

30 Westville St & Westville St (San nimewo)

Mizajou Pwojè a ak Prezantasyon Devlopè a



Sèvis Entèpretasyon Zoom

Aksè pou Lang ak Kominikasyon



English: For interpretation in Haitian Creole or Spanish:

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

Haitian Creole: Pou entèpretasyon Kreyòl ayisyen:

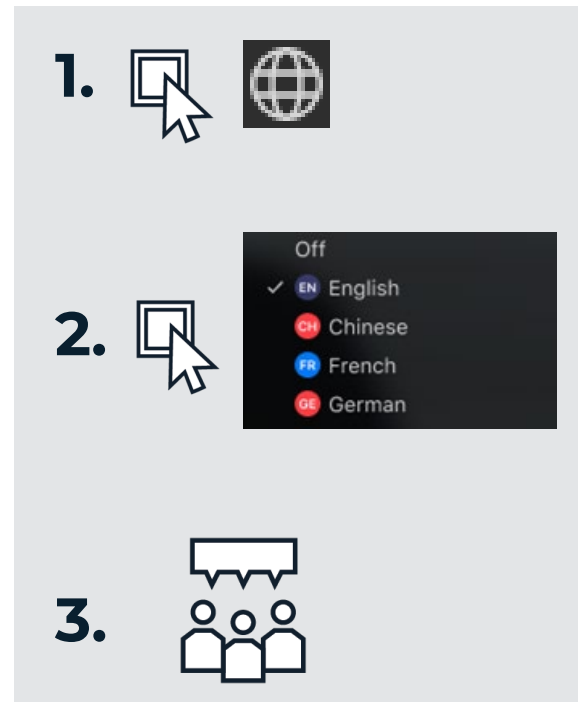
1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

Spanish: Para traducción en Español:

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

Vietnamese: Cho thông dịch Tiếng Việt

1. Tìm thanh điều khiển ngang phía dưới màn hình của bạn. Bấm vào từ: "Interpretation"
2. Sau đó chọn lựa ngôn ngữ mà bạn cần lắng nghe.
3. Hiện tại bạn đang tham gia buổi họp bằng Tiếng Việt



Language and
Communications Access

- ❖ Entwodiksyon
- ❖ Pwosesis Alyenasyon Teren yo ak Kalandriye Pwojè a
- ❖ Apèsi Jeneral RFP
- ❖ Prezantasyon Devlopè a
- ❖ Kesyon ak Repons
- ❖ Pwochen Etap yo

Pwosesis Alyenasyon Teren yo ak Kalandriye Pwojè a

30 Westville Street & Westville Street (San nimewo)



- ❖ [M.G.L. c. 30B \(Chapit 30B\)](#) etabli yon pwosesis anons pwopozisyon ke COB dwe suiv lè akizisyon ak alyenasyon yon byen imobilye pa acha, vant oswa lokasyon ki gen yon kou ki plis pase \$35,000.
- ❖ **Selon Chapit 30B** nou gen obligasyon pou nou mennen yon **pwosesis konkiransyèl ki ekritab e ki louvri** ki plase tou pwopozan yo sou menm pye egalite, solisite enfòmasyon ki pral pèmèt **konparezon òf ki jerab e ki siyikatif** epi baze desizyon sèlman sou enfòmasyon ke yo solisite. (sa kominote a di nou).

Pwosesis Alyenasyon Teren MOH



1 Idantifye Sit la

2 Evlaye Fezabilite Devlopman an

3 Planifikasyon Rankont Piblik RFP yo

4 Pibliye yon RFP ki Konsidere Komantè Kominote a

5 Lis Anonsè/Devlopè

6 Konferans pou Pre-Aplis RFP

7 Egzamen Repons pou Elijibilite RFP yo

8 Prezantasyon Devlopè a

9 Deziyasyon Pwovizwa Devlopè yo

10 Finansman ak oktwè pèmi pou devlopè yo

11 Byen ki transfere bay devlopè

12 Konstriksyon

Pre-JEN. 2021

Pwosesis dirije pa kominote a pou pasèl teren Westville Street yo



JEN 2021

SEPTANM - DESANM. 2021

MOH ak BPDA te esponsòrizè yon rankont kominotè pou evalye soutyen pou rezonaj 30 Westville, ak pwosesis apwobasyon rezonaj BPDA a.



OUT - OKTÒB 2022

MOH te lanse RFP pou 30 Westville St and Westville St (San Nimewo). Dat echeyans RFP 31 oktòb 2022



JANVYE 2023

MOH prezante aplikan ki elijib yo bay kominote a atravè Zoom nan dat 30 janvye 2023. Yon peryòd pou kòmantè piblik ki dire 10 jou suiv prezantasyon an.



