

City of Boston Department of Neighborhood Development
Neighborhood Homes Initiative

Violet, Norfolk, Goodale, Hosmer & Leston
Eric Berke & Sumul Shah
January 9, 2018

Castle Rock
PROPERTIES INC



HEZEKIAH PRATT
ARCHITECTURE + DESIGN



Agenda

- Team Introduction
 - Castle Rock Properties
 - One Way Development
 - Hezekiah Pratt Architecture & Design
- Project Overview
- Construction Logistics
- Subcontracting & Employment Opportunities
- Questions

Project Team

ERIC BERKE
CASTLE ROCK
PROPERTIES

ONE WAY
DEVELOPMENT
CONTRACTOR

HEZEKIAH
PRATT
ARCHITECTURE
+ DESIGN

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DND Projects Completed by Team



Background on Eric Berke

- Lives & Works in Boston Area
- In Real Estate Since 1978
- Formed Castle Rock in 2001
 - Focused on affordable multi-family housing
 - Currently manages 47 units in 11 Buildings
 - Has completed a project with DND



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Castle Rock Projects



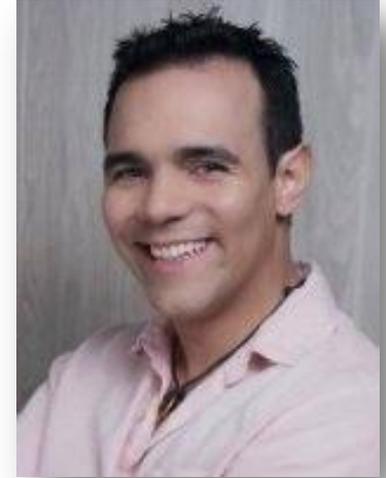
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 **ONWAY**
build your way

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Background Abraham Gonzalez

- Founder of One Way since 2004
- Roxbury based minority owned general contractor
- Focused on housing, residential, government & commercial construction
- Board of Directors of Massachusetts Minority Contractors Association
- Volunteer for many organizations



One Way Projects - Residential



One Way Projects – Residential



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One Way Projects – Government



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One Way Projects – Commercial



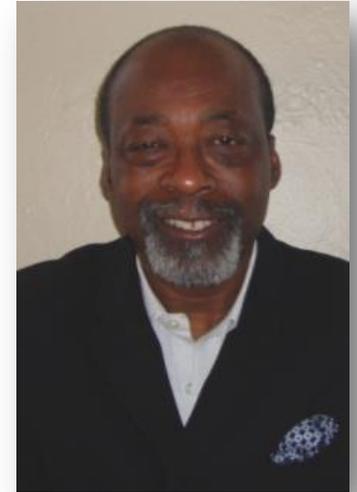
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Background on Hazekiah Pratt

- Architect in MA for the past 34 years
- Graduate of Howard University and University of Pennsylvania
- Was an urban designer on the Southwest Corridor project
- Started his practice in 1984
- Extensive experience with residential & commercial experience
- Has worked with the Department of Neighborhood Development and the Boston Redevelopment Authority



Hazekiah Pratt Projects



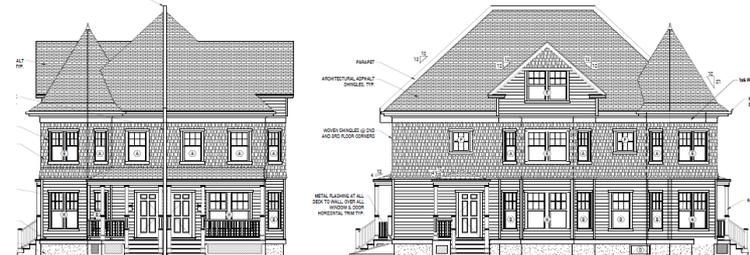
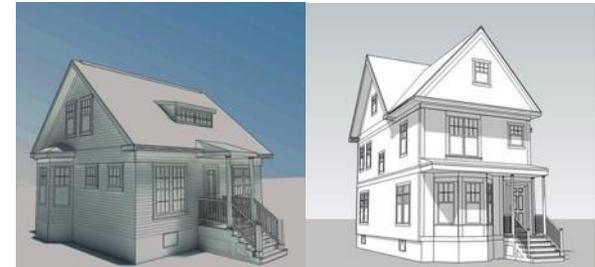
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Project Overview

