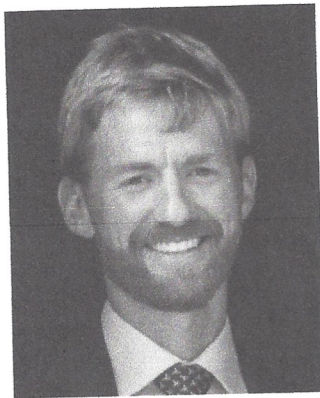




# Dave Traggorth

Dave's real estate career spans more than 11 years from construction to complex real estate finance. He started Traggorth Companies to provide high quality real estate asset and project management services for residential, commercial, and mixed-use ventures. Below is a snapshot of a portion of Dave's multi-family consultation experience.

## Project Experience Snapshot

### **Mosaic Residential Tower – Mission Hill, Boston, MA**

2011 - 2016, \$63M

146 unit mixed income rental and for-sale 11-story residential tower. Dave provides complete project management services to our client, which included conceptual design oversight, financial structuring, acquisition of affordable housing resources from City and State resources, and the advancement of permitting and approvals.

[www.mosaicbostoncondos.com](http://www.mosaicbostoncondos.com)

### **The Box District – Chelsea, MA**

2008 – 2015, \$40M

156 units of mixed-income residential across three buildings and 2.5 acres steps away from downtown Chelsea. Dave managed all aspects of each project from permitting through the lease-up. Project financing included historic tax credits, low income housing tax credits, conventional equity and debt, and state and federal sources of funding. Involved significant approvals and community process along with complex financing structure using low-income housing tax credits, new markets tax credits, and state affordable housing resources, and private equity. [www.boxdistrictliving.com](http://www.boxdistrictliving.com)

### **Off Centre Lofts – Jamaica Plain, MA**

2012-2014, \$6M

21 unit market rate studio and one-bedroom apartments created from a historic school house. The project involved complex City of Boston permitting as a unit within a master condominium campus. Project financing included conventional debt and equity. [www.offcentrelofts.com](http://www.offcentrelofts.com)

### **Cable Mills – Williamstown, MA**

2008-2016, \$26M

Conversion of a mill building and nine acre site across from Williams College into 61 lofts with future phases adding up to 21 for-sale units. Dave has led the project through planning, permitting, construction, and leasing. The project utilized state and federal historic tax credits alongside conventional debt and equity.

## Education

B.A. Business Administration  
Furman University

M.C.P. Community Development/Urban Planning  
University of Maryland School of Architecture

## Affiliations

Member – Urban Land Institute

## Industry Experience

Residential and Retail Design and Construction  
Master Planning/Smart Growth  
Public Approvals and Permitting  
Public Funding and LIHTC Tax Credit Finance  
Non-profit/For-profit Partnership and Collaboration  
Property Acquisition & Feasibility  
Residential Apartment and Condominium Marketing  
Green Design & Solar Applications



# Dan Hubbard

Dan is a principal at Traggorth Companies with primary responsibility for the financial aspects of both our consulting and in-house development work. He previously worked with Mitchell Properties for 3 years as a project manager on a number of mixed-income residential projects. Below is a sample of his recent work experience developing both affordable and market-rate multi-family housing.

## Project Experience Snapshot

### **Langham Court Refinance – South End, Boston, MA**

2013, \$10M

Dan led the effort to renegotiate and refinance this 86 unit mixed income housing development using a HUD FHA permanent loan product. The result led to much greater cash flow for the tenant-run non-profit sponsor.

### **Parcel 24 North -- Chinatown, Boston, MA**

2014, \$38M

Fully affordable rental property attached to a 200+ unit market rate property where Dan led the closing of the affordable financing sources on behalf of the New Boston/Asian Community Development Corporation sponsor. The project utilized low-income housing tax credits as well as state and city affordable housing resources.

### **The Marais – South End, Boston, MA**

2010 - 2011, \$11M

8-unit luxury apartment development in Boston's South End completed in November 2011 and fully occupied on the day of opening. The Project involved a lengthy approvals process (Boston Landmarks, Historic, as well as Zoning) and various tiers of debt and equity including both public and private sources. Financing included the use of federal and state historic tax credits.