MAS 2023

Komite Egzamen RFP a pral fè yon rekòmandasyon devlopman bay Kominyon Ekipman Piblik la pandan l ap konsidere kòmantè kominote a

Si li apwouve, devlopè ki seleksyone a pral gen dwa eksklizif pou li achte sit la pandan l ap pran responsabiltè pou li konfòme l ak egzijans MOH yo.



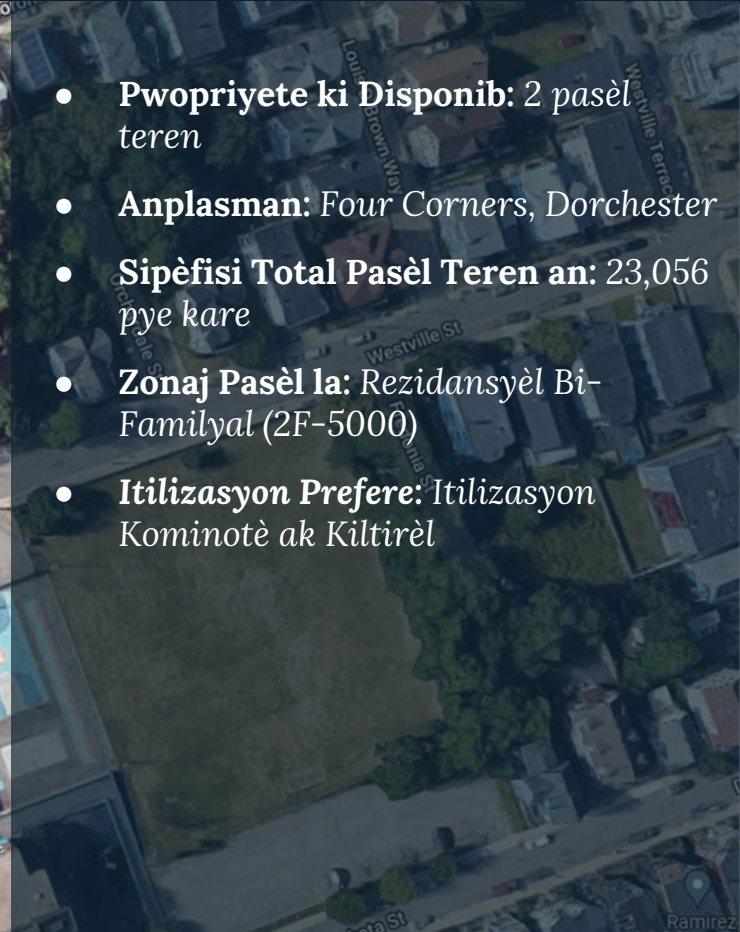
APÈSI JENERAL RFP



Apèsi Jeneral RFP



- **Pwopriyete ki Disponib:** 2 pasèl teren
- **Anplasman:** Four Corners, Dorchester
- **Sipèfisi Total Pasèl Teren an:** 23,056 pye kare
- **Zonaj Pasèl la:** Rezidansyèl Bi-Familyal (2F-5000)
- **Itilizasyon Prefere:** Itilizasyon Kominotè ak Kiltirèl



Itilizasyon Prefere:

- *Espas pou sante ak gerizon kominotè*
- *Sèvis pou fanmi ki enkli sivivan zak vyolans ak sa ke COVID te afekte*
- *Pwogram aktivite ekstra eskolè*
- *Kizin kominotè*
- *Espas travay an komen*
- *Espas rasanbleman kominotè*
- *Espas louvri tankou jaden lapè, jaden potaje evantyèlman*
- *Ti espas estasyonman*

Kritè Konsepsyon:

- *Mas batiman pwopoze yo dwe aliyan yo ak wotè epi mas batiman ki egziste deja yo sou tout longè Westville Street la.*
- *Lari a pa dwe rive wè espas estasyonman an.*
- *Pwoteje pyebwa ki mature yo nan pasèl teren san nimewo Westville Street la*
- *Reponnak egzijans Batiman Zewo Emisyon MOH la, ki enkli egzijans LEED Silver USGBC yo.*

LOUIS D. BROWN PEACE INSTITUTE





KAY FITI

LOUIS D. BROWN PEACE INSTITUTE

SANT GERIZON, ANSÈYMAN AK APRANTISAJ



LOUIS D. BROWN
PEACE INSTITUTE

Center of Healing, Teaching and Learning



FANMI



SÈVIS AK SANSIBILIZASYON

Sèvis ki koyeran e ki konpatisan pou fanmi ki gen pwòch yo ke yo te asainen oswa enkasere nan lidè pou evite sik vyolans reprezay yo.

