A Response to the

Request for Proposals (RFP)

for the

Adaptive Re-use of The Brown School Building

Submitted to

The City of Newburyport

Office of Planning and Development

by

Diamond Sinacori, LLC

231 West Canton Street
Boston, Massachusetts

18 May 2017

Diamond Sinacori, LLC
231 West Canton Street, Suite 1
Boston, MA 02116
617-512-1027 (t)
mdiamond@diamondsinacori.com

1. LETTER OF INTEREST

18 May 2017

Mr. Andrew R. Port, AICP
Director of Planning and Development
City of Newburyport
60 Pleasant Street
Newburyport, MA 01950

Re: THE BROWN SCHOOL
Newburyport, Massachusetts

Dear Mr. Port:

Diamond Sinacori, LLC is pleased to provide The City of Newburyport with this Response to the Request for Proposals ("RFP") provided by the City of Newburyport relative to the redevelopment, adaptive re-use and historic preservation of The Brown School located at the corner of Milk and Lime Streets in Newburyport.

* * *

Diamond Sinacori is Boston-based development firm that has established a particular focus on historic preservation and adaptive re-use over its thirty-nine (39) years of developing residential projects that preserve and enhance the Commonwealth's architectural heritage.

The principals and officers of Diamond Sinacori, LLC are Merrill H. Diamond and Nicholas E. Sinacori. I will be the authorized representative of the proponent and will be act and speak as such if we are the designated developer. My contact information is contained in the letterhead of this Letter of interest.

Diamond Sinacori, LLC is a privately owned real estate development company and is, and has been, authorized to conduct business in the Commonwealth of Massachusetts.

Our general intention is to convert The Brown School into twenty-four (24) residential condominium units, to demolish the building between The Brown School and the Gym, and to replace the functions in the building to be demolished with a new facility at the end of the Gym. The space between The Brown School and the Gym will become a walled English Garden for the enjoyment of our residents.

Given the nature of the surrounding neighborhood, we have decided to do a "for sale" development rather than apartments. We believe that this will resonate with the community as our experience indicates that homeowners are more likely than temporary renters to be vested in the future of the immediate neighborhood and the City itself. However, we will reserve the right to do apartments if we cannot achieve the price levels we need at The Kelley School since the units at The Brown School will be priced similarly.

I would respectfully note that I'm an architect-turned-developer; a former Commissioner of the Massachusetts Historical Commission; a former Board member of Preservation Mass, the Commonwealth's non-profit arm for preserving historic properties; a former member of the Commonwealth's Senate Special Committee for Historic Preservation; and the former Chair of the Brookline Conservation Commission. All of the above have informed the majority of our work and our approach to real estate development since our founding in 1978.

Finally, I would like to mention a few of the other key members of our development team for this project. Our architect is Tise Design

Associates, Inc. of Newton, MA. Its principal, Stephen E. Tise, AIA, and I have worked together since 1995, inclusive of several projects that are now on-going. We currently intend to use Essex Builders for the construction of The Brown School because of our satisfaction with them relative to their on-going construction work on The Kelley School. Our Marketing & Sales will be handled by Sharon Cronin and her team at ReMax on The River in Newburyport, the same firm that will be marketing The Kelley School.

Professional credentials and examples of the work of Diamond Sinacori, along with those of the key members of our development team, can be found in Section 6 of this submission.

Thank you very much for your consideration of our Response to the RFP. We are eager to continue working with the City of Newburyport in bringing new life to some of the City's older and most historic neighborhoods. This is an important project that, like many other unique and historic properties in this beautiful city, helps make Newburyport…Newburyport.

Yours truly,

Merrill H. Diamond

Merrill H. Diamond
Diamond Sinacori, LLC

2. PROJECT NARRATIVE & PROJECT DESCRIPTION

Our proposal for the Brown School includes conversion of the interior to market rate condominium (or rental) residences in a manner similar to what was issued with the City's RFP. We are assuming 24 units, with 12 one bedroom apartments and 12 two bedroom apartments. Our proposed interior layouts will vary greatly from those issued by the City, and will be the subject of intense scrutiny by the development team, designers, and our marketing consultants, but the general organization of the building will follow the City's visioning for market unit conversion.

Critical to our consideration, however, is the physical separation of the Brown School building from the residual youth center structures. There is an obvious conflict between a private, market rate, residential use and an institutional use such as the youth center. Our design demolishes the existing single-story link connecting the gymnasium volume from the school. This includes the kitchen, boys' locker room, and boiler room primarily. We are proposing to replace the lost square footage with a new extension off the rear of the gymnasium that includes a new entry and landscaped pathway sequence from Prospect Street, and introduces new uses attendant to the youth center program. We have estimated the required replacement square footage at just under 2200 s.f., plus a re-organized women's locker room. Clearly if the City determines it's needs vary from these initial assumptions, all these figures can be negotiated, including who is responsible for implementing any alterations to the youth center.

Our preliminary site design proposes a walled English garden running continuously between the school structure and the youth center. This would consist of two pergolas with underlying benches, some pea stone walkways, and espalier trees planted on the youth center exterior wall defining our proposed walled garden. All natural light for the youth center extension is proposed through skylights or sidewall fenestration, but this seems appropriate given the functions assumed in a new addition.

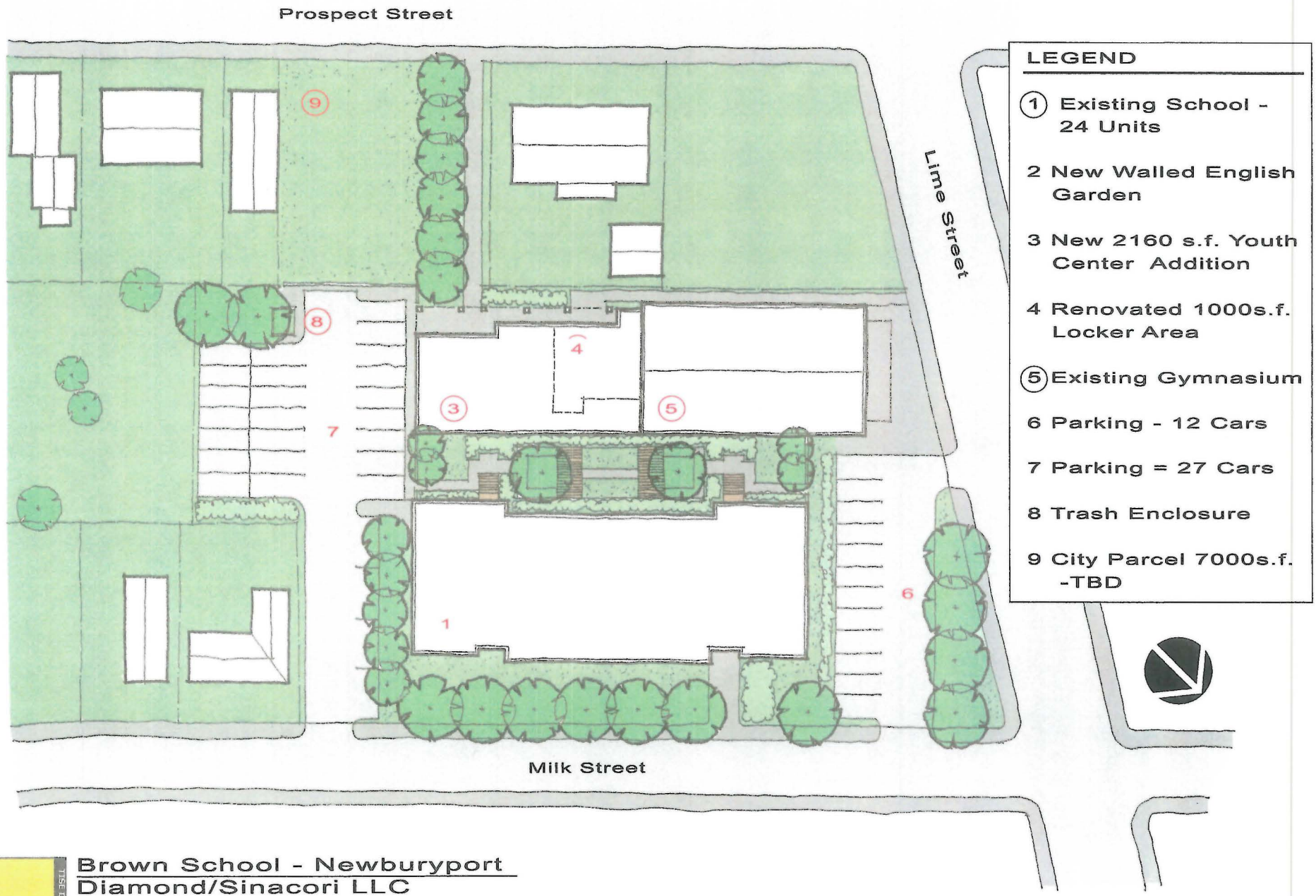
The balance of the site will be completely renovated, and our plan proposes 39 parking spaces for the 24 dwelling units, with 7 of the spaces being valet spaces. It is assumed that some families with more than one car can use valet spaces for their second vehicle. Our site plan attempts to consolidate parking such that the City is left with a usable 7000 s.f. parcel fronting on Prospect Street while meeting the 1.5 cars per unit requirement for the residences. We have proposed no specific use for the Prospect Street parcel, assuming it would evolve from a neighborhood planning process.

The exterior of the Brown School will remain largely unchanged. The only significant alterations will be masonry restoration, new period appropriate windows and entrances, and general envelope improvements. We are relying on the cooperation of the Building Department to allow the interior layout to re-use the egress stairs and elevator shaft, and our proposal further assumes there are no hazmat issues with the existing structure. This entails principally ACM's and PCBs. If it is determined that these conditions exist, we will negotiate fairly with the City on remediation costs and responsibility.

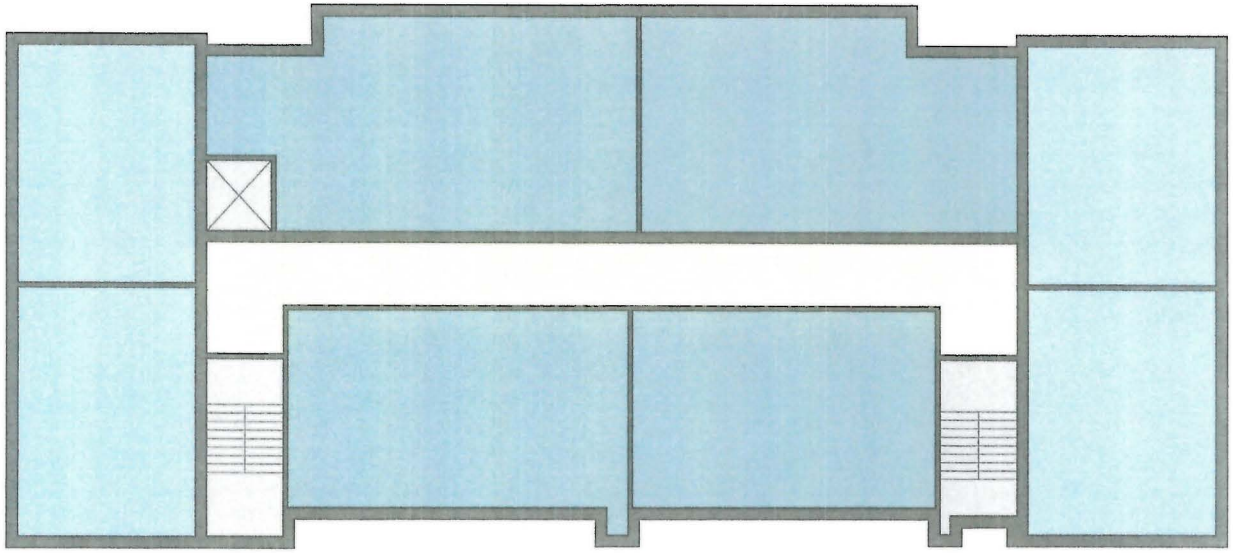
* * *

Both the developer and the architect have 40 years of historic preservation and residential conversion experience. Our reputations were developed by responding to the expressed goals of local vested interests and leaving communities with enhanced assets resulting from our respective visions and efforts.