### **225 Centre – Jamaica Plain, Boston, MA**

2011 – present, \$46M

Supported an extremely complex closing process with public and private funding including new markets tax credits, low-income housing tax credits.

### **Atlas Lofts – Chelsea, MA**

2009-2010, \$16.5M

53-unit loft mixed-income apartment development in Chelsea, MA involved the rehabilitation of a 19<sup>th</sup> Century brick mill building. Project completed early in August 2010 and leased-up in 4 months.

## Education

B.A. History  
Colgate University

## Affiliations

Member – Urban Land Institute

## Industry Experience

Residential Design and Construction  
Tax Credit and Subsidy Options and Applications  
Project Feasibility and Financial Modeling  
Legal Structuring  
Financial Closings  
Residential Apartment and Condo Marketing  
Solar Applications



**TC Selected Corporate Experience Snapshot**  
Page 1

**Experience Summary Past 10 years**  
**Total Units** 1,400  
**Total Development Costs** \$600,000,000  
**Total Projects** 30+

| Project Name                                    | Location                        | Owner/Sponsor                                      | Description                                                                                                                                                                   | Project Cost | Year of Completion | TC Role                           |
|-------------------------------------------------|---------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|-----------------------------------|
| 1005 Broadway                                   | Chelsea, MA                     | Traggorth Companies                                | 38 units of affordable apartments with 5,000 square feet of community open space and waterfront access.                                                                       | \$12M        | TBD                | Direct development, joint venture |
| CCBA Tai Tung                                   | Chinatown/South End, Boston, MA | Consolidated Chinese Benevolent Association (CCBA) | Financial planning and feasibility of a mixed use/mixed income site. Created an RFP to find a development partner                                                             | \$40M        | TBD                | Selected project management       |
| United South End Settlements Strategic Planning | South End, Boston, MA           | United South End Settlements                       | Implementation of real estate aspects of strategic plan including expansion of headquarters and disposition of real estate assets.                                            | \$18M        | TBD                | Full project management           |
| YES Headquarters                                | South End, Boston, MA           | Youth Enrichment Services                          | Headquarters expansion feasibility and assessment. Negotiation of MOU and 35 year lease to be anchor tenant of a new non-profit community recreation facility.                | \$6M         | TBD                | Full project management           |
| Ace on Gould                                    | Reading, MA                     | Traggorth Companies                                | 55 rental apartments, mixed income, smart growth 40R immediately adjacent to the Reading commuter rail T-Stop and within the heart of Reading's downtown commercial district. | \$22M        | 2020               | Direct development                |



TC Selected Corporate Experience Snapshot  
Page 2

| Project Name                 | Location              | Owner/Sponsor           | Description                                                                                                                                                                                                                    | Project Cost | Year of Completion | TC Role                     |
|------------------------------|-----------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|-----------------------------|
| Olmsted Green                | Boston, MA            | Lena New Boston LLC     | Multiphase new construction project including a 100 unit mixed income rental phase and 47 unit LIHTC rental phase.                                                                                                             | \$60M        | 2019 and 2020      | Selected project management |
| River Houses at Cable Mills  | Williamstown, MA      | Mitchell Properties LLC | New construction of 20 luxury riverfront duplex condominiums across the street from Williams College.                                                                                                                          | \$8.5M       | 2019               | Full project management     |
| 87 Washington Street         | Haverhill, MA         | Traggorth Companies LLC | Historic rehabilitation of former shoe factory into 3,500 sf of street retail and 24 loft apartments. Sister property to J.M. Lofts                                                                                            | \$6.5M       | 2019               | Direct Development          |
| Huntington Ave Special Needs | Back Bay, Boston, MA  | Cushing Properties      | Feasibility, financial planning, HAP Contract Renewal, and MassHousing OAS application in preparation for the rehabilitation of 75 units of special needs housing. Utilizing historic tax credits and soft debt from DND/DHCD. | \$13M        | 2020               | Selected project management |
| Warren Avenue Apartments     | South End, Boston, MA | Tent City Corp          | Occupied extensive rehab of 30 Low-Income units over 6 buildings in the South End. Included new long term financing and HUD contract to support the units.                                                                     | \$7M         | 2019               | Full Project Management     |