KOMINOTE



DEFANS AK SANSIBILIZASYON

Defans pou politik ki fè pwomosyon diyite ak konpasyon pou tout fanmi ki asasina te gen enpak sou yo.

SOSYETE



FÒMASYON AK EDIKASYON

Fòmasyon k ap enkilke valè lapè e k ap ekipe founisè yo, edikatè yo, pwofesyonèl sante piblik ak jistis penal yo ak entèvenan esntitasyonèl yo pou yo reponn yon fason ekitab ak efikas ak fanmi ki ap fè fas ak sistiyasyon asasina, twomatis, dèy ak pèt.

Se an 1994 ke li te kreye pou aprann jèn moun yo pou yo valorize lapè ak kominote epi pou founi sèvis sipò pou Sivivan ki Viktim Omisid.

KONSTRIKSYON SOU PLIZYÈ DIZÈN LANE ENVESTISMAN AK PATENARYA



EKIP DEVLÒPMAN DIVÈSIFYE

Pwopriyetè / Pwomotè
W/MBE



Konseye nan
Devlopman



Achitèk

utile

Achitèk Peyizaj

MASS.

Enjenyè Sivil
WBE



Enjenyè Estriktirèl
MBE



MEP/FP
W/MBE



Antreprenè Prensipal
MBE

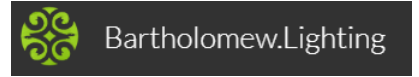


MCR Construction,
Inc.

Dirabilite
WBE



Liminozite
MBE



EKSPERYANS EKIP DEVLÖPMAN AN



PLAN DIVÈSITE AK ENKLIZYON

- Ekip devlopman an se yon gwoup konsiltan, achitèk, anjenyè ak responsab konstriksyon ki vrèman divèsifye.
- Peace Institute egzije ekip devlopman an pou li rekrute plis moun ke posib nan katye Dorchester la.
- Yo prevwa ke ekip konstriksyon k ap travay sou pwòjè a pral konpoze ak yon gwo pousantaj manm kominote minoritè yo.