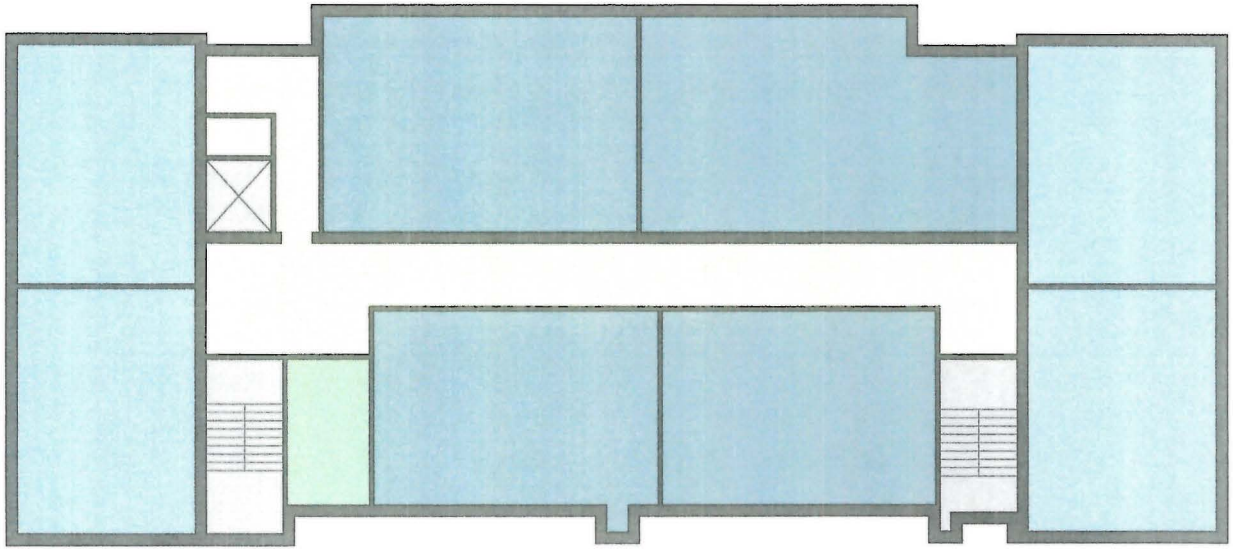
# # #



Brown School - Newburyport
Diamond/Sinacori LLC
Tise Design Associates
5.14.17



Second Floor & Third Floor



First Floor

- 1 Bedroom Units
- 2 Bedroom Units
- Circulation
- Vertical Circulation
- Mechanical

Brown School - Newburyport
Diamond/Sinacori LLC
Tise Design Associates
5.14.17

3. PROPOSED TIMELINE

Diamond Sinacori is pleased to provide the following Timeframe for the adaptive re-use and historic preservation of The Brown School. It is a combination of the way that Diamond Sinacori has done real estate development for over three decades combined with our understanding of the entitlement regulations of the City of Newburyport.

This Timeframe begins from the point of the Developer Designation and concludes with the completion of construction of the intended project program as discussed in the previous Section.

1. Preliminary Developer Designation

   Assume 3 or 4 weeks until…

2. Final Approval of Designation by the City of Newburyport

   Assume 4 weeks until…

3. Execution of a mutually acceptable P&S or Land Disposition Agreement

   Assume 2 weeks until…

4. Introductory Community Meeting

   Assume 5 or 6 weeks until…

5. Preliminary Planning and Design Completed

   Assume 2 or 3 weeks until…

6. Preliminary Historic Commission Review

   Assume 2 to 3 weeks until…

7. Second Community Meeting

   Assume 2 to 3 weeks until…

8. Final Historic Commission Review

   Assume 4 weeks until…

9. Zoning Board of Appeals Hearing

   This assumes obtaining ZBA approval for a Special Permit for Use and a Special Permit for a Modification to a pre-existing, non-conforming structure, among other possible areas of requested relief.

   Assume concurrent with Historic Commission Review and filing of Site Plan Review.

10. Planning Board Hearing(s)

    This will require a Major Site Plan Review given the proposal is more than five residential units. In addition to the completeness review it is anticipated that this will include two meetings.

    Assume 4 or 5 weeks until final approval from filing until close of public hearing. An additional twenty days following close of public hearing for lapse of appeal period.

11. Final ZBA Approval and End of Appeal Period

    Assume 6 weeks from filing until final approval and end of appeal period.

12. Design Development & Working Drawings Begin

    Assume 8 – 10 weeks until…

11. Contractor Selection Process Begins

    Assume 4 weeks until…

12. Submission for a Building Permit

    Assume 4 weeks until…

13. Building Permit Obtained

    Assume 5 weeks for Closing to be arranged until…

14. Closing on the Property with the City

    Please note that a construction lender will require all zoning approvals and permits are approved and appeal periods have run without further appeals, including a Building Permit to be in hand prior to a closing.

    Assume 2 weeks until…

13. Start of Construction

    Assume 14 months until…

14. A Certificate of Occupancy is Granted by the City of Newburyport

The above Timeline, from Developer Designation until the Closing on the subject property, totals approximately one year.

This above Timeline, from Developer Designation to Construction Completion and a Certificate of Occupancy totals approximately two years.

* * *

Clearly, many of the Timeframes, especially those related to the entitlement process, are both out of our hands and subject to the schedules of the various City Boards and Agencies who regulate the process.

If we are designated to develop The Brown School, we fully intend to "vet" this Timeline as required with the various municipal stakeholders noted above and to create a more accurate timeline for submission to the City of Newburyport Office of Planning and Development.

I would simply note that our interest in closing on the subject property as soon as is possible and practical (the latter being our obtaining the necessary entitlements) parallels that of the City of Newburyport. We are currently in a very good residential real estate market that we expect to last for at least a few years longer. It is clearly in our interest to market, sell and convey the proposed condominiums at The Brown School while such a vibrant residential market exists.

# # #

4. EXPERIENCE, FINANCIAL QUALIFICATIONS & REFERENCES

Diamond Sinacori is pleased to provide the following description of similar projects that have been developed by Diamond Sinacori, LLC:

1. **KENDALL CRESCENT, Brookline, Massachusetts**

   Kendall Crescent was the result of a successful Response to an RFP put out by the Town of Brookline. It is essentially almost an entire block along Cypress Street in Brookline that once housed the historic Town Barn used as the headquarters of the Brookline DPW, the associated yard facilities, and a Victorian Schoolhouse, and a vacant parcel that was included in the RFP.

   The completed project consists of 35 condominium units located in the Victorian Schoolhouse, in new townhomes that were architecturally and historically compatible with the fabric of the surrounding neighborhood, and in the new construction of a typical Brookline "triple-decker." The Town Barn itself was converted into medical office space.

   One of the Community Benefits associated with this project was the gift of a small, public park whose centerpiece is the old bell that, long ago, was the clarion call notifying the DPW employees to come to work.

   Images of Kendall Crescent can be found in Number 6. of this submission.

   Project Reference: Ms. Polly Selkoe
   Assistant Director for Regulatory Planning
   Brookline Town Hall
   pselkoe@brooklinema.gov

   Banking Reference: Mr. Kenneth Foster
   Senior Vice President, Commercial Real Estate Lending
   Salem Five, Salem Massachusetts
   Kenneth.Foster@salemfive.com

2. **STONELEIGH, Dedham, Massachusetts**

   Stoneleigh was the result of a successful Response to an RFP put out by the Commonwealth of Massachusetts (DCAM). It was formerly the a large prison, the Old Norfolk County Jail, and is located in the heart of Dedham's Precinct One, one of the Commonwealth's most historic residential neighborhoods. The property consisted of a very large granite prison structure and a relatively large amount of open space.

The completed project consisted of 25 condominiums in the existing prison building that was the subject of an intensive adaptive re-use and historic preservation effort overseen by both DCAM and the local preservation community. The property was historically significant, not only because of its historic architecture, but also because it housed Sacco and Vanzetti who were awaiting trial around the corner at the Dedham Courthouse in the 1920s.

One of the Community Benefits associated with this project consisted of the creation of a small public park.

Images of Stoneleigh can be found in Number 6 of this submission.

Project Reference: Mr. Kenneth R. Cimino
Building Commissioner
Dedham, Massachusetts
kcimeno@dedham-ma.gov

Banking Reference: Mr. Kenneth Foster
Senior Vice President, Commercial Real Estate Lending
Salem Five, Salem Massachusetts
Kenneth.Foster@salemfive.com

3. THE WATERWORKS AT CHESTNUT HILL, Boston, Massachusetts

Another project that was the result of an RFP put out by the Commonwealth of Massachusetts, The Boston Municipal Waterworks project was awarded to Diamond Sinacori and consisted of two historic pumping stations, one a magnificent example of Beaux Arts architecture and the other an equally excellent example of the Richardsonian Romanesque architecture. There was also a small historic structure that was originally a carriage house and was later used as the administration building for the complex that was constructed in the late 19th century to bring water to a burgeoning City of Boston.

The completed project consisted of 112 condominiums located in a new structure that was designed to become a contemporary landmark in itself, in the renovated Beaux Arts structure (the Low Service Pumping Station), in the renovated Administration Building, and in the Richardsonian Romanesque structure (the High Service Pumping Station). The latter also houses The Metropolitan Waterworks Museum, an idea that was part of Diamond Sinacori's RFP Response.

This project was done in joint venture with my late partner and friend, Edward A. Fish, a veritable legend in Boston development, construction and philanthropic

circles. Mr. Fish arranged the financing of this project through the Bank of Boston.

Images of The Waterworks at Chestnut Hill can be found in Number 6 of this submission.

Project Reference: Mr. Lance Campbell
Project Manager
Boston Redevelopment Authority
Lance.Campbell.bra@cityof boston.gov

4. THE WILD-SARGENT ESTATE, Brookline, Massachusetts

The Wild-Sargent Estate is one of the few remaining large tracts of land in the Brookline Village area and recently became its own historic district, one of only seven in Brookline. Originally constructed in 1822 and then reconstructed in the 1860s, The Main House and its affiliated Carriage House were both renovated again in 1926. Since then, the house and grounds have not been well maintained and both were in extremely poor condition when we were designated by the family trust to develop the property.