**TC Selected Corporate Experience Snapshot**  
**Page 3**

| <b>Project Name</b>             | <b>Location</b>          | <b>Owner/Sponsor</b>                          | <b>Description</b>                                                                                                                                                                                                       | <b>Project Cost</b> | <b>Year of Completion</b> | <b>TC Role</b>                          |
|---------------------------------|--------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------|-----------------------------------------|
| Residences at Fairmount Station | Hyde Park, MA            | Traggorth Companies LLC/South West Boston CDC | 27 affordable units over 27 parking spaces and community space. LIHTC and other State and City soft sources for affordable housing.                                                                                      | \$12M               | 2018                      | Direct Development                      |
| Oak Terrace                     | Chinatown, Boston, MA    | Asian Community Development Corp.             | Moderate rehab of 81 units with 4% LIHTC and refinance of MassHousing debt, renegotiation of subordinate debt.                                                                                                           | \$35M               | 2017                      | Financial and Design Project Management |
| The Mosaic                      | Mission Hill, Boston, MA | Roxbury Tenants of Harvard                    | Mixed income new construction residential utilizing 9% low-income housing tax credits, federal and state funding. 145 units over 11 stories of affordable rental, affordable homeownership, and market rate condominium. | \$63M               | 2016                      | Full project management                 |
| RTH Early Education Center      | Mission Hill, Boston, MA | Roxbury Tenants of Harvard                    | Planning, finance, and build-out of 9,000 sf, 90-child early education center.                                                                                                                                           | \$5M                | 2017                      | Full project management                 |
| Restoration Housing             | Mission Hill, Boston, MA | Roxbury Tenants of Harvard                    | Occupied moderate rehabilitation of 81 units across 17 units utilizing state and federal historic tax credits and 4% low income housing tax credits.                                                                     | \$20M               | 2016                      | Full project management                 |



**TC Selected Corporate Experience Snapshot**  
Page 4

| <b>Project Name</b> | <b>Location</b>       | <b>Owner/Sponsor</b>                                  | <b>Description</b>                                                                                                                                                                                                                                                                                 | <b>Project Cost</b>         | <b>Year of Completion</b> | <b>TC Role</b>                                      |
|---------------------|-----------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------|-----------------------------------------------------|
| Chelsea Flats       | Chelsea, MA           | Mitchell Properties                                   | Mixed income residential consisting of 96 units across two buildings utilizing TIF districts for market rate housing, workforce housing, and low-income housing tax credits. Utilized modular construction techniques.<br><a href="http://www.boxdistrictliving.com">www.boxdistrictliving.com</a> | \$23M                       | 2014/2015                 | Full project management                             |
| Parcel 24 North     | Chinatown, Boston, MA | New Boston Fund/<br>Asian Community Development Corp. | Fully affordable rental property attached to a 200+ unit market rate property. The affordable portion utilized low-income housing tax credits, HOME, AHTE, FCF, CBH and local funds.                                                                                                               | \$150M / \$38M aff. portion | 2014                      | Financial project management for low-income portion |
| JM Lofts            | Haverhill, MA         | Tragorath Companies LLC                               | 18 market rate residential lofts over 4000 sf of retail in a historic 20,000 sf building. Utilized state and federal historic tax credits, TIF financing, private debt and equity. <a href="http://www.jmlofts.com">www.jmlofts.com</a>                                                            | \$6M                        | 2016                      | Full project management, Direct Developer           |
| Parcel 24 South     | Chinatown, Boston, MA | Asian Community Development Corp.                     | 51 units of all affordable condominiums utilizing DND and DHCD subsidy and low income housing tax credits.                                                                                                                                                                                         | \$20M                       | 2016                      | Selected project management                         |