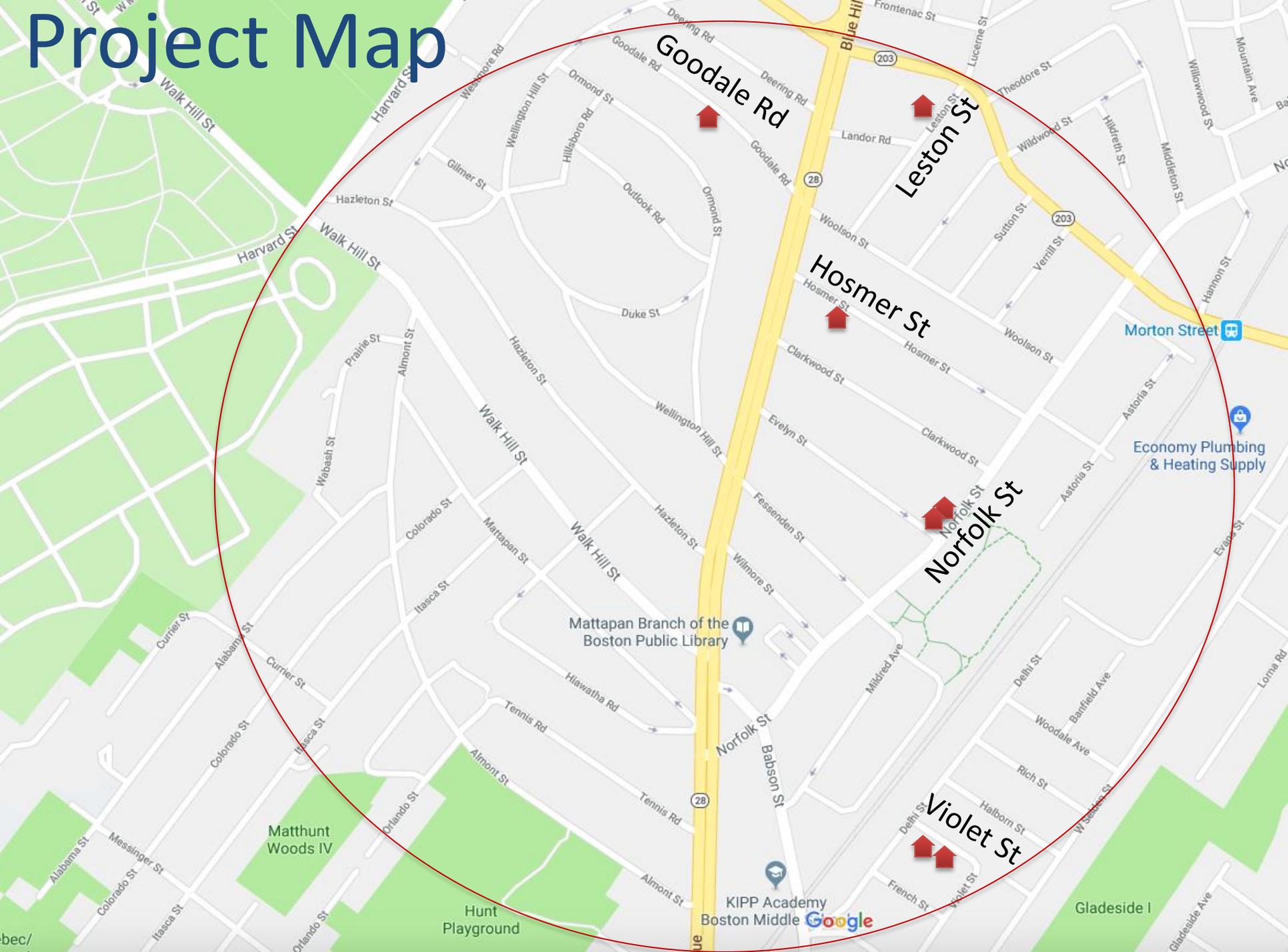
- Construction of 3 new single family homes
 - Violet St.; 36 Goodale Rd.
- Construction of 3 new duplex homes
 - 523 Norfolk St.; 11 Hosmer St.; 9 Leston St.
- Construction of 1 new 2 family home
 - 523 Norfolk St
- Houses are building built on vacant land currently owned by the City of Boston
- Project was award through a bidding and proposal process with the Department of Neighborhood Development
- Houses will be a mixture of affordable and market rate houses.
- House styles were selected by the City of Boston