Diamond Sinacori renovated The Main House, keeping it as a single-family home and restoring the exterior to the exact condition that it was in 1926. The interior, of course, is a combination of historic preservation and current updating relative to the kitchen, the utilities, etc. The Carriage House was deemed to be too dilapidated and rotted to rehabilitate. Consequently, we reconstructed The Carriage House in a manner that reflects the architectural language of the 1926 version. It too is become a single-family home. The grounds will be totally restored and enhanced as well.

The project was inanced as noted below and with an equity partner, The Even Group, which is currently involved with Diamond Sinacori in The Kelley School, a 10 unit residential development in Newburyport, Massachusetts.

Images of The Wild-Sargent Estate can be found in Number 6 of this submission.

Project Reference: Ms. Polly Selkoe
Assistant Director for Regulatory Planning
Brookline Town Hall
pselkoe@brooklinema.gov

Banking Reference: Mr. Richard Hamilton
Mansfield Bank
rhamilton@mansfieldbankonline.com

A letter of interest from one or more of the lending institutions noted above will be provided upon request. The Even Group has expressed interest in continuing our relationship by becoming an equity partner in the project.

# # #

5. REQUIRED FORMS

Diamond Sinacori is pleased to provide the following forms that follow this page:

1. **Certificate of Non-Collusion and Tax Compliance**

2. **Disclosure Statement for Transaction with a Public Agency Concerning Real Property**

# # #

CERTIFICATE OF NON-COLLUSION and TAX COMPLIANCE

Complete this page by signing in the space below, and return with completed non-pricing pages

As required under Chapter 233 and 701 of the Mass. Acts and Resolves of 1983 and Chapter 30B as Mass. General Laws, when returning the City's solicitation documents, certification must be made to the following by signing in the space indicated below. Failure to offer such signature may result in rejection of the bid.

1. "The undersigned certifies under the penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word person shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group or individuals" and also;

2. "Pursuant to M .G. L. c. 62C, §49A, I certify under the penalties of perjury that I, the undersigned bidder, have complied with all laws of the Commonwealth relating to taxes, reporting of employees and contracts, and withholding and remitting child support.

This bid is submitted by:

DIAMOND SINACORI, LLC

(Complete name of firm to be given here)

Signature: [signature]

BUSINESS ADDRESS:
281 W. CANTON ST.
SUITE 1
BOSTON, MA.

Person to Contact: MERRILL H. DIAMOND
Tel: 617.512.1027
Employer I.D.# N/A

DATE: 18 MAY 2017

DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

(2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

_____Lessor/Landlord _____Lessee/Tenant

_____Seller/Grantor ✓ Buyer/Grantee

_____Other (Please describe):_____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME	RESIDENCE
MERRILL H. DIAMOND	BOSTON, MA.
NICHOLAS E. SINACORI	STAMFORD, CT.

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

> *No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

DIAMOND SINACORI, LLC
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

AUTHORIZED SIGNATURE of DISCLOSING PARTY — DATE (MM / DD / YYYY) 5/18/17

MERRILL H. DIAMOND, PARTNER & MGR.
PRINT NAME & TITLE of AUTHORIZED SIGNER

6. OTHER DOCUMENTS & INFORMATION

We are pleased to provide information on the background and experience of the following firms and their key personnel who would be involved in the adaptive re-use and historic preservation of The Brown School:

Developer: **Diamond Sinacori, LLC**
Merrill H. Diamond, Project Representative

Architect: **Tise Design Associates, Inc.**
Stephen E. Tise, AIA, Project Representative

Builder: **Essex Builders Corp. (Subject to Negotiation)**
David O'Neill, Project Representative

Marketing: **ReMax on The River**
Sharon Cronin, Project Representative

The aforementioned collateral material can be found on the pages that follow.

# # #

Developer:

DIAMOND SINACORI, LLC

DIAMOND SINACORI
REAL ESTATE DEVELOPMENT

MERRILL H. DIAMOND
Founding Partner: Diamond/Sinacori, LLC

PROFESSIONAL SUMMARY

Merrill H. Diamond is a founding partner of **Diamond Sinacori, LLC,** a Boston-based Real Estate Development company that was founded in 1978.

Merrill H. Diamond has been the recipient of numerous national awards for environmentally sensitive design, historic preservation, adaptive re-use, and creative business development. He has served as both a gubernatorial appointee to the Massachusetts Historical Commission and to the Senate Special Commission on Historic Preservation. Mr. Diamond is a recent member of the Board of Directors of Preservation Mass, the Commonwealth's statewide, non-profit preservation agency. In addition, Mr. Diamond has been named "Entrepreneur of the Year" by Arthur Young / "Venture Magazine;" "Merchant Builder of the Year" by the National Association of Homebuilders (NAHB), and one of "America's Most Valuable People" by "USA Today," the nation's national newspaper. He has been profiled in Jeffrey L. Seglin's book, America's New Breed of Entrepreneurs, and his development firm has twice been named "One of America's Fastest Growing Companies" by "Inc. Magazine."

Mr. Diamond's recent private-sector real estate development projects include the following: *Stoneleigh*, the historic preservation and revitalization *Stoneleigh*, the Old Norfolk County Jail in Dedham, Massachusetts into residential condominiums; *Kendall Crescent*, the adaptive-reuse, historic preservation, and new construction of the historic Public Works Complex, including the historic Sewell School and Old Town Barn in Brookline, Massachusetts into residential condominiums and office space; *The Waterworks at Chestnut Hill*, a 112 unit residential condominium complex and museum overlooking the Chestnut Hill Reservoir in Chestnut Hill, Massachusetts; and *The Shops at OCEAN'S GATE*, A 40,000 sf retail center that is the new "face" of the downtown in Marshfield, Massachusetts. The firm recently developed *The Lancaster*, a new construction, 55 unit condominium development in Boston, Massachusetts and the historic *Wild-Sargent Estate* in Brookline, Massachusetts. Currently, the firm is developing 10 condominiums in the historic Kelley School in Newburyport, 61 condominiums in downtown Salem and 35 condominiums and a single-family subdivision overlooking Duxbury Harbor.

Mr. Diamond has also done work in the public sector under the auspices of HUD's innovative HOPE VI program. In addition to working on the revitalization of a number of distressed communities across the country, Mr. Diamond is credited with creating and implementing "The Indianapolis Approach," a method of utilizing local disadvantaged contractors to construct HOPE VI developments -- thus turning HOPE VI construction dollars into an economic development generator to: a) build capacity for local businesses; b) create sustaining jobs; and c) keep most of the HOPE VI grant re-circulating within the impacted community. Mr. Diamond has spoken at a number of national symposiums relative to this approach and his views on public and affordable housing have been widely published.

Merrill H. Diamond lives with his wife Karen in Boston's South End.

DIAMOND SINACORI
REAL ESTATE DEVELOPMENT

MERRILL H. DIAMOND

Founding Partner, Diamond / Sinacori, LLC
Founding Partner, IGNITION Residential, LLC

Professional Qualifications and Experience

Syracuse University
Bachelor of Architecture, 1968
Bachelor of Arts, 1967

Massachusetts Architectural Registration #3532

SPEECHES & PROFESSIONAL PAPERS

- Speaker: 2014 Boston Real Estate Forecast," Bisnow Symposium, 2014
- Speaker: "Gen X and Gen Y: The Future of Residential in Greater Boston," Urban Land Institute, 2012
- Speaker: "Public-Private Partnerships: Redeveloping Public Buildings & Facilities," Brownfields 2006, Boston, MA, 2007
- Speaker: "Condo Development and Conversion – What's on the Horizon?" NAIOP Forum, Boston, MA, 2006
- HOPE VI Developments, "*A Developer's View of Hope VI*, 2001
- Speaker, "Job Loss in a Changing Economy" NAHRO Conference, Nashville TN., 2001
- HOPE VI Developments, "*Using HOPE VI As A Catalyst for Sustainable Economic Growth*
- Speaker, "HOPE VI: Creating Communities of Opportunity," HUD HOPE VI Symposium, Baltimore, MD., 1999
- Speaker, "Program Management in the HOPE VI Program," HUD HOPE VI Symposium, Washington, D.C., 1996
- Speaker, "Economic Development Strategies in the HOPE VI Program," HUD HOPE VI Symposium, Washington, D.C., 1996
- Featured Speaker, Greater Boston Real Estate Board Broker's Council, "Parencorp's Renovations and the Architecture of Brookline," 1994
- Keynote Address, Annual Symposium of the Community Associations Institute, "Housing Design and the Marketplace," 1990
- Moderator, Build Boston Symposium, "The Design and Marketing of Residential Architecture," 1990
- Featured Speaker, Harvard Business School, "The Architect as Developer," 1989
- Moderator, The Inaugural Symposium of the Greater Boston Real Estate Board Mortgage Finance Division, "The Plot Thickens . . . Condominiums 1989 and Beyond," 1988

- Featured Speaker, The Greater Boston Real Estate Board Mortgage Finance Committee, "The State of the Condominium Market," 1988
- Keynote Address, The Condominium Showcase Professional Symposium, "The Marketing Matrix," 1987
- Keynote Address, Sales and Marketing Council of the Greater Boston Real Estate Board, "Marketing to Win," 1987
- Featured Speaker, Scituate Historical Society, "Restoring Thomas Lawson's Dreamwold," 1985
- Featured Speaker, B'nai B'rith Realty Lodge, "The Architecture of Parencorp," 1983
- Featured Speaker, Scituate Chamber of Commerce, "Rebuilding Historic Dreamwold," 1983

PROFESSIONAL HONORS & AWARDS

- Grand Award, The Waterworks at Chestnut Hill, Builder Magazine, October 2009
- Prism Award for Best Sales Center, The Waterworks at Chestnut Hill, Builder's Association of Greater Boston, 2006
- Prism Award for Best Brochure, The Waterworks at Chestnut Hill, Builder's Association of Greater Boston, 2006
- Letter of Appreciation, Andrew Cuomo, Secretary of HUD, HOPE VI, 1999
- HOPE VI Certificate of Appreciation, Concord Village, 1998
- Gubernatorial Appointee, Senate Special Committee on Historic Preservation, 1995
- Prism Award for Marketing Excellence, Builder's Association of Greater Boston, 1990
- Design Jurist, Builder's Choice Design Competition, Builder Magazine, 1990
- "One of America's Fastest Growing Companies," The Inc. 500 List of Inc. Magazine, 1989
- "Entrepreneur of the Year," Arthur Young and Venture Magazine, 1989
- Prism Award for Architectural Design, Builder's Association of Greater Boston, 1988
- "Showcase Award" / The Grand, Community Associates Institute, 1988
- Design Jurist, Builder's Choice Design Competition, Builder Magazine, 1988
- "Man of the Year," The Condominium Buyer's Guide, 1987
- "Developer of the Year," New England Chapter of the Community Associations Institute, 1986
- "Merchant Builder of the Year, "National Association of Homebuilders, 1986
- "One of America's Fastest Growing Companies," The Inc. 500 List of Inc. Magazine, 1986
- Builder's Spotlight Award for Excellence in Marketing, Builder Magazine, 1986
- Builder's Choice Award for Excellence in Design and Planning, Builder Magazine, 1986
- Renaissance Award / Dreamwold, National Association of Homebuilders and Remodeling Magazine, 1986
- Corporate Profile, America's New Breed of Entrepreneurs by Jeffrey L. Seglin, 1985
- "Faces to Watch in '85," Boston Magazine, 1985
- "One of America's Most Valuable People," USA Today, 1985
- Target Award for Marketing Excellence, Professional Builder, 1985
- MIRM National Marketing Award/ The Grand, National Association of Homebuilders, 1985