TC Selected Corporate Experience Snapshot  
Page 5

| Project Name         | Location                  | Owner/Sponsor                              | Description                                                                                                                                                                                                                                             | Project Cost | Year of Completion | TC Role                                                          |
|----------------------|---------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|------------------------------------------------------------------|
| Cable Mills          | Williamstown, MA          | Mitchell Properties                        | Mixed income 61 unit development utilizing DHCD soft subsidy resources on a nine acre site in Williamstown, MA next to Williams College. Utilized state and federal historic tax credits.<br><a href="http://www.cablemills.com">www.cablemills.com</a> | \$26M        | 2016               | Full project management                                          |
| Off Centre Lofts     | Jamaica Plain, Boston, MA | Norbert Associates LLC                     | Jamaica Plain project with complex City of Boston permitting challenges. 21 lofts apartments converted from former historic school. <a href="http://www.offcentrelofts.com">www.offcentrelofts.com</a>                                                  | \$6M         | 2014               | Full project management                                          |
| 225 Centre Street    | Jamaica Plain, Boston, MA | The Community Builders/Mitchell Properties | Mixed income, mixed use residential and retail utilizing MassHousing construction and permanent lending, and private equity. Significant retail component with City of Boston loan funds.<br><a href="http://www.225centre.com">www.225centre.com</a>   | \$43M        | 2013               | Selected project management; ongoing asset management for retail |
| RTM Community Center | Mission Hill, Boston, MA  | Roxbury Tenants of Harvard                 | 28,000 SF Community center with fitness facility, full size gym, locker rooms, teen center, computer lab, meeting rooms, and youth lounge.                                                                                                              | \$11M        | 2013               | Full project management                                          |
| Langham Court        | South End, Boston, MA     | Four Corners CDC                           | Refinance of a MassHousing SHARP property using a HUD FHA permanent loan product.                                                                                                                                                                       | \$10M        | 2013               | Full project management                                          |



TC Selected Corporate Experience Snapshot  
Page 6

| Project Name        | Location              | Owner/Sponsor           | Description                                                                                                                                                                                                                                                                                          | Project Cost | Year of Completion | TC Role                                                                   |
|---------------------|-----------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|---------------------------------------------------------------------------|
| The Marais          | South End, Boston, MA | Mitchell Properties LLC | 8 unit high-end luxury historic adaptive reuse of a former hotel and detox center. Utilized state and federal historic tax credits, private equity, mezzanine and permanent debt. <a href="http://www.marais-boston.com">www.marais-boston.com</a>                                                   | \$13M        | 2011               | Full project management and asset management; converted to condos in 2017 |
| The Atlas Lofts     | Chelsea, MA           | Mitchell Properties LLC | Mixed income residential utilizing local, state and federal historic tax credits mixed with private investor equity. <a href="http://www.bosdistrictliving.com">www.bosdistrictliving.com</a>                                                                                                        | \$16.5M      | 2009               | Full project management, and ongoing asset management                     |
| The Coolidge School | Watertown, MA         | Mitchell Properties     | Mixed-income 55+ development with a successful track record of sustained occupancy utilizing MassHousing construction and permanent financing along with stated, federal, and low-income housing tax credits. <a href="http://www.coolidgeschoolapartments.com">www.coolidgeschoolapartments.com</a> | \$14M        | 2009               | Asset management                                                          |
| 700 Harrison        | South End, Boston, MA | Mitchell Properties     | TC continues to asset manage this 86 unit mixed-income for-sale property which full sold out in 2010. The project utilized federal and state funding sources.                                                                                                                                        | \$40M        | 2007               | Asset management                                                          |

**Bob Murchison**  
**Fenix Partners**  
[bob.murchison@me.com](mailto:bob.murchison@me.com)  
**(617) 308-1961**

**Experience:**

- Yale University B.A. 1982
- Fidelity Investments Head of Trading 1992 to 2009
- Fenix Partners 2009 to Present

**Real Estate Development Projects:**

- Abbey Road, Sherborn MA (eighteen home 55+ community) 2016
- Portfolio of Bell Hill, Worcester triple decker homes (seventy (70) three bedroom apartments) developed 2019 to 2021
- Adaptive reuse eighteen (18) home new and historic in Auburndale MA 2021 to present

Paul J. Haverty, Esq.