Project Overview

- Neighborhood Benefits:
 - Attractive new homes enhance the feel of the area.
 - New housing may allow long-term renters to become home owners in the neighborhood.
 - Increase owner-occupancy ratio in the neighborhood.
 - Makes use of lots that are otherwise vacant and unusable
 - Project will provide off street parking
 - Potential employment opportunities

Project Map



Goodale Rd

Leston St

Hosmer St

Norfolk St

Violet St

Mattapan Branch of the Boston Public Library

KIPP Academy Boston Middle

Economy Plumbing & Heating Supply



Matthunt Woods IV

Hunt Playground

Gladeside I

Violet St - Single Family Homes (2)

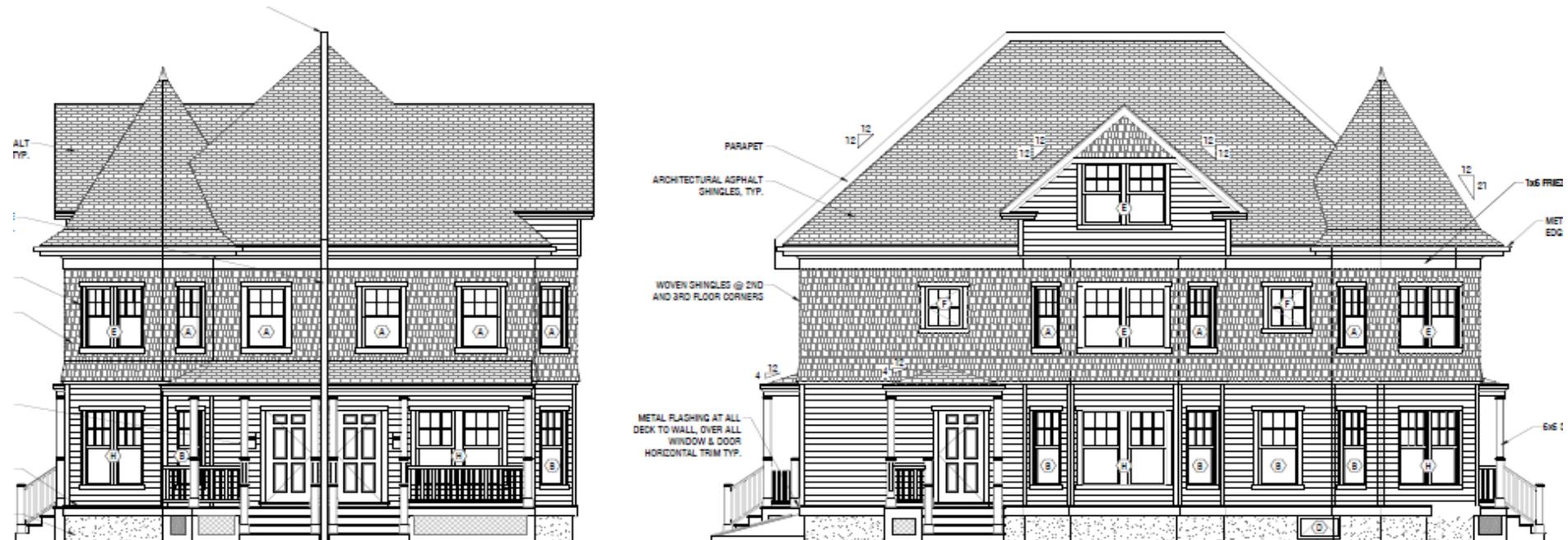


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523 Norfolk St - Duplex



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523 Norfolk St – 2 Family



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11 Hosmer Street - Duplex



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9 Leston Street - Duplex



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36 Goodale Rd – Single Family Home