**Chaplain
Clementina Chéry**
Founder, President
and CEO
Peace Institute



Rachel Rodrigues
Co-Executive Director
Peace Institute



**Alexandra Chéry
Dorrelus**
Co-Executive Director
Peace Institute



Shaulita Isia Francis
Communications and
Marketing Manager
Peace Institute



Kaine Nicholas
Executive Director
Cooperative Development



Kyle Metzger
Grants Manager
Peace Institute



David Bracken
Development
Consultant
Bracken Development



Manuel Reynoso
General Contractor
MCR Construction



Michael LeBlanc, AIA
Principal-in-Charge
Utile



**Nick Buehrens,
AIA, CPHC®**
Associate Principal
Utile



Cherry Yang, AIA
Project Architect
Utile



**Jeff Geisinger, AIA,
LEED AP, CPHC®**
Director of
Sustainable Design
Utile



Cyrus Dahmubed
Director of Research
Utile



Sierra Bainbridge
Principal-in-Charge
MASS



**Gabriel Hernández
Solano**
Senior Designer
MASS



Marcus Wilford
Senior Designer
MASS



Edward Bartholomew
Principal-in-Charge
Bartholomew



Alana Shepherd
Project Manager
Bartholomew



Insiya Divan
Senior Designer
Bartholomew



Stephen R. Garvin
Principal-in-Charge
Samiotes



Claudia Ponce de León
Project Engineer
Samiotes



Raymond McCrary
Principal-in-Charge
RWM Engineering



Sonia Barrantes
CEO
Ripcord



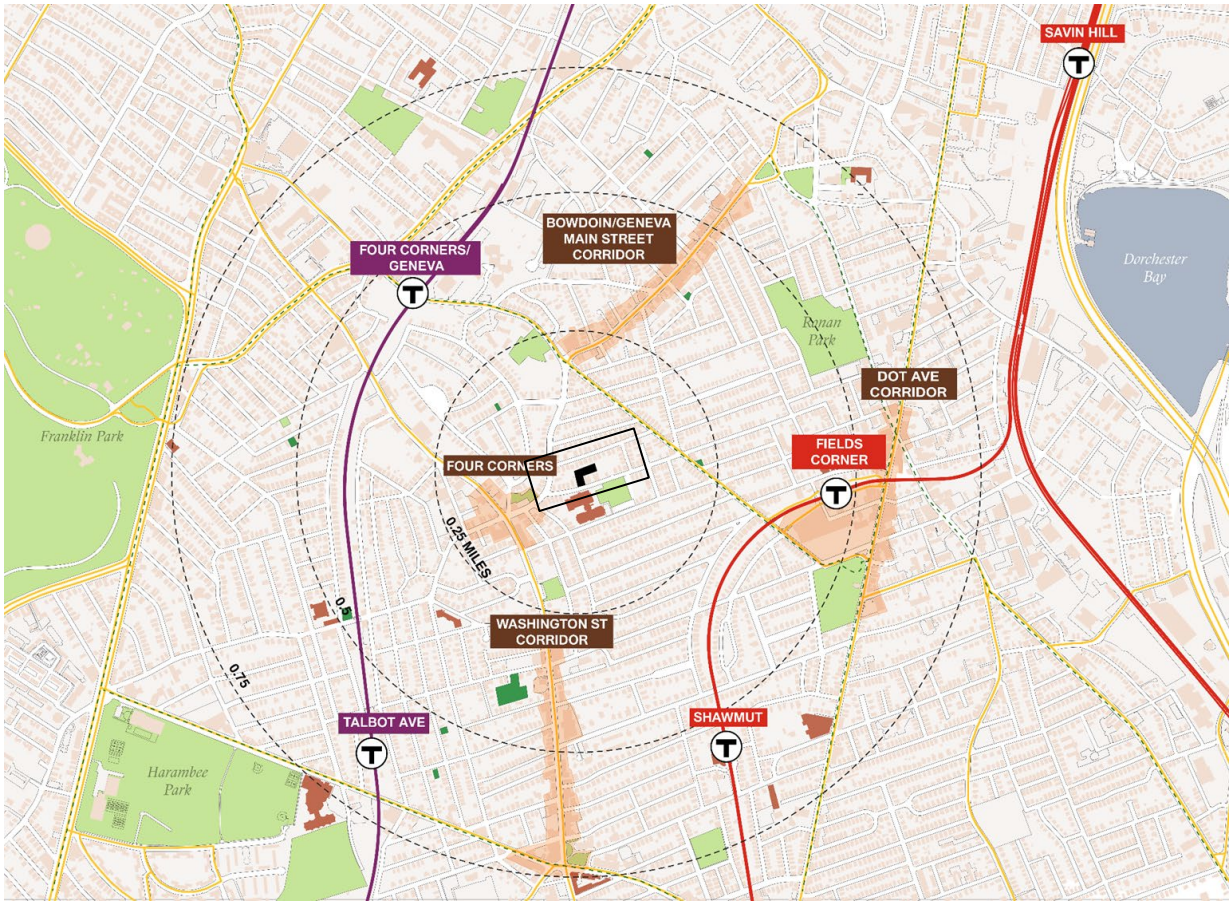
Samira Ahmadi
Principal-in-Charge
enviENERGY

	<u>TOTAL</u>	<u>/GSF</u>
LAND COSTS		
Land Purchase Price	29,000	1.43
Land Closing Costs	25,000	1.23
Total Land	\$54,000	\$2.67
HARD COSTS		
CONSTRUCTION COSTS		
MCR Estimate	8,741,000	
Construction Cotingency 5.00%	437,000	21.58
Utility Costs During Construction	100,000	4.94
Total Construction Costs	\$9,278,000	\$458.20
HARD COSTS CONTINGENCY & ESCALATION		
Owners Contingency / Cost Escalation 9.0%	835,000	41.24
Total Hard Cost Contingency	\$835,000	\$41.24
Subtotal Hard Costs	\$10,113,000	\$499.43

Peace Institute pral kolekte \$15M, ki enkli finansman \$13.37M KoPu Pwojè yo menm jan ak \$1.63M pou kouvri Rezèv pou Sipòte Operasyon Konstriskyon yo.