• Gubernatorial Appointee, Massachusetts Historical Commission, 1984
• Renaissance Award for the Restoration of Dreamwold, Scituate County Board of Commissioners, 1984
• "Environmentalist of the Year" Award, Brookline Conservation Commission, 1984
• Brookline Historical Commission Citation for Historic Preservation, 1977

PROFESSIONAL AND CIVIC ASSOCIATIONS

• Board of Directors, Lambda Alpha International, Society for the Advancement of Land Economics 2006 – present
• Board of Directors, Preservation MASS, 2003 – 2000
• East Side Athletic Association, Malden, MA, 1998 – 2006
• Coach, Gately Rams Semi-Pro Baseball, 2000
• Gubernatorial Appointee, Senate Special Committee on Historic Preservation, 1996
• Member, Board of Directors, Brookline Youth Baseball, 1991-95
• Member, Board of Directors, Builder's Association of Greater Boston, 1987-1993
• Member, Board of Trustees, Pine Manor College, 1987-1990
• Member, Board of Trustees, Museum of Transportation, 1985-91
• Commissioner / Gubernatorial Appointee, Massachusetts Historical Commission, 1984-92
• Chair, Brookline Conservation Commission, 1976-80
• Commissioner, The Cultural Education Collaborative, 1973-76
• Executive Board, Selectmen's Steering Committee on Planning and Renewal, 1973

PUBLIC SECTOR COMMUNITY PLANNING, PROGRAM MANAGEMENT & DEVELOPMENT

• HOPE VI: Bayview/Bayou Auguste, Biloxi, MS
• HOPE VI: Concord Village - Eaglecreek, Indianapolis, IN
• HOPE VI: Jeffries Homes, Detroit, MI
• HOPE VI: Elm Haven, New Haven, CT
• HOPE VI: Beach 41st Street Homes, New York City, NY
• HOPE VI: Allen Parkway Village, Houston, TX
• HOPE VI: Lemokin Village, Chester, PA
• HOPE VI: LeMoyne Gardens, Memphis, TN
• HOPE VI: John Hay Homes, Springfield, IL
• HOPE VI: Longview Terrace, Decatur, IL

PRIVATE SECTOR DEVELOPMENT

• 370 Washington Street, Brookline, MA
• 55 Garrison Condominiums, Brookline, MA
• 41 Carlton Condominiums, Brookline, MA
• 43 Carlton Condominiums, Brookline, MA
• 1079-81 Beacon Condominiums, Brookline, MA
• Three Harvard Office Condominiums, Brookline, MA
• Sears Burton House Condominiums, Brookline, MA
• Thompson House Condominiums, Brookline, MA
• 9 Linden Condominiums, Brookline, MA
• Waverly House on the Garden, Brookline, MA
• Emerson House, Brookline, MA
• The Grand, Brookline, MA
• Dreamwold, Scituate, MA
• James Landing, Scituate, MA

- The St. George Condominiums & Beach Club, Revere, MA
- Cottage Street Estate, Chestnut Hill, MA
- The Trust, Chestnut Hill, MA
- The Paine Mansion, Chestnut Hill, MA
- The Jenny Estate, Brookline, MA
- Woodland Road Residence, Brookline, MA
- Kendall Crescent Condominiums, Brookline, MA
- Stoneleigh Condominiums, Dedham, MA
- The Knickerbocker Condominiums, Brookline, MA
- The Waterworks at Chestnut Hill, Chestnut Hill, MA
- The Shops at OCEAN'S GATE, Marshfield, MA
- 1501 Commonwealth Avenue, Boston, MA

* The Wild/Sargent Estate, Brookline, MA
* The Kelley School, Newburyport, MA*
* Salem Courthouse Project*
* Duxbury Subdivision Project*

*(currently under development)

THE BOSTON GLOBE

19 MAY 2017

Eight homes proposed for Battelle property

The Battelle Institute moved to Norwell from its waterfront property in Duxbury in 2014.

By Jean Lang GLOBE CORRESPONDENT MAY 19, 2017

The Battelle Memorial Institute moved out of Duxbury nearly three years ago, but a suitable plan for the downtown waterfront property it left behind is still being determined.

The latest proposal for the 11-acre parcel consists of a subdivision of eight houses. "We intend to create a beautiful, private community that will reflect the historic architecture in Duxbury," developer Merrill Diamond said in a statement released by Battelle on Monday.

Battelle spokeswoman Katy Delaney said the two sides have signed a new purchase-and-sale agreement for the Washington Street property.

"Our mutual goal, as we sought ways to redevelop our former laboratory, has always been to do so in a way that benefits the community and the town. We're confident our shared vision with Diamond/Sinacori will result in a development that meets those goals," she stated.

The latest plan comes after Town Meeting in March rejected a rezoning request that was necessary for Diamond's initial plan for 35 residential "empty nester" units.

A plan for a satellite campus of University of Massachusetts Boston was promoted by a group of local investors, but the school declined to commit.

Battelle moved its operations to Norwell in 2014.

Duxbury Clipper

2017-05-17 / Front Page

Eight lots for Battelle land

Diamond Sinacori working on subdivision plans now

By Susanna Sheehan
Clipper Editor

Battelle and Boston-based developer Diamond Sinacori LLC have a new purchase and sales agreement for Battelle's 11-acre Washington Street property, which involves subdividing the land into eight single-family house lots.

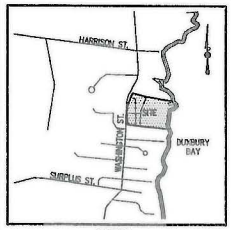
Battelle announced the new agreement Monday in a press release.

When reached Tuesday morning, Diamond Sinacori co-owner Merrill Diamond explained that he is working with a civil engineer to come up with an as-of-right subdivision plan to divide the land into eight home sites. He does not plan to build homes on the lots, but could do so if asked by a buyer. However, all the buildings on these lots will be subject to both design guidelines and conservation restrictions that are part of the subdivision plan, said Diamond.

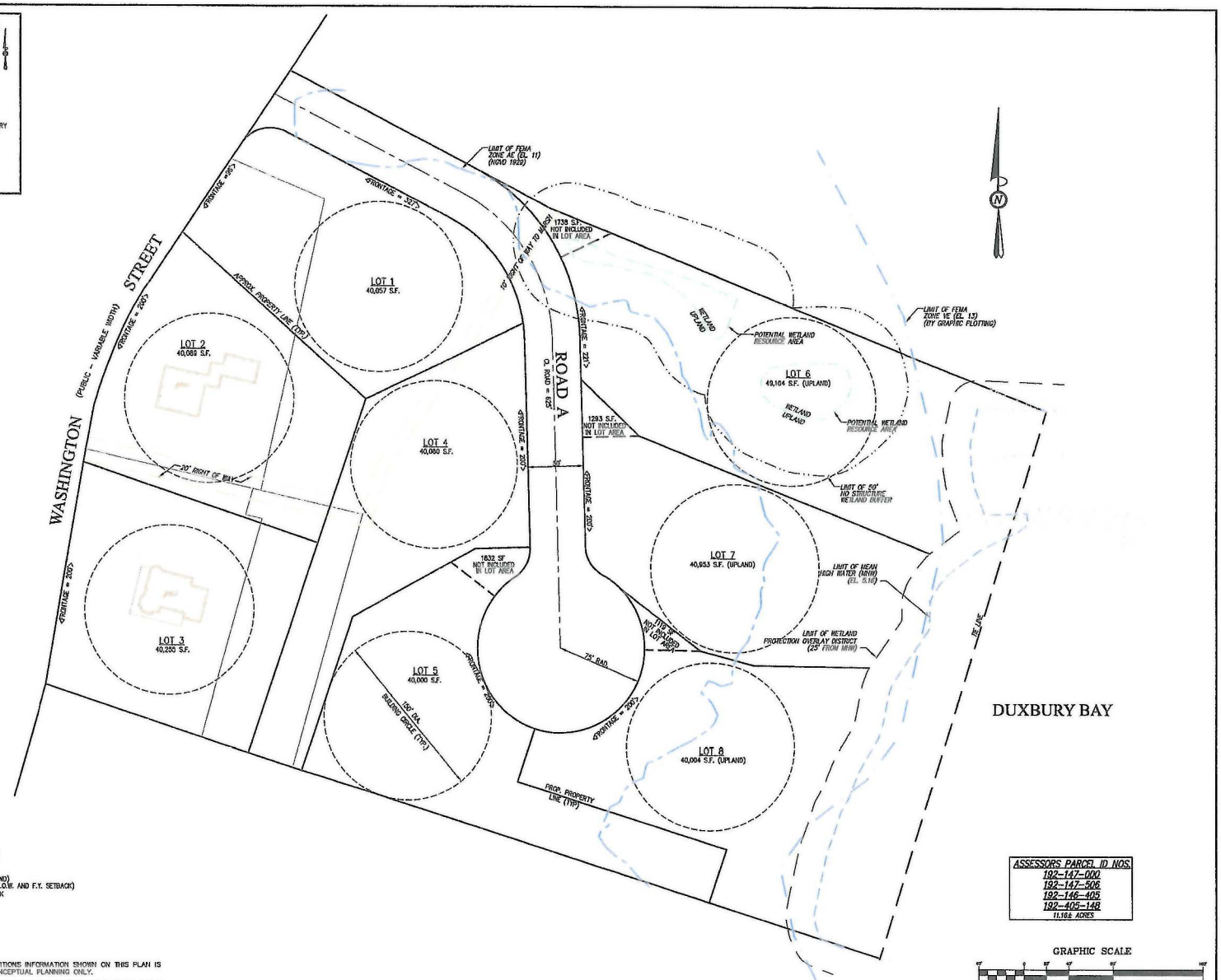
There is currently no meeting scheduled with the town's planning board to formally review a subdivision plan, but Diamond expects to submit his plan to the town in approximately two months. He said he has already met informally with the town manager and town planner to discuss the subdivision.
"We have a plan which appears to meet all the requirements of an as-of-right subdivision," said Diamond.

The initial plans call for three house lots on Washington Street, two interior lots with water views and three more lots located directly on the waterfront, he said.

"Our intention is to sell home sites with design guidelines and conservation restrictions," Diamond said. "If somebody did want us to construct a house for them we have the capability to do that, but the effort will be to convey home sites and allow folks to build what they want to build as long as it conforms to the design guidelines and conservation restrictions."



LOCUS
SCALE: 1" = 1,000'



ZONING REQUIREMENTS

RESIDENTIAL COMPATIBILITY DISTRICT (ZBL SEC. 410)

FRONTAGE:	200 FT.
LOT AREA:	40,000 S.F. (ALL UPLAND) 4,500 S.F. (BETWEEN R.O.W. AND F.Y. SETBACK)
LOT WIDTH:	160 FT. @ F.Y. SETBACK
FRONT YARD SETBACK:	25 FT.
REAR YARD SETBACK:	15 FT.
SIDE YARD SETBACK:	15 FT.
LOT COVERAGE (BUILDING):	15%

GENERAL NOTES

1). THE PROPERTY LINE AND EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND IS INTENDED FOR CONCEPTUAL PLANNING ONLY.