Blatman, Bobrowski, & Haverty, LLC

9 Damonmill Square, Suite 4A4, Concord, MA 01742

[paul@bbhlaw.net](mailto:paul@bbhlaw.net)

**Blatman, Bobrowski & Haverty, LLC, Concord, MA**

Partner, January 1, 2017 to Present

My practice is focused on representing private developers in the development process, with a continued strong focus on permitting, particularly permitting pursuant to G. L. c. 40B, §§ 20-23. I am also Town Counsel for the Town of Chelmsford, have acted as Special Town Counsel for numerous municipalities, and have represented many other municipalities on Chapter 40B applications as a consultant pursuant to the MHP Technical Assistance Program.

**Blatman, Bobrowski, Mead & Talerman, LLC, Newburyport, MA**

Senior Associate, April 2015 to December, 2016

My practice was focused upon representation of municipal clients, with a strong focus on permitting, including the comprehensive permit process. I also continued to represent developers seeking local permits, including comprehensive permit applications.

**Regnante, Sterio & Osborne LLP, Wakefield, MA**

Associate, September 2002 – March 2015

My practice consisted of representing clients seeking comprehensive permits pursuant to G. L. c. 40B, §§ 20-23. I represented developers in all facets of the comprehensive permit development process, including the project eligibility stage, representation before the local zoning board of appeals, representation at the Housing Appeals Committee, and subsequent litigation in the trial courts and appeals courts. I also represented some municipal clients while at this firm.

**Land Court Division of the Trial Courts, Boston, MA**

Law Clerk, September 2001 to August, 2002.

As law clerk for the Hon. Karyn F. Scheier, I participated in trials and motion sessions, assisted with the drafting of decisions, and conducted legal research on land use appeals.

## **PUBLICATIONS**

Compelling Reasons Why the Legislature Should Resist the Call to Repeal Chapter 40B, 88 Mass L. Rev. 77.

Massachusetts Housing Appeals Committee Reporter – Case Commentary (2009-2015) (developer commentary) and 2019 to present (municipal commentary).

## **EDUCATION**

Suffolk University Law School – JD, *magna cum laude*, 2001

Salem State College – BA *summa cum laude*, 1998

# DONALD POWERS AIA, LEED AP, CNU

## FOUNDING PRINCIPAL



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. Donald has a single minded vision to restore communities and save the world from sprawl.

### REGISTRATIONS

Registered Architect: Licensed in Rhode Island, Connecticut, Massachusetts, Michigan, and Virginia. LEED AP.

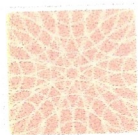
### EDUCATION

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

**University of Virginia, School of Architecture - Charlottesville, VA**  
Bachelor of Science in Architecture  
Awarded Annual Design Prize

### PROFESSIONAL HISTORY

- 2000 - Present **Union Studio Architecture & Community Design**  
*Providence, RI*  
Principal & Founder
- 1993 - 1998 **Graham Gund Architects - Cambridge, MA**  
Project Architect/Designer
- 1992 - 1993 **Kyu Sung Woo Architects - Cambridge, MA**  
Architectural Designer
- 1987 - 1989 **Cooper Robertson + Partners - New York, NY**  
Architectural Intern/Designer



**UNION STUDIO**  
ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, Rhode Island 02903 401.272.4724

# DONALD POWERS AIA, LEED AP, CNU

## FOUNDING PRINCIPAL

Page 2

### AFFILIATIONS

Grow Smart Rhode Island - *Board of Directors*  
Congress for New the New Urbanism (CNU) - *Member*  
CNU | New England Chapter - *Board of Directors*  
Institute for Classical Architecture | New England Chapter - *Founding Board Member*  
City of Providence Zoning Commission, Subcommittee for Form Based Zoning - *Committee Chairman*  
CNU IX Providence (held in June of 2006) - *Executive Committee & Program Co-Chair*

### SPEAKING ENGAGEMENTS

**Small Housing Trends: Recession Survival Tactics & Moving Forward**  
Presented at the 12th Annual New Partners for Smart Growth Conference 2013

**Innovating Community Design and Mass Market Housing - and -  
Deconstructing the Mass Appeal and Continued Relevance of Traditional Architecture**  
Presented at Residential Architect magazine's *Reinvention* 2012