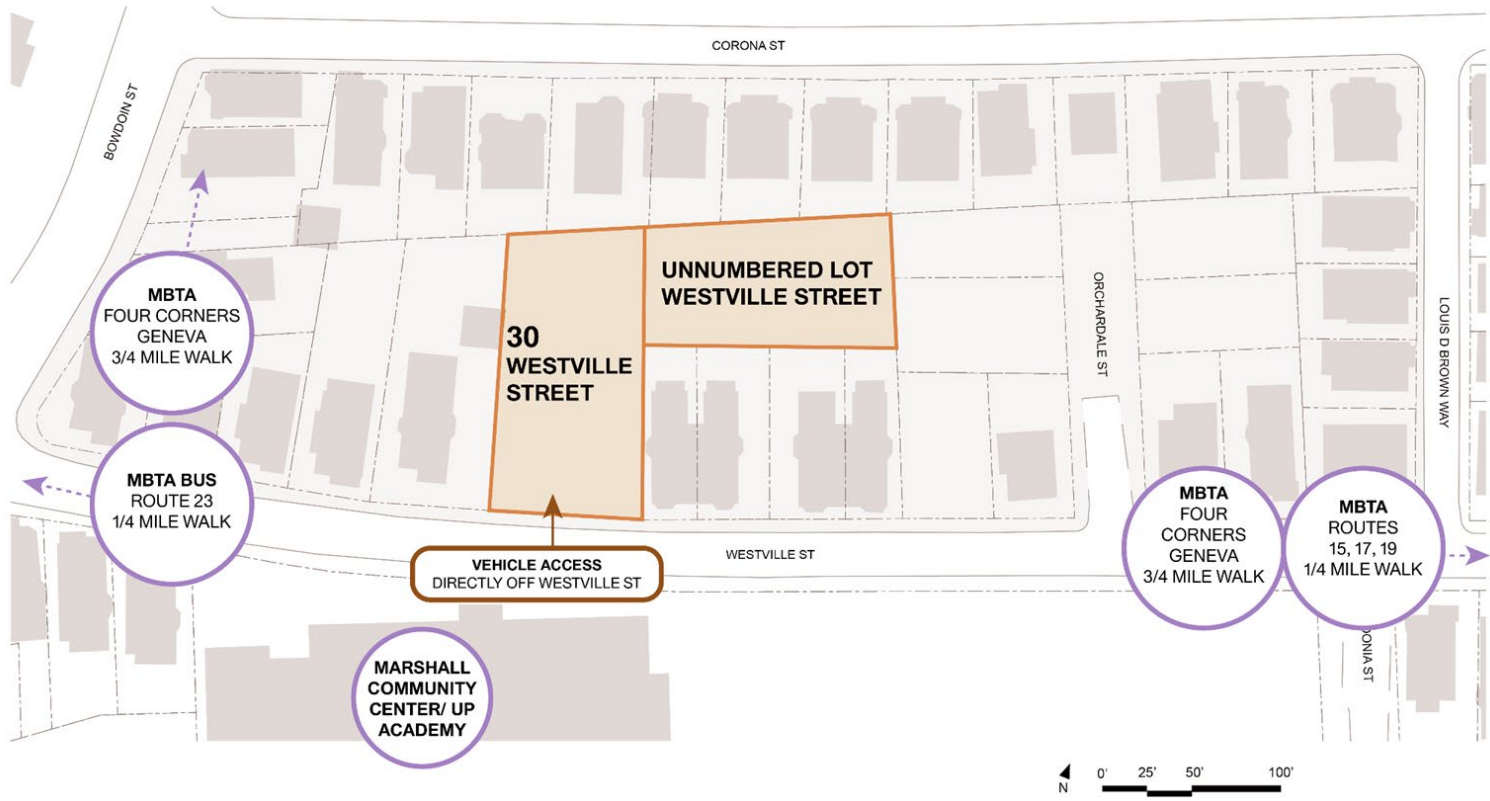
	<u>TOTAL</u>	<u>/GSF</u>
SOFT COSTS		
DESIGN FEES		
Total Design Fees	\$1,496,000	\$73.88
FEES, TESTING & INSPECTIONS		
Total Fees, Testing & Inspections	\$190,000	\$9.38
ONSITE, OVERHEAD, & PRE-OPENING MGMT		
Total Overhead	\$455,000	\$22.47
LEGAL, FINANCE & INSURANCE		
Legal	95,000	4.69
Project Expenses	41,000	2.02
Insurance	185,000	9.14
Total Legal, Finance & Insurance	\$321,000	\$15.85
Contingency		
Owner Soft Cost Contingency	200,000	9.88
Total Contingency	\$200,000	\$9.88
FF&E		
Total FF&E / Signage	\$541,000	\$26.72
Subtotal Soft Costs	\$3,203,000	\$158.18
Total Development Costs	\$13,370,000	\$660.28

SIT 30 WESTVILLE



- LEGEND**
- OPEN SPACE
 - COMMUNITY GARDEN
 - SCHOOL
 - COMMERCIAL HUB
 - RED LINE
 - COMMUTER RAIL
 - BUS ROUTE
 - BIKE LANE