2). THE WETLAND RESOURCE INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND IS INTENDED FOR CONCEPTUAL PLANNING ONLY. THE LIMIT OF THE WETLAND RESOURCE AREAS HAVE NOT BEEN DELINEATED BY A WETLAND SCIENTIST.

ASSESSORS PARCEL ID NOS.
192-147-000
192-147-506
192-146-405
192-405-148
11.16± ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

PREPARED BY:
McKenzie Engineering Group, Inc.
PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS
169 LIBERTY SQUARE SUITE 201, BOSTON, MA 02109
PHONE: (781) 319-3120
FACSIMILE: (781) 319-3123

397, 401 & 405 WASHINGTON STREET

(ASSESSOR'S MAP 192B, LOTS 146-405, 147-000, 147-405 & 405-148)
DUXBURY, MASSACHUSETTS

PROFESSIONAL ENGINEER:

PREPARED FOR:
DIAMOND SINACORI LLC
7 HARBOR STREET
BOSTON, MA 02116

NOT FOR CONSTRUCTION

DRAWN BY:	RTS
DESIGNED BY:	RTS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MAY 4, 2017
SCALE:	1" = 40'
PROJECT NO.:	211-162

DWG. TITLE:
Conceptual Conventional Subdivision Plan

DWG. No: C-2

FILE LOCATION: M:\211-162\Design\CAD\Misc\ConventionalConcept.dwg

Salem
Redevelopment
Authority

September 11, 2015

Mr. Merrill H. Diamond
Principal
Diamond Sinacori, LLC
231 West Canton Street, Suite 1
Boston, MA 02116

RE: Selection of Developer for 65 Washington Street – Former District Court Property in Salem

Dear Mr. Diamond:

Please accept this letter as formal written notice of the Salem Redevelopment Authority's (SRA) selection of Diamond Sinacori, LLC to redevelop the former District Court property located at 65 Washington Street in Salem based on the merits of its proposal in response to a request for proposals (RFP). On September 10, 2015 the SRA voted 3-0 to designate Diamond Sinacori LLC as the developer for this project, and to designate RCG LLC as an alternate.

Please note that the SRA is currently awaiting concurrence of the selection by DCAMM, which will occur within 14 business days. At that time, we will execute a formal Letter of Intent.

Congratulations, and we look forward to an exciting project that will add energy and vitality to downtown Salem.

If you have any questions, please contact me at 978-619-5685 or lduncan@salem.com.

Sincerely,

Lynn Goonin Duncan

Lynn Goonin Duncan, AICP
SRA Executive Director

Cc: Kimberley Driscoll, Mayor
Warren Madden, DCAMM Project Manager

120 Washington Street • Salem, Massachusetts 01970 • (978) 745-9595, Ext 311 • Fax (978) 740-0404

Subject: THE SALEM NEWS: EMPTY COURTHOUSE SLATED TO BECOME CONDOS, SHOPS
Date: Thursday, October 8, 2015 at 2:34:34 PM Eastern Daylight Time
From: Merrill H Diamond
To: Merrill H Diamond

Empty courthouse slated to become condos, shops

Courthouse slated to become condos, shops

Courtesy renderDiamond Sinacori seeks to replace the courthouse with a six-story building with 61 condominiums and 82 parking spaces — 61 underground and 21 "at grade."

Posted: Thursday, September 10, 2015 10:25 pm

By Amanda Ostuni
Staff Writer

SALEM — They came, they tried, but only one conquered.

About six months after the Salem Redevelopment Authority put out a request for proposals on what to do with the old empty district courthouse at 65 Washington St., the SRA has voted to move forward with a bid from Diamond Sinacori LLC, over two other finalists — RCG LLC and Salem Renewal Ventures, LLC — on a redevelopment plan for the site.

The decision was made in a meeting Thursday night after the board considered proposals from all three developers the night before.

On Thursday, two women who reside in the Church Court condos who had not attended Wednesday's meeting, expressed concern over parking and noise from the construction and resulting increased density of the downtown. Following their remarks, the SRA entered into executive session to consider the three proposals.

About an hour and 15 minutes later the board resumed in open session to announce the decision. Lynn Goonin Duncan, executive director of the SRA and city planning director, delivered the verdict.

"I am thrilled, this is a great thing for Salem," said Betsy Merry, of Merry Fox Realty, which is serving as Diamond Sinacori's marketing agent for the project. Merry was present to hear the good news that night. "This is very exciting, it's an incredible project."

Diamond Sinacori offered $100,000 for the property. The proposal calls for the demolition of the old courthouse and new construction of a mixed-use building with housing and retail/restaurant uses.

The plan is to build a six-story structure, 64 feet high, with 61 condos — as opposed to apartments — and ground floor commercial spaces for retail and restaurant businesses along Federal, Washington and Church streets. Access to the building would be from Federal Street.

Of the 61 condos, there would be eight one-bedrooms, 44 two-bedrooms and nine three-bedroom units. Planned amenities for the residential space include a common roof terrace, club room and fitness center.

As for parking, the proposal was for 61 underground parking spaces and 21 at-grade parking spaces.

The parking idea helped win over at least one Salem resident. Shirley Walker, 70, who resides in the Derby Lofts with her husband, said she has lived there for 10 years and has an issue with parking in the municipal garage every day.

Despite the fact that she and other residents in her development have parking passes for the garage, they still get shut out. With the underground parking, residents of this new proposed building won't have that issue.

"Every tenant will have a space, which is a whole new thing for Salem," said Walker. "It's excellent, [underground parking] is the way the city should go, a new way to do things."

Walker also liked the idea of creating condos for people to actually own.

"It's a good thing to have owners in downtown Salem because they invest in property, reap benefits, they stay, they improve the units when they buy into it," she said.

From the SRA's perspective, Duncan said, Diamond Sinacori won because it scored highest on the six categories the SRA uses for its ranking system: Qualification of the developer and development team, financial benefit and self-sufficiency of the project, compatibility with the SRA's revitalization use goals, quality of the proposed redevelopment plan, quality of the proposed site plan and financial capability and project feasibility.

Duncan said that while RCG and Salem Renewal Ventures received a mix of "highly advantageous" and "advantageous" scores in each category, Diamond Sinacori received "highly advantageous" designations across the board.

Merry believes there is a high demand for nice properties in downtown Salem — as a Realtor, she's heard interest from millennials and baby boomers alike for "beautiful" places downtown that are a quick walk to restaurants, shopping, trains, etc.

"It's refreshing that you have one building and three very different proposals, it's wonderful for Salem," Merry added.

For Diamond Sinacori, investing in Salem is the latest example of the company's effort to expand from Boston. The plan is to start work on the project November 2016 and have it complete by January 2018.

# # #

Merrill H. Diamond
DIAMOND SINACORI, LLC
IGNITION Residential, LLC
231 West Canton Street, Suite 1
Boston, MA 02116
617-512-1027 (tel)
Mdiamond@diamondsinacori.com

CITY OF NEWBURYPORT
OFFICE OF THE MAYOR
DONNA D. HOLADAY, MAYOR

60 PLEASANT STREET - P.O. BOX 550
NEWBURYPORT, MA 01950
978-465-4413 PHONE
978-465-4402 FAX

December 22, 2014

Merrill H. Diamond & Nicholas E. Sinacori
Diamond Sinacori, LLC
231 West Canton Street
Boston, MA 02116

Messrs. Diamond and Mr. Sinacori,

Thank you for your submission to the City in response to the Request For Proposals for the sale and adaptive reuse of the Kelley School building. I was very impressed with your proposal for this important site and your considerable portfolio as a development team.

Based on the evaluation criteria, the Selection Committee and I have determined that your submission is the most advantageous proposal for the City. In keeping with the conditions of award outlined in the RFP, please consider this correspondence as formal notice that the City has selected Diamond Sinacori, LLC as the preferred proposer for the disposition of this facility.

Please contact the City's Director of Policy and Administration, Peter Lombardi, at 978-465-4413 or plombardi@cityofnewburyport.com to schedule a time to meet in City Hall to finalize the terms of a Purchase and Sale Agreement for this property.

I look forward to meeting with you and your team in the coming weeks.

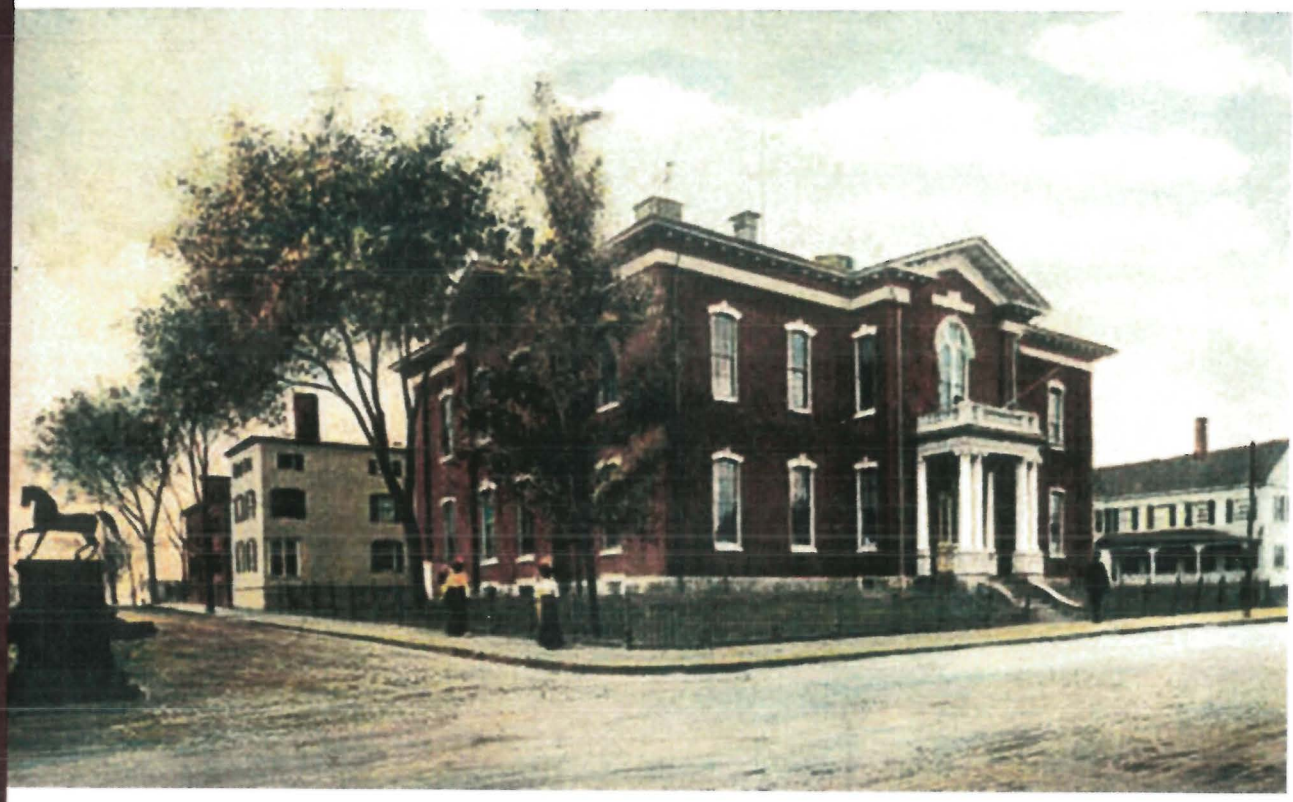
Sincerely,

Donna D. Holaday

Donna D. Holaday
Mayor

cc: Andrew Port, Director of Planning and Development
Peter Lombardi, Director of Policy and Administration