**The Real Deal: Implemented Incremental Urbanism**  
Presented at CNU 20, 2012

**Cottage Housing & Innovative Zoning**  
Presented at the 6th Annual Massachusetts Housing Institute

**Principles of Compact Cottage Court Development**  
Presented at Build Boston 2011

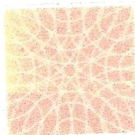
**Utopias: A Conversation**  
Presented at the List Art Gallery at Brown University 2011  
(a panel discussion responding to the David Winton Bell Gallery exhibition *Building Expectation: Past & Present Visions of the Architectural Future*)

**Planning and Designing Successful Mixed-Use Centers**  
Presented at the Healthy Places by Design Community Workshops 2011

**Small Site Development: Resources and Best Practices**  
Presented at the Massachusetts Municipal Association Conference 2011

**The "New" Increment of Urbanism: Opportunity & Technique**  
Presented at CNU NE 2009 (Donald Powers & Douglas Kallfelz)

**The Details of the New Urbanism: From Curb to Cupola - The Case for Simplicity**  
Presented at CNU 2007, CNU 2008, & CNU 2009 (with Douglas Kallfelz)



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, Rhode Island 02903 401.272.4724



# Christina Carlson RA, CPHC, LEED AP

## *Associate Principal*

With over a decade of experience at Union, Christina shapes our traditional neighborhood designs at all scales, from a small cottage court to a mixed-use urban center. She has a strong background in classical architecture, planning, and sustainability with a passion for applying these skills to build great communities with strong sense of place.

Christina has served on Boards of Directors for the New England Chapter of the Congress for the New Urbanism and the Rhode Island Chapter of the ACE Mentor Program, which introduces high school students to careers in architecture, construction, and engineering. Now she spends leisure time with her family, encouraging her own children's interests in roller coaster design, hockey, and inventing.

### EDUCATION

**University of Miami**  
Coral Gables, FL  
Master of Urban Design

**University of Notre Dame**  
South Bend, IN  
Bachelor of Architecture  
Honors: Valedictorian, Henry Adams Medal

### REGISTRATIONS & CERTIFICATIONS

Registered Architect  
Licensed in MA  
NCARB Certified  
LEED Accredited Professional  
Certified Passive House Consultant  
Congress for the New Urbanism Accredited

### RELEVANT EXPERIENCE

**Eastdale Village**  
**Kirchhoff Companies**  
Poughkeepsie, NY  
New walkable community with smart-growth principles and a mixed-use center.

**Fieldstone Way**  
**Northland Residential**  
Wellesly, MA  
A community connected to nature with the convenience of town living.

**Idea House**  
**This Old House Magazine**  
Various Locations  
Three unique New England homes featuring design that is both innovative and timeless.

**Emerson Green**  
**MassDevelopment**  
Devens, MA  
A new neighborhood focused on pedestrian-friendly streets, ample green space, and access to recreational amenities.

**Ludlow Cove Cottages**  
**Port Ludlow Associates**  
Port Ludlow, WA  
A cottage neighborhood situated to enjoy the beautiful vistas of Puget Sound.

**The Birdhouse**  
Scarborough, ME  
A renovated home whose code requirement-driven, narrow, three-story design creates its distinctive look.



### EASTDALE VILLAGE

*Poughkeepsie, NY*

Inspired by traditional Northeast villages, this new neighborhood features a street of mom & pop shops where people shop, dine, and enjoy vibrant community events.



### IDEA HOUSE

*Narragansett, RI*

A modern beach bungalow with innovative features and timeless charm featured in This Old House Magazine.

### PROFESSIONAL AFFILIATIONS

**Congress for the New Urbanism**

Member, 2014–Current

NE Chapter, Board of Directors, 2014–2016

### COMMUNITY ENGAGEMENT

**ACE Mentor Program, Rhode Island**

RI Chapter, Board of Directors, 2010–2012

Mentor, 2008–2012

**Roger Williams University**

Frequent guest critic at design studios,  
2011–present

**DESIGNxRI - Design Forward Program**

Advance Cohort, Fall 2017

### FEATURED WORK

**This Old House Magazine**

*October 2016*

Farmhouse at Emerson Green

**This Old House Magazine**

*October 2017*

Beach House at East Matunuck

**This Old House Magazine**

*October 2018*

Beach-Town Bungalow

**This Old House Magazine**

*November/December 2018*

In Fine Detail

**This Old House Magazine**

*2020 Season (TV)*

Idea House Build: Cottage on the Cape

“Architecture is a civic art - one that shapes the very world around us. Every building bears the responsibility of contributing in a positive way to create homes, neighborhoods and places for people to love.”