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Exterior House Features

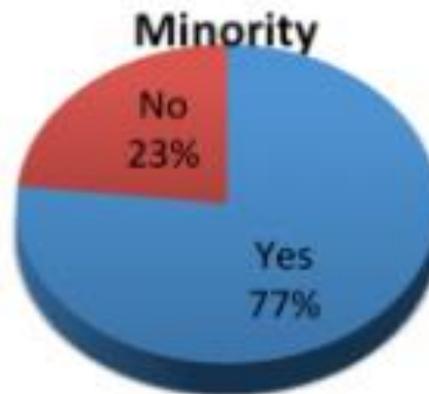
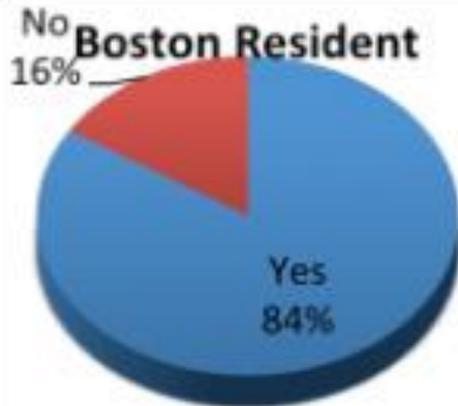
- Materials selected that are built to last:
 - Fiber Cement Siding (HardiPlank)
 - Composite Decking (Azek)
 - Architectural asphalt roof shingles
 - Hardwood floors
- Materials designed to conserve energy
 - Modern Insulation meeting the current energy code
 - Windows with higher energy ratings than required by code
 - EnergyStar appliances & thermostats

Construction Logistics

- Expected Start –Spring 2018
- Expected End – Spring 2019
- Working Hours – Typically, 7:00 am to 5:00 pm. Monday through Friday.
- Once construction starts we will have a designated point of contact on site to address any concerns

Subcontracting & Employment Opportunities

- We are members of the community!
- Over 94% of our workforce are minorities, veterans, women and/or Boston residents
- Our past DND project had 99% minorities, 58% Boston residents, 1% female workforce.



Subcontracting & Employment Opportunities

- We are always looking for the most talented plumbers, electricians and carpenters
- Our intent is to use all Boston based subcontractors and suppliers where possible.
- The project is subject to the Boston Jobs Policy, which have the following goals:
 - 50% Boston Resident
 - 25% Minority
 - 10% Women
- For further information regarding employment at One Way, or subcontracting opportunities on this project, contact:
 - Carlos Marce Lazo by telephone: 787-630-0087, or email:
 - carlos@onewaydevelopment.com

Bid Packages

- Dumpsters
- Porta Potty / Mens /Ladies
- Temp Fence
- Foundation Footings & Walls, Waterproofing, Foundation Slab, Concrete Pads
- Precast Concrete Bulkhead
- Framing, Sheathing, Vapor Barrier, Ice & Water, Roofing, Soffit & Fascia, Flashing, Gutters & Downspouts - Material
- Windows – Material
- Exterior Doors - Material
- Decks, Railings, Exterior Stairs & Treads – Material
- Decking – Labor
- Interior Casing, Trim, Stairs, Handrails – Materials
- Framing - Wood Framing, Columns, Wrap, Exterior Doors & Windows, Roofing - Labor
- Blueboard - Material
- Blueboard & Plaster - Labor
- Finish Carpenter - Trim, Casing, Baseboard, Stairs, Handrails
- Insulation – Spray Foam, Batt & Foundation Board
- Siding, Exterior Trim – Material
- Siding - Labor
- Interior Doors, Sliding, Bifold
- Window shades
- Painting
- Cabinetry, countertops, vanities - Furnish
- Cabinetry, countertops, vanities, Bathroom Accessories – Install
- Bathroom Accessories
- Flooring
- Kitchen Appliances
- Plumbing
- HVAC
- Electrical, Fire Alarm
- Sitework - Tree Clearing, Excavation, Backfill, Grading, Drainage, Site Utilities, Curb Cuts
- Landscaping
- Retaining Wall
- Asphalt Driveway
- Concrete Sidewalk



Questions?

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