A Response to the Request for Proposals (RFP) for the Sale & Re-use of The Kelley School Building



Submitted to

The City of Newburyport

Office of Planning and Development

by

Diamond Sinacori, LLC

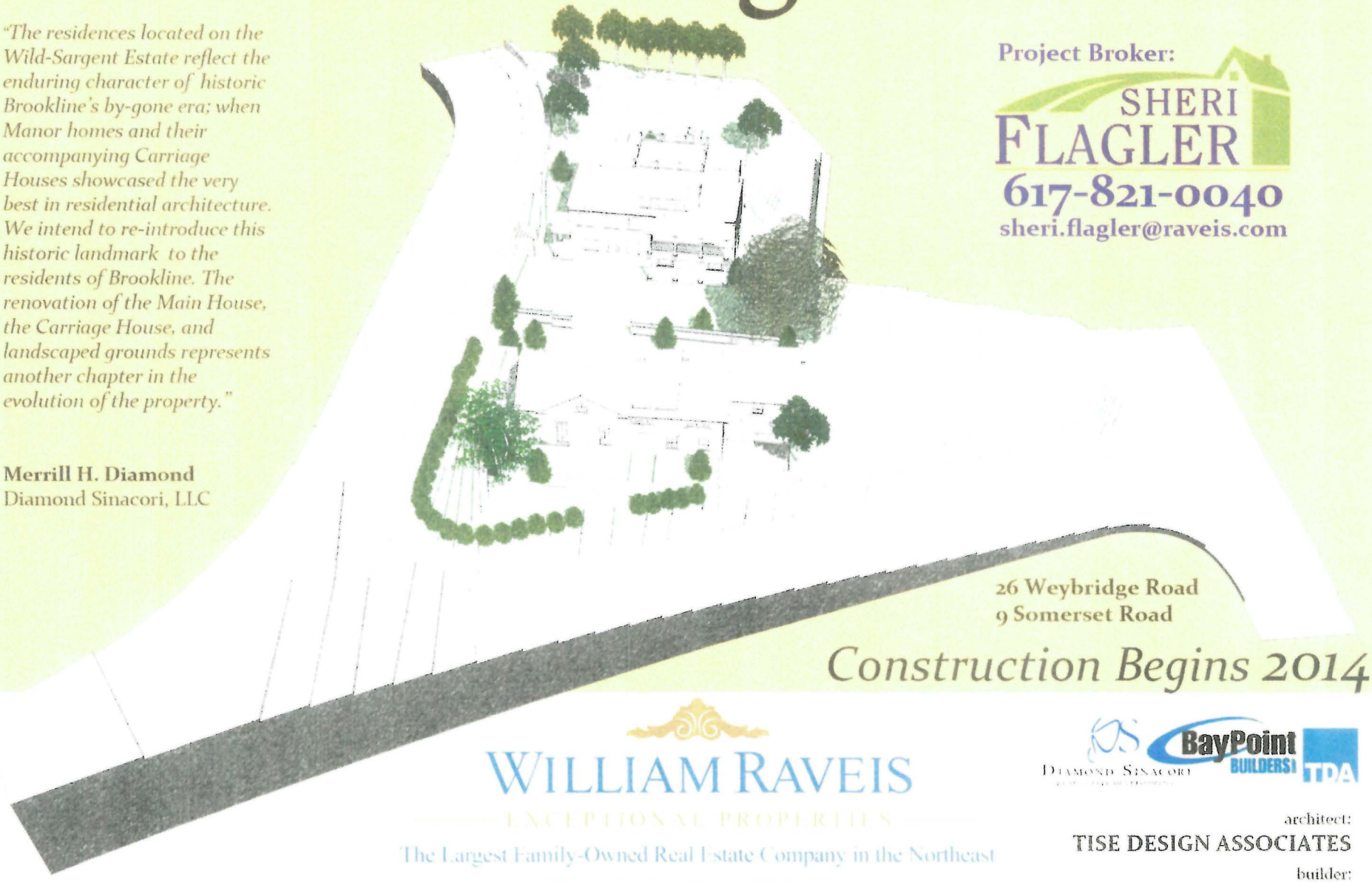
231 West Canton Street
Boston, Massachusetts

3 November 2014

The Wild-Sargent Estate

"The residences located on the Wild-Sargent Estate reflect the enduring character of historic Brookline's by-gone era; when Manor homes and their accompanying Carriage Houses showcased the very best in residential architecture. We intend to re-introduce this historic landmark to the residents of Brookline. The renovation of the Main House, the Carriage House, and landscaped grounds represents another chapter in the evolution of the property."

Merrill H. Diamond
Diamond Sinacori, LLC



Project Broker:

SHERI FLAGLER
617-821-0040
sheri.flagler@raveis.com

26 Weybridge Road
9 Somerset Road

Construction Begins 2014

WILLIAM RAVEIS
EXCEPTIONAL PROPERTIES
The Largest Family-Owned Real Estate Company in the Northeast

developer:
DIAMOND SINACORI, LLC
THE EVEN GROUP LLC

DIAMOND SINACORI
BayPoint BUILDERS
TDA

architect:
TISE DESIGN ASSOCIATES
builder:
BAYPOINT BUILDERS CORP.
finance:
MANSFIELD BANK

From: Nelia Sargent [mailto:neliasargent@gmail.com] **Sent:** Wednesday, September 30, 2015 10:28 AM **To:** domenic@bostontrust.com **Cc:** Robinson, Sarah **Subject:** Open House Invitation to Wild-Sargent Estate,October 3-4: INTERIOR PHOTOS OF THE RENOVATED MAIN HOUSE by DIAMOND SINACORI

Domenic, Sarah,

You are cordially invited to two open houses for the fully restored Wild-Sargent estate in Brookline this weekend:
Saturday, October 3 from 11:30 am-1 pm
Sunday, October 4, from 12 pm-1:30 pm.

Photos are attached. Extensive research was originally done by Ken Liss, president of the Brookline Historical Society, and updated with Nora Mazar for the Brookline Preservation Commission's:

1. **Preliminary Study Report on the Establishment of the Wild-Sargent Local Historic District.**

I'm pleased to report that our neighbors also now share the same highest regard as I do for this "developer", a person of rare integrity. Merrill Diamond has brought this diamond in the rough back to its' full glory. He's fully restored with integrity and no shortcuts this magnificent property, updating it into the 21st century. He's done right by the property, neighbors, and my family's cherished, hard-won dream to preserve this unique historic property our grandfather purchased in 1925. It was a very steep learning curve to transform my very first real estate transaction into the first single owner local historic district for the town of Brookline, including an open space preservation restriction with oversight by Mass Historic Commission on a buildable lot reversible only through a 2/3 majority town meeting vote. Despite

starting this immense challenge solo, I put together a marvelous team for wise guidance. The icing on my own team was Merrill Diamond. His team have proven themselves as the ideal buyer, fully cooperating with the multiple restrictive covenants. Repeatedly, Merrill Diamond and his team have risen with adept skill in creative problem solving to consistently transform the many challenges of this restoration into creative opportunities. Our P & S extended almost 2 years pending watchful oversight by the Brookline Preservation Commission with two full-time staff, Stefan Nagel, and the Mass Historic Commission; both pre and post sale, Merrill has transparently shared as many inner working details in his team process as I made time for. After over three years, and a long haul, I'm extremely pleased to genuinely consider Merrill Diamond a personal friend.

Scott and I will most likely attend Sunday. Kindly forward this message to David Drollett. If interested,I look forward to perhaps seeing you?

Thank you.

(Cor)Nelia Sargent
603-542-6600

Email from Nelia Sargent regarding The Wild-Sargent Estate in Brookline, MA (copied with permission):

From: Nelia Sargent [mailto:neliasargent@gmail.com] **Sent:** Thursday, April 10, 2014 12:37 PM **To:** 'Stefan Nagel'; 'Keith L. Hughes' **Cc:** neliasargent@gmail.com **Subject:** RE: Sargent Trust Outstanding Invoices, Closing In on Closing

Indeed, a good, beautiful morning to you Stefan!

It certainly has been a pleasure working with you—albeit an expensive pleasure relative to the rest of my minimalist lifestyle. I treasure with gratitude both your patience with my ignorance and your skilled contributions guiding this complex preservation success of our family property.

We are closing in on closing. I'll certainly drop a short e mail to notify once closing is a fait accompli. Merrill verbally relays to me there is an understanding with the building dept. re: barn demo/reconstruction such that as soon as Merrill's team has finalized a fixed price construction contract with Baypoint Builders (Merrill's son Reid works for this company), they are ready to close. This is prior to holding the building permit, and in my (limited?) understanding is likely within the month. Keith is inquiring re: title, etc.

Merrill continues to act with integrity (at considerable additional expense to himself) regarding structural integrity and also neighbors landscaping interests. No warning signs have yet appeared, and I remain equally impressed as I was one year ago by what appears to be open disclosure and informational sharing far beyond the norm. With little time left, my early positive confidence in Merrill continues to grow. Ultimately time will tell ... I still firmly believe the Diamond team will restore this diamond in the rough back to its full glory.

I've expressed my hope that there will be some form of open house

for neighbors, etc and even perhaps general public. I'll be sure to notify you if an opportunity arises just in case it is of sufficient priority and your schedule permits a quick peek? I would also anticipate Merrill (although I obviously do not speak for him) to allow you a visit at any time convenient to yourself. Cosmetically the house and barn are a wreck at this time, with exploratory holes recently punched through walls and ceilings with our consent for structural assessments.

Please do take excellent care, I look forward to wherever our paths may next perhaps cross.

Warmly,

Nelia

CHARING CROSS

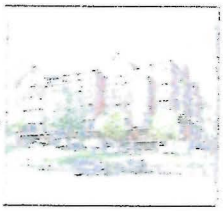
Project Description:

Sited on top of a hill in the Brighton section of Boston and featuring skyline views of downtown Boston, this 55 unit new-construction condominium building has been designed in the English Jacobean architectural style and, as such, reflects the best of the history and fabric of this part of Commonwealth Avenue. Programmatically, Charing Cross represents an infusion of much-need homeownership opportunities for young professionals in an area of Boston that has traditionally been a repository for student and renter rentals.

Marketing Challenge:

To pre-sell 50% of the market-rate condominiums prior to the start of construction in the Brighton section of Boston.

Merrill Diamond Sets on Brighton Hill-and-condo planned



There was a time...