# Cutting-edge Technology, Rooted in a Legacy of Excellence

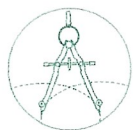


DGT Associates, Inc. is New England's premier surveying and engineering firm, providing a full catalog of services to a variety of stakeholders, from developers and construction managers to municipalities and homeowners.

Whether a residential boundary survey or a commercial headquarters site design, DGT's proven capabilities and expertise are designed to support the diverse needs of businesses, institutions and individuals.

We are committed to thoughtful innovation in the surveying and engineering industries. Our team is flexible and prepared to take on projects of varying scales, timeframes and complexity.

## Our Services



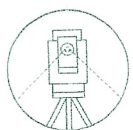
### **SURVEYING**

From start to finish, DGT delivers the surveying expertise to meet your project demands. Our fully licensed and certified field crews and technicians are trained and equipped to the highest standards of precision, safety and professionalism.



### **SUE/SUM**

A decisive factor in a project's success depends on accurately knowing the intricacies of your project's subsurface environment. When combined with underground utility records, subsurface utility mapping delivers the insights on which your team can rely.



### **ENGINEERING**

Our civil engineering team provides the precision and quality of service across small-to-large scale projects for a wide variety of clients and partners – including architects, attorneys, homeowners, commercial developers, municipalities, hospitals and private and public schools.

## Markets Served

- Municipalities
- Commercial Development
- Residential Development
- Higher Education
- Mixed Use
- Healthcare
- Utility Companies
- Energy Companies
- Public Transportation
- Airports
- Architects
- Engineers

**BOSTON / FRAMINGHAM / WORCESTER / CONNECTICUT**

[www.dgtassociates.com](http://www.dgtassociates.com)

## **OUR HISTORY**

### **1877**

Aspinwall & Lincoln Civil Engineers and Surveyors founded in Boston

### **1922**

John F. Hennessy establishes civil engineering practice in Brookline

### **1926**

Aspinwall & Lincoln renamed to William S. Crocker, Civil Engineer in the 1930s

### **1932**

New England Survey Service, Inc. (NESS) founded by H.B. Ullian

### **1937**

Schofield Brothers established in Framingham

### **1983-85**

Through acquisitions, Gunther Engineering of Boston becomes successor to Aspinwall & Lincoln, Wm. S. Crocker, NESS, and J.F. Hennessy Co.

### **1996**

Digital Geographic Technologies, Inc. (DGT) is founded in Boston's Seaport District

### **2006-11**

DGT acquires the assets and archives of Gunther Engineering and its predecessor firms, as well as Cullinan Engineering; DGT Survey Group North Shore LLC is formed with new office in Newburyport, Mass.

### **2015**

Acquisition of Schofield Brothers; Worcester, Mass. office opens

### **2017**

Acquisition of Sullivan Surveying.

### **2018**

DGT Survey Group unveils new name and brand: DGT Associates

### **2021**

DGT acquires Mattern Land Surveyors, a woman-owned firm with deep Connecticut roots. This acquisition signifies DGT's first office outside of Massachusetts.



## Surveying

From start to finish, DGT delivers the surveying expertise to meet your project demands. Our fully licensed and certified field crews and technicians are trained and equipped to the highest standards of precision, safety and professionalism.

