General Contractor-Construction Manager

Owner: Aldersbridge Communities

Architect: Castellone Architecture & LMW Designs, LLC

Units Delivered: N/A

Alpine Nursing Home (2022-2023)

Coventry, RI

Moderate interior and exterior renovations and improvements to existing nursing home facilities.

Responsibility: General Contractor-Construction Manager

Owner: Alpine Nursing Home-Rodney Gauvin

Architect: (original) RGB Corp.

Units Delivered: 72 beds

Canton Estates (under construction)

Canton, MA

Moderate rehab to sites and buildings of (2) site, (3) buildings- (64) units apartment buildings.

Responsibility: Design-Builder/Construction Manager

Owner: Standard Communities

Architect: N/A

Units Delivered: 64 units

Frenchtown Apartments (under construction)

East Greenwich, RI

Construction of new ground-up four-story, (63) affordable apartment units, 73,427/gsf of building area. Project to include remediation of a contaminated site under a RAWP, energy star tier II program, apartments to target supportive housing tenants.

Responsibility: Design-Builder/Construction Manager

Owner: Pennrose, LLC and East Greenwich Housing

Architect: Union Studio

Units Delivered: 63 units

Evergreen Apartments (under construction)

East Providence, RI

Mod-rehab under the HUD 223F program of existing apartment building campus consisting of (11) buildings- (168) affordable apartment units. Scope of work consistent with CNA, conversion of (9) ADA/UFAS to make compliant, interior and exterior modifications, roofing, siding, remove and replace exterior steel egress stairs, remove and replace windows, various campus grounds improvements and repairs.

Responsibility: General Contractor

Owner: Subsidized Properties IV LP

Architect: Union Studio

Units Delivered: 168 units

Riverbend Apartments (under construction)

Cranston, RI

Mod-rehab under the HUD 223F program of existing apartment building campus consisting of (11) buildings- (168) affordable apartment units. Scope of work consistent with CNA, conversion of (9) ADA/UFAS to make compliant, interior and exterior modifications, roofing, siding, remove and replace exterior steel egress stairs, remove and replace windows, various campus grounds improvements and repairs.

Responsibility: General Contractor

Owner: Riverbend Associates II, LP

Architect: Signal Works

Units Delivered: 168 units

Scituate Vista Apartments (under construction)

Cranston, RI

Mod-rehab under the HUD 223F program of existing apartment building campus consisting of (7) buildings- (232) affordable apartment units. Scope of work consistent with CNA, conversion of (17) ADA/UFAS to make compliant, interior and exterior modifications, remove and replace windows, various campus grounds improvements and repairs.

Responsibility: General Contractor

Owner: Scituate Vista Associates

Architect: Union Studio

Units Delivered: 232 units

Looking Upwards (under construction)

Jamestown, RI

Complete reconstruction of former industrial building to create (12) special needs affordable apartment units with support spaces and offices.

Responsibility: Design-Builder/Construction Manager

Owner: Looking Upwards c/o SWAP Inc.

Architect: Union Studio

Units Delivered: 12 units

Sparrows Point I, II, III, and Meshanticut Vista (under construction)

Warwick and Cranston, RI

Mod-rehabs under the HUD 223F program of existing (4) apartment building campuses consisting of (5) buildings- (618) age restricted affordable apartment units. Scope of work consistent with CNA, conversion of ADA/UFAS to make compliant, interior and exterior modifications, remove and replace windows, various campus grounds improvements and repairs.

Responsibility: General Contractor

Owner: National Investments

Architect: Union Studio

Units Delivered: 618 units preserved

Franklin Court Assisted Living

Bristol, RI

Reconstruction and repairs to occupied/unoccupied assisted living damaged by fire and smoke event. Emergency response in order to get residents back into their respective units in ~30 days.

Responsibility: Design-Builder/Construction Manager

Owner: East Bay CDC

Architect: N/A

Units Delivered: 92 units

Over 6,000 Units Delivered or Preserved!