When architecture was more art than engineering. When architects created buildings that fit within the overall architectural fabric of the community. That time has come again at

Charing Cross

2140 Commonwealth Avenue, Brighton, Massachusetts

Merrill Diamond Ventures, LLC, and Allen Development Associates
Developed by Ken Burton Associates, Inc.
Brought to life by Spiritus Investments

Our Charing Cross development team is pleased to note some of the differentiation that sets us and some of the other proposals:

The highest percentage of Market-rate Condominiums (67%)
The only proposal focused on Family Living
Least amount of Government Subsidies
The most Beautiful Building
&
The only proposal with Specific Community Benefits

1501 COMMONWEALTH AVENUE, BOSTON

THE LANCASTER

55 new and extraordinary condominiums

TDA DESIGN

Development Du Jour

Commonwealth's First 'Decent Building ... in 75 Years' O.K.'d

Monday, April 16, 2012, by Tom Acitelli

We were so swept away by everything **Fenway** last week that we little noticed the **Boston Redevelopment Authority**'s O.K. of the 55-unit condo development at **1501 Commonwealth Avenue** in **Brighton**.

The development, called **Charing Cross**, replaces the run-down, thankfully vacant nursing home that the city acquired in foreclosure in 2005. Four developers fought over it, and a partnership between Diamond/Sinacori and Hart Development Associates won with a $17 million plan for a four-story, **65,000-square-foot** building with 37 market-rate condos and the rest affordable.

Developer Merrill H. Diamond has boasted the building will be unique for the area. **"There hasn't been a decent building that has been constructed on Commonwealth Avenue in the last 75 years or so,"** he told Boston.com last month. "Most of the buildings that have been built have a more contemporary style. ... This will be a **signature building** that will fit with the best of what's on Commonwealth Avenue." Bring it.

# # #

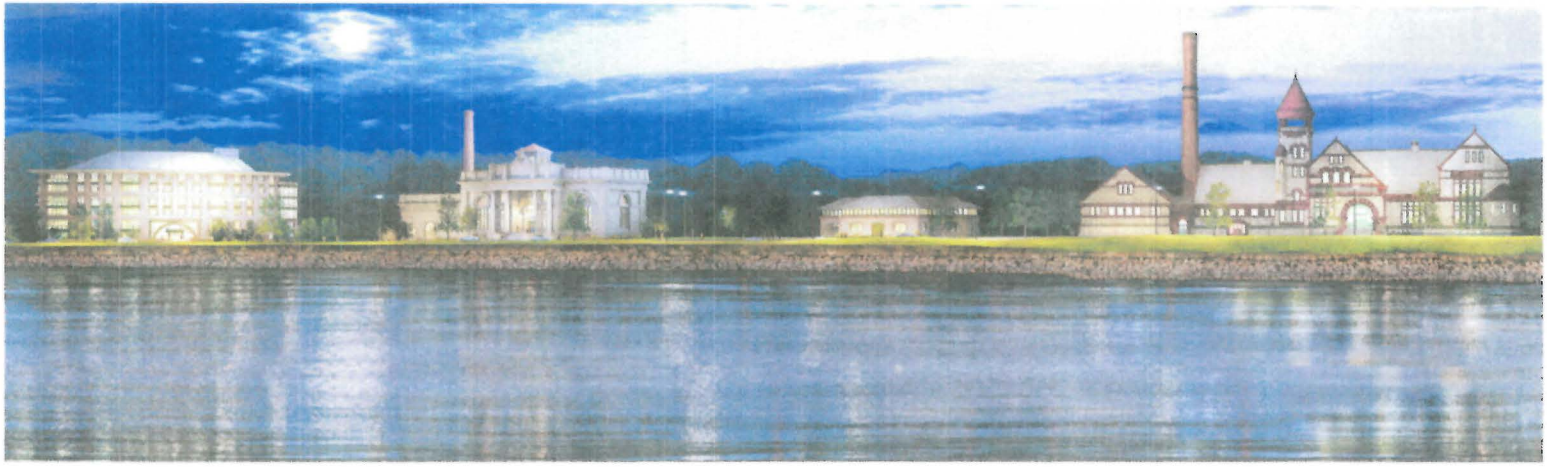
THE WATERWORKS AT CHESTNUT HILL

Project Description:

The Waterworks at Chestnut Hill is a 112 unit condominium development that was the result of Diamond Simooti, LLC being given the designation by the Commonwealth to develop an 8 acre site overlooking the Chestnut Hill Reservoir in the Brighton section of Boston. The site consisted of three historic buildings, two of which were historic pumping stations, to which we added a new building which has become a landmark in its own right. After designation, EA Fish Associates was brought on as a development partner and the project was completed in 2010.

Marketing Challenge:

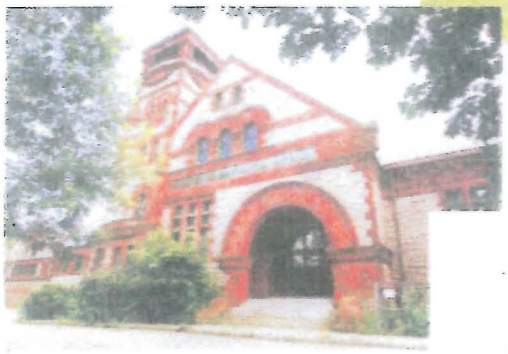
To pre-sell 50% of the condominiums at an average of $1MM each in the Brighton section of Boston, an area where this kind of price-point for a multi-family development had never been achieved.



Real Estate

THE BOSTON GLOBE SATURDAY, AUGUST 14, 2004

Pumped about the Waterworks



The 1923 pumping station (above), designed in the Roman Renaissance style by the architectural firm Shepley, Rutan and Coolidge, will feature some of the project's 27 condos by Graham Gund Associates. A new building (below) on the eight-acre site will house 81 condos by Danielle Shaffer. The 1923 pumping station (left), designed in the Roman Renaissance style of architect H.H. Richardson, will became 30,000 square feet of offices, community space, and a steam-engine museum.

Merrill H. Diamond (left) and Nicholas E. Sinacori, two of the developers of the $80 million project, on the Leavitt steam engine, one of three such machines inside the 1923 pumping station (below).

The landmark buildings are at the heart of an $80m project to bring vital housing and office space to Chestnut Hill

By Shawn Wheatehouse
GLOBE CORRESPONDENT

The landmark Chestnut Hill Waterworks complex is a hub in the 1970s. But soon, the historic buildings will be pumping other vital elements into the south Boston neighborhood: housing and office space.

Developers Merrill H. Diamond and Nicholas E. Sinacori are moving ahead with a $80 million project which includes 108 condominiums — some by Graham Gund Associates — office space, a museum, and public meeting space on the eight-acre site.

In its heyday, the Waterworks delivered enough as 60 million gallons of drinking water a day to Boston. Its million-an-hour steam-driven machines for landscaping purposes — as well as public meetings and performances — are still used today.

The development team, a joint venture of Diamond Realty Investments LLC and Sinacori Partners LLC, will restore the original buildings, including the 1923 pumping station, designed in the Roman Renaissance style by the architectural firm Shepley, Rutan and Coolidge, and the 1887 Leavitt steam engine, which is one of three such machines in the Boston area.

The developers have hired Graham Gund Associates to design the 108 condominiums, which will be in a new building on the site of the old pumping station, and Danielle Shaffer Associates to design the 81 condos in the Leavitt building. The Roman Renaissance-style pumping station will become 30,000 square feet of offices, community meeting space, and a 30,000-square-foot museum to exhibit the three restored Worthington steam engines that helped supply water.

Condo marketing will begin next month, with construction likely to start by early 2005, said developer Merrill H. Diamond, the managing partner.

"This is a unique opportunity to bring together several agencies, through partnerships, to restore magnificent historic structures," said Diamond. Between the project's nonprofit partners and the city, Diamond said, the Waterworks will be a hub of activity and a focal point of the city.

"It would be like the Old State House, a magnificent building in a busy area, with a 19th-century architectural style, will be preserved," said Ann Lang, executive director of the city Landmarks Commission. "The structures on it are in fairly good condition, and the park provided a place to study that was quickly forgotten."

Meanwhile, the role of the city and the state's effort to supply water to greater Boston has shifted. In the past four years, the Massachusetts Water Resources Authority has spent $1.2 billion on a system-wide upgrade to deliver 2.5 billion gallons a day, said Brian Howard, a spokesperson for the agency. The system's capacity is enough to meet demand for the next 50 years, he said.

Under a separate agreement, about 60 percent of the Waterworks open space, including a path that extends to the Cleveland Circle, will be kept for public use, and the surrounding area will be a buffer for the neighborhood, including the nearby Great Lake Reservoir, Chestnut Hill Reservoir, and Newton Reservoir.

"We have worked very closely with the city and the state on this project," said Ann Lang, executive director of the Chestnut Hill Reservoir Conservation Trust, which is a nonprofit group that manages the Chestnut Hill Reservoir. The trust has supported the development, she said, because it will help rehabilitate the site and preserve the reservoir.

Inviting change

A shabby shopping plaza is transformed as Cambridge Street lives down its '60s past

By Shawn Wheatehouse
GLOBE CORRESPONDENT

Unknown for nearly 5 years.

Charles River Plaza, a shabby shopping center on the banks of Beacon Hill, had a dreary '60s and '70s design, lackluster tenants, and a parking lot set back from the street — a setup often criticized as uninviting.

But by next summer, its transformation — a major piece in the upgrading of the Cambridge Street corridor — should be complete.

CVP Charles River, a joint venture of Charlesbank Capital Partners, an affiliate of the Boston firm, bought the center for $27.5 million in 2003 and has rebuilt the underpinnings. Its goal is to create a vibrant, fun-filled place that will fit in with the original weight without altering or disrupting existing tenants, including the MBTA.

Edwards and Kelcey of Lowell will design new space that is to will's Whole Foods Market.

"We built inside, over, and through the old shopping center without shutting the doors," said Steven Kerkhof, senior vice president of development director for the Boston.

The redevelopment plan and preservation of buildings adjacent to the complex are consistent with the Cambridge Street Corridor Study, a joint effort with the city of Boston and the Cambridge Redevelopment Authority, to improve the corridor.

"Makes the street more walkable and brings back a human scale missing for decades," said Albert Dreo, executive director of the Boston Preservation Alliance.

The $100 million, 450,000-square-foot project — which will cost $7 million to the cost of the old center — includes one new building that is widely in the old area, plus an older office tower that will be refinished.

The designs added balconies and retail space and reduced the parking by 200 cars. Lease, General has leased most of the new space, but a total of about 25,000 square feet is still vacant, with rents ranging from $35 to $50 per square foot.

The project, designed by Boston-based Associates of Cambridge, pitted several other design elements that will fit the need. Some are small, like a sculpture on Cambridge Street, a gateway to the city where the 1700s.

In the 1960s and 1970s, vast "urban renewal" projects led to the demolition of Scollay Square with its museum-filled — it became Government Center — and the West End, where thousands of homes were removed.

In their place were complexes like the shopping center and the Edward W. Brooke Office Building at 100 Cambridge St., which intrude on the street's original grid.

Also recently, Charlesbank's studios on the Boston Harbor waterfront, and the street is being rebuilt with different curbs, brick sidewalks, and new lighting and landscaping, said Jim Hagan, an engineer with the state highway department.