### LAND SURVEYS

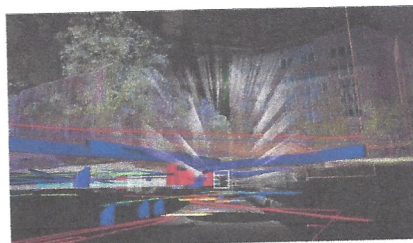
- ALTA/NSPS Land Title; BOMA; Existing Conditions; Flood Zones; Geodetic Control; Massachusetts Land Court; Riparian and Tideland Boundary
- Topographic and Right-of-Way Mapping
- Plans for: Certified Plots, Condominiums, Subdivisions
- Aerial Mapping and Photo Control
- G.L. Chapter 91 Tidal Licensing Studies
- Zoning Research and Studies

### CONSTRUCTION SUPPORT

- As-Built, Deformation Monitoring, Earthwork Volume
- Building (including High-Rise) and Site Work Control
- Construction Layout
- Settlement Levels

### 3D SERVICES

- 3D Laser Scanning (Ground-based LiDAR)
- Building Modeling: BIM, Existing Conditions, Façade Mapping
- Revit, 2D CAD Modeling and Drawing
- Forensic and Floor Flatness Surveys
- BOMA Floor Area Measurement
- Historic Resource and Site Documentation
- Legal, Forensic and Accident Scene Documentation



## SUE/SUM

A decisive factor in a project's success depends on accurately knowing the intricacies of your project's subsurface environment. When combined with underground utility records, subsurface utility mapping delivers the insights your team can rely on.

As a global leader in SUE/SUM services, we help our clients by creating detailed CAD and BIM maps of underground facilities at project sites.

- Subsurface Utility Engineering/Mapping to ASCE 38-02 Standard of Care
- Compilation and analysis of subsurface utility record plans and legacy documents
- Non-destructive remote sensing subsurface investigation technologies
- Ground-Penetrating Radar (GPR) Surveys and other shallow geophysical investigations
- Electromagnetic line detection and tracing
- Utility Mapping in BIM/Revit and 2D/3D CAD
- Creation and Management of Facility-wide Digital Utility Atlases



## Engineering

Our civil engineering team provides the precision and quality of service across small-to-large scale projects for a wide variety of clients and partners – including architects, attorneys, homeowners, commercial developers, municipalities, hospitals and private and public schools.

### SITE ASSESSMENT & PLANNING

Zoning, Regulatory, Wetland, Soil and Site Feasibility

### CIVIL/SITE DESIGN

Residential, Commercial, Subdivision, Roadways, Sewer and Water, Drainage, Pavement Layout, Flood Modeling, Site Utilities, Erosion, Sediment Control, Collaboration with Project Design Teams

### PERMITTING

Wetland, Riverfront, Stormwater Prevention, Site Plan, Subdivisions, MGL 40B, Boston Water and Sewer Commission, Scenic Roads, Curb Cut and Driveways, MESA and MEPA Filings, Peer and Professional Review, Municipal Consulting, Expert Witness Review and Testimony

### INSPECTION & CONSTRUCTION

#### ADMINISTRATION

Title 5 Inspections, Septic System, Shop Drawing Submittals, RFIs, PCOs, Construction-Related Sketch Plans, On-site Construction Inspection, Environmental Monitoring, Erosion and Sediment Control

### BOSTON

803 Summer St., Fl. 1  
Boston, MA 02127  
617-275-0541

### FRAMINGHAM

1071 Worcester Rd.  
Framingham, MA 01701  
508-879-0030

### WORCESTER

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Worcester, MA 01609  
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148 Route 2 Preston,  
Connecticut 06365  
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 **DGT Associates**  
Surveying &  
Engineering



## Bert E. Corey, PE

Engineering Department Manager

### FULL BIO

Bert is a licensed Professional Engineer, Soil Evaluator and Title 5 System Inspector in Massachusetts, with over 20 years of experience in the industry. In his role as Engineering Department Manager at DGT Associates, Bert manages a diverse array of commercial, industrial, residential and municipal projects of all scales. His responsibilities include conducting and overseeing all civil engineering site planning developments, roadway design, residential subdivisions, storm-water management, and creating sewage system designs and evaluations. Bert also has a background in soil testing and conveying site/property assessments.

Bert earned his B.S. in Civil Engineering from the University of Massachusetts at Lowell, and his M.S. in Environmental Engineering from Worcester Polytechnic Institute. Bert calls Northborough home, and enjoys hiking, woodworking, and all sports, particularly indoor soccer.