SIT 30 WESTVILLE



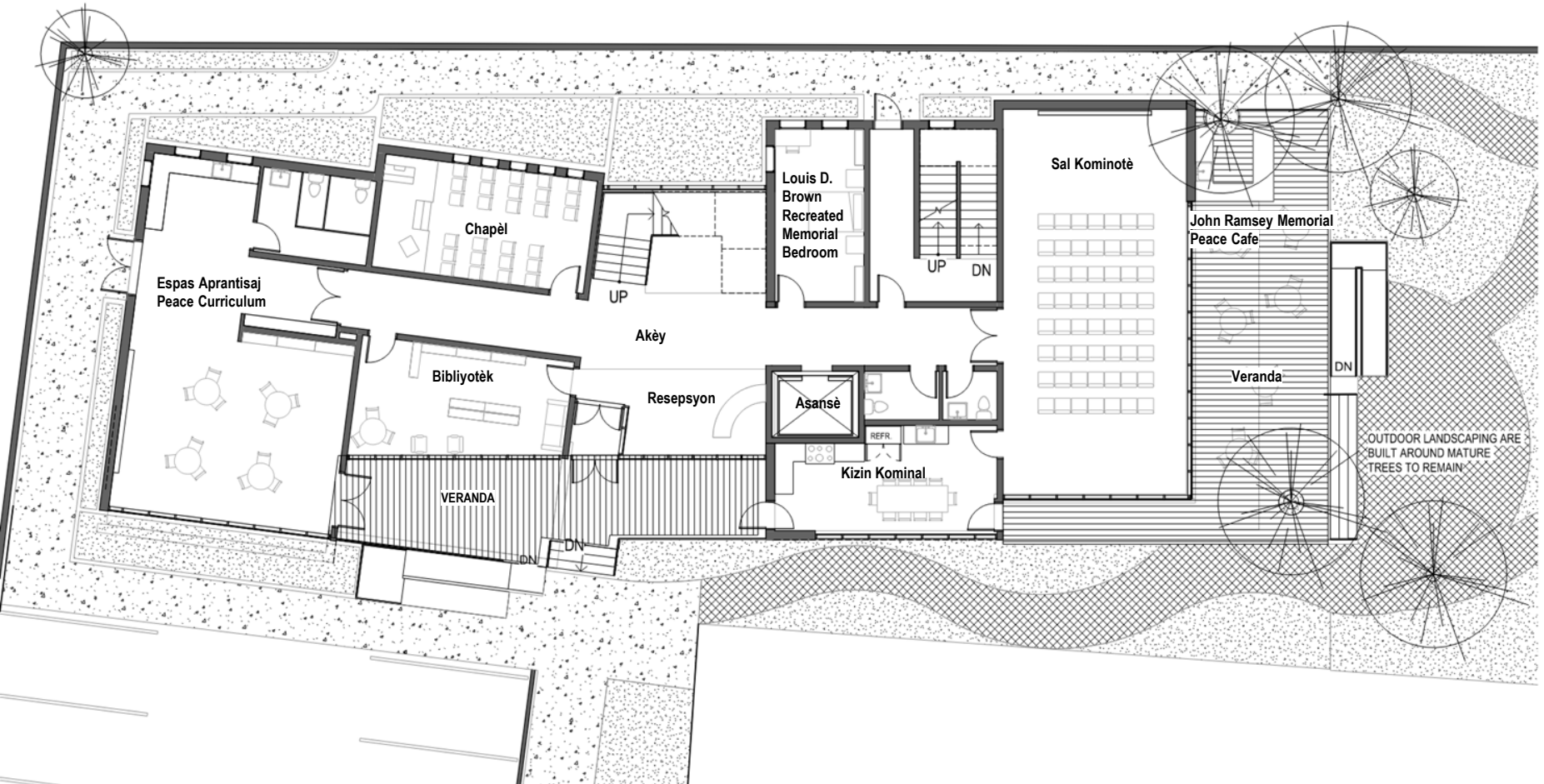
PLAN 30 WESTVILLE



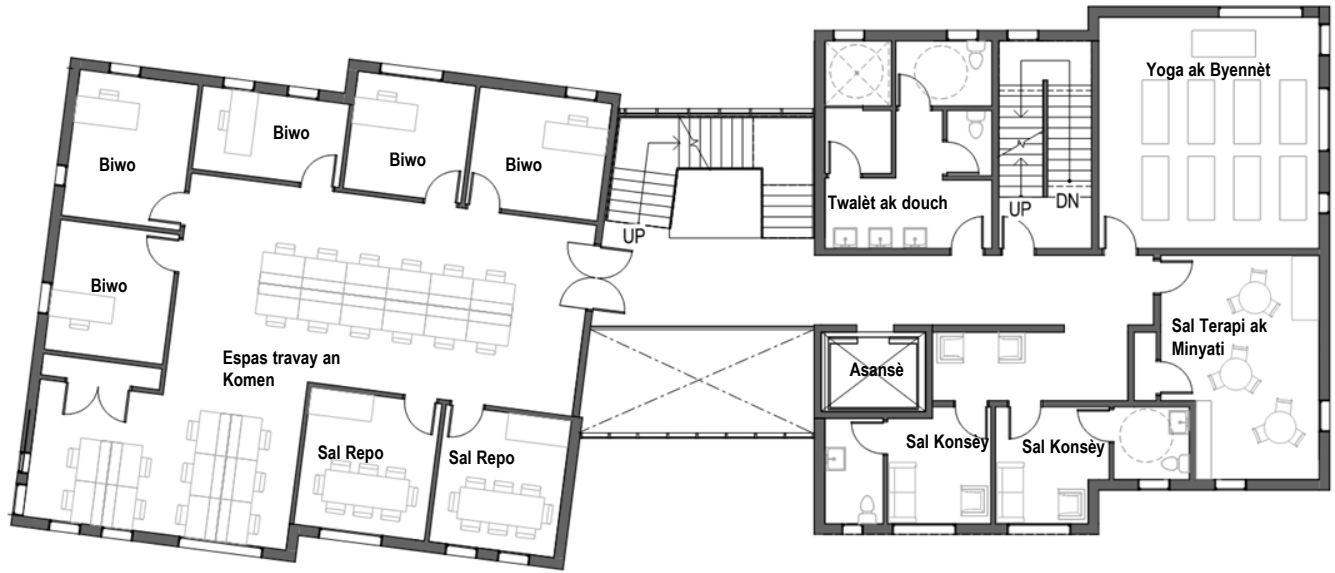
PLAN 30 WESTVILLE



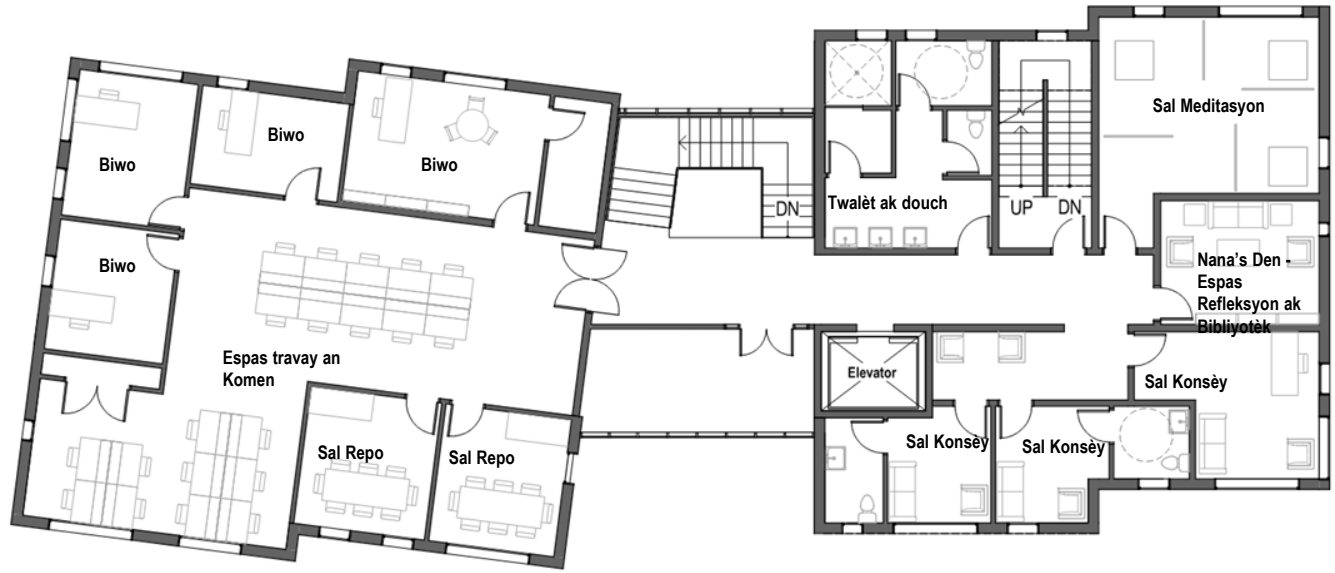
PLAN REDCHOSE



NIVO 2 PLAN ETAJ LA

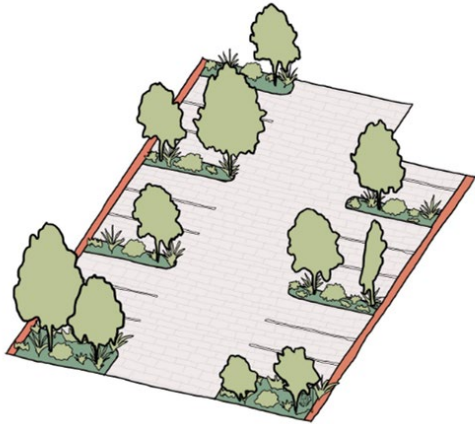


NIVO 3 PLAN ETAJ LA

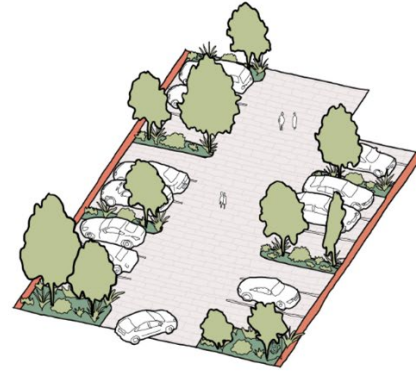


ESPAS LOUVRI AK DOMÈN PIBLIK

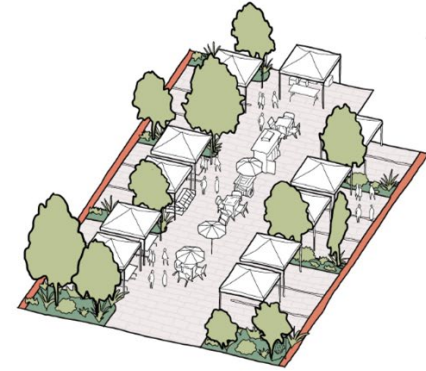




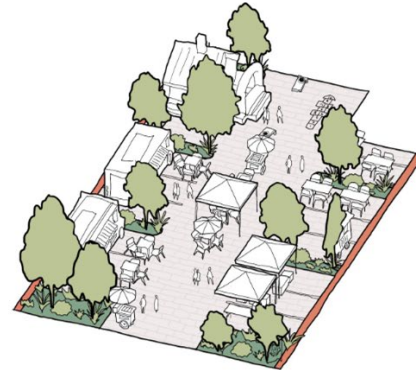
ESPAS ESTASYÒNMAN EKOLOJIK
PAVE PÈMEYAB POU ABSÒBSYON DLO AN
FONKSYON PANT SIT LA. ON PAKÈT PLANTASYON
POU FÈ LONBRAJ TOUT PANDAN Y AP KREYE NICH
KI PI PITI POU PWOGRAMASYON



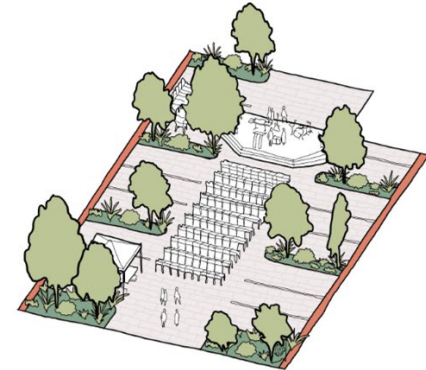
GARAJ



**MACHE FÈMYE YO/
SALON ANPLWA**



FÈT KATYE



**RASANBLEMAN KOMINOTÈ/
TOWNHALL**

ESPAS LOUVRI AK DOMÈN PIBLIK





MÈSI!

PWOCHEN ETAP

Moun ka soumèt nouvo kòmantè **jiska 10 fevriye 2023**.

Nan fen Peryòd Komantè a, ekip revizyon an pral rekòmande yon desizyon deziyasyon devlopè bay MOH, ki baze sou revizyon pwopozisyon an kont Kritè Evalyasyon RFP an ak tout kòmantè piblik yo.

Kòmantè nan:

bit.ly/30westvillecomment

oswa atravè imèl:

stephanie.silva2@boston.gov



Reyinyon an ap anrejistre epi pataje sou paj pwojè *Batiman Lojman* an ansanm ak yon kopi dyapozitif yo.

Paj pwojè *Batiman Lojman* an enkli tou enfòmasyon adisyonèl, yon kalandriye devlopman, ak opsyon pou enskri pou resevwa imèl mizajou yo.

Paj Pwojè Batiman Lojman an:

bit.ly/30westville



MÈSI!

Èske w gen lòt Kesyon oswa
Kòmantè?

Stephanie Silva

Ofisye Devlopman

Biwo Majistra a pou Lojman

(Mayor's Office of Housing, MOH)

(617) 635-0347

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Joe Backer

Ofisye Prensipal Devlopman

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