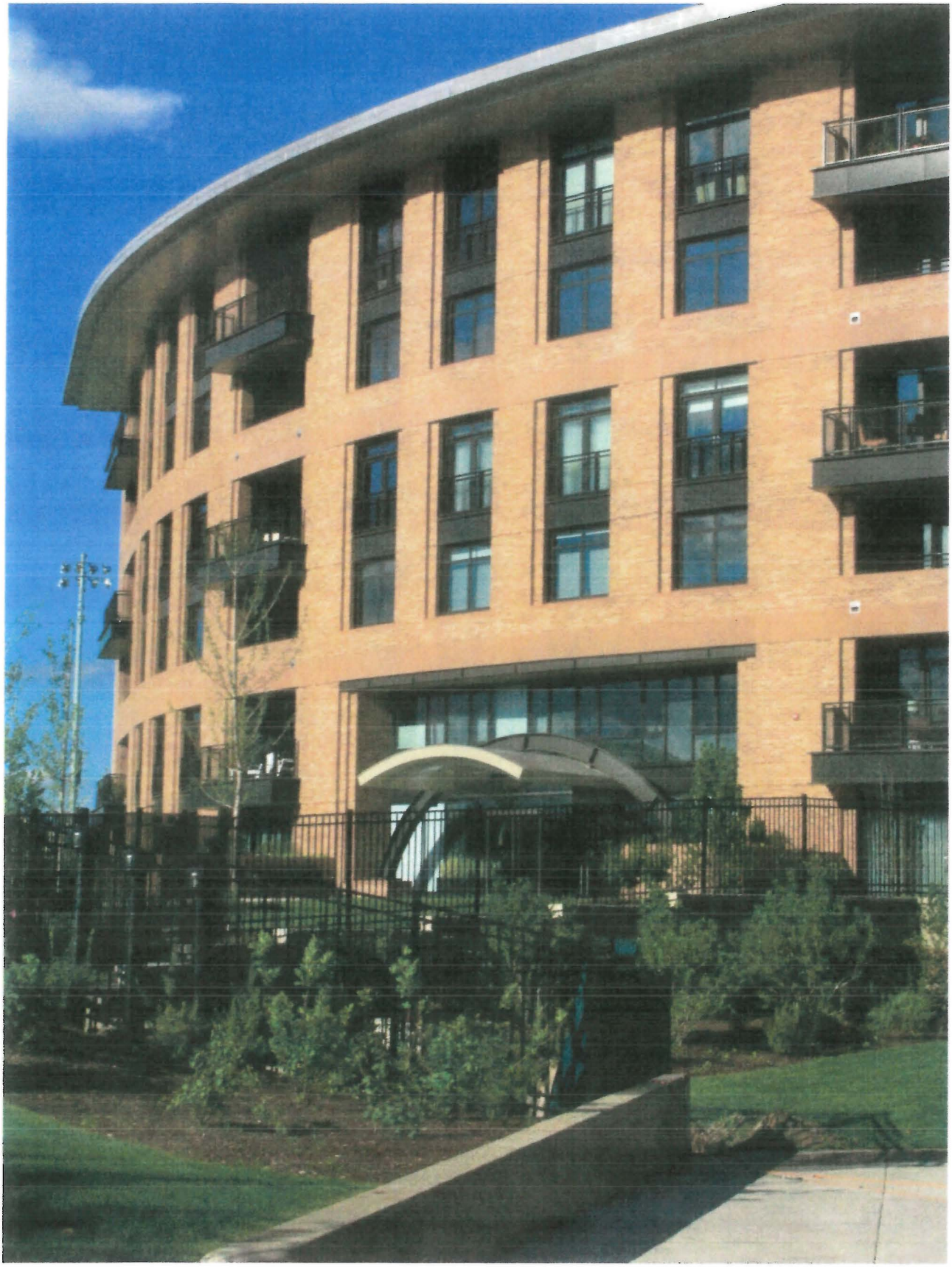
And earlier this year, tenants began moving into the renovated tower and new Lowrise buildings at 200 Cambridge St., where what was once a windswept plaza

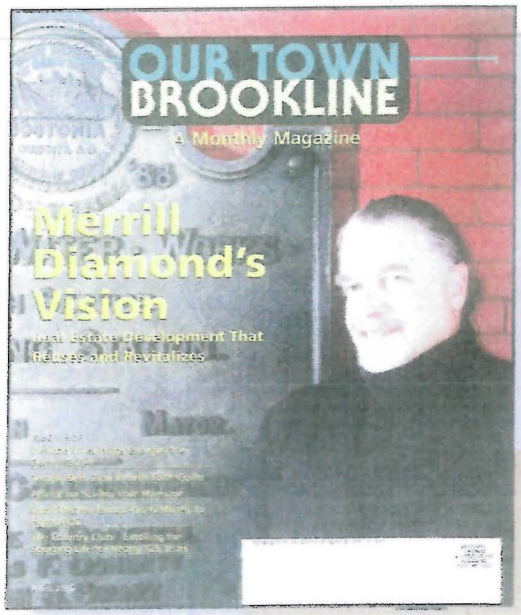
After

The three-building Charles River Plaza complex recently tripling its size and offer the first time from the city on Cambridge Street. After, right to an existing building, 158 Cambridge, number 175 (center) is a new five-story building, and number 185 (partial) shows the parking lot, is an eight-story office building with three-floor retail space. Below is a view of the front of complex with the MBTA stop from in the local prosecutor's office was begun.

Before

Just down the street, Lowell will open its new Tewksbury Ambulatory Care Center, which also faces Cambridge Street, and there are plans to redevelop the old Charles River Jail across from the Red Line station as a hotel.





Breaking New Ground

By Merrill H. Diamond

When I was asked to write an article about our approach to real estate development, I gave some thought to those projects that might apply an almost 30-year career. I considered writing about some of our earliest projects that shaped that career, starting with 55 Garrison Road in Brookline, an abandoned lodging house that we restored and converted to condominiums, and which preceded a string of such projects on which my partner and I learned more of what not to do than what to do.

Merrill Diamond. Photo by John Sills

Giving Something Back

I also considered writing about our transition to larger local projects such as *The Canal*, the adaptive re-use and historic preservation of the old Brooks Brothers Hospital located at the top of Summit Avenue in Brookline. Or Drumcroft, the preservation and conversion to condominiums of the historic estate of Thomas W. Lawson in Scituate, a project that began to typify a tradition that has existed to this day, i.e. to give something back to the best communities in which we worked. In the case of Scituate, the "give back" was a re-creation of the Thomas W. Lawson "Outlook," the ornate observation platform that Lawson's family used to watch home from their own mansion. Today, it stands at the entrance to Drumcroft and is used as a bandstand on Scituate Heritage Day.

That tradition continued when we developed Alcadia Crossing, a mixed-use development on Clyde Street in Brookline, where we created a public park. This spring, we will dedicate the park to the Town of Brookline DPW Department with a ceremony and the installation of a commemorative plaque in the base of the Old Town Garage Bell, which graces the park as its centerpiece in Dedham, in conjunction with our preservation and adaptive re-use of the Old Norfolk County Jail into Stonehigh, a 24-unit condominium complex, our "give back" was also in the form of a public park. Located now directly adjacent to the property.

Finally, I considered discussing another of our more recent projects since, at least in my opinion, it is extremely significant in demonstrating that a new contemporary building can both coexist with and, indeed, enhance a more traditional setting without being slavishly derivative in the inevitably unsuccessful effort to duplicate the architecture of 100 years ago. I predict that *The Residences at Brookline*, a development located at 1661 Beacon Street that consists of only nine condominiums, will gain in importance in both architectural and development circles as the paradigm for doing new construction within a traditional architectural and historical context.

Revitalizing a Neighborhood

In the final analysis, however, a project on which we are currently working with our partner and co-developer, Edward A. Fish, strikes me as most worthy of discussion relative to our approach to real estate development. *The Waterworks at Chestnut Hill*, a 112-unit condominium development now under construction, embodies everything that is noted above, but breaks new ground in almost every aspect of those examples cited above. *The Waterworks at Chestnut Hill*, perhaps more than any other project on which we've worked, embraces new construction, adaptive re-use, historical preservation, and "give backs" to our host community – but it does so both on and off site in an attempt to not only revitalize our own park-like site, but to assist in the revitalization of the entire neighborhood in and around the Chestnut Hill Reservoir.

Created and completed largely in the late 19th century, the magnificent campus, on which sit several of the most historic and well-known buildings in the Boston area, was a vital part of the finest water delivery system in the country. As such, it quenched Boston's thirst for over ten decades and even today its underground pipes and chambers stand ready to respond to any emergency which requires pumping water from the Chestnut Hill Reservoir.

Chestnut Hill Residences Rendering by Properties

Reflecting the Styles of the Times

As was the custom nationally during that century, the historic buildings on our site were designed to reflect unabashed civic pride and, in that regard, they mirrored much of what was happening architecturally in Boston at the time. The Low Service Pumping Station was designed in the popular Beaux Arts style that is typical of many of Boston's finest institutional buildings. The High Service Pumping Station was designed by the Architect of the City of Boston, Arthur Vinyl, in the same Richardsonian Romanesque fashion that is reminiscent of another of his local works, Boston's Institute of Contemporary Art on Boylston Street.

In what was one of Boston's most significant periods, now referred to as "Boston's Golden Age," *The Waterworks* complex came of age at the same time as many of Boston's most revered cultural institutions, among them the Museum of Fine Arts, the Boston Public Library and the Boston Symphony. By the turn of the last century and into the 20th century, the area in and around the Chestnut Hill Reservoir was known as one of Boston's most beautiful passive recreation areas. Even now, with the demolition of one of the two reserved basins in the 1970s (now Boston College's lower campus), the area retains much of its man-made and natural beauty, it was designated a Boston landmark in 1989 and listed on the National Register and State Register of Historic Places.

A Passion for History

When the Commonwealth decided to dispose of this important piece of Boston's history, there were many developers who expressed an interest in this project; however, toward the end of the selection process, only a few respondents remained. Most of the others had decided, with some degree of wisdom, that this was not a project that could be tackled solely for profit; this project, easily the most complex for which our firm had ever competed, required a high degree of passion for history, and the ability to deal with a myriad of community groups, each viewing aspects of the area as they saw fit, and each maneuvering for leverage to be able to represent the community as the project moved forward. In the end, largely due to the support of these many disparate community groups, we were selected to develop this extraordinary property.

Our being selected for a project of this magnitude, complexity, and importance, would not have been possible had I not decided to team up with *Edward A. Fish of E. A. Fish Associates, LLC.* As one of the area's prominent builders, Ed Fish and I have developed both a great working relationship and also a strong friendship. As the patriarch of a classic Boston Irish, multi-generational family whose interests are firmly rooted in construction and development, the Fish family represents what's best about Boston – a relentless commitment to tradition that is also willing to incorporate innovation. From Karen Fish of Peabody Properties, my partner in the marketing of *The Waterworks*, to John Fish, Ed's son and the head of Suffolk Construction which is building *The Waterworks*, and back to Ed Fish, whose experience and expertise has taught me much about a field in which I thought I knew a lot, any credit for what appears to be one of the most interesting and important projects in the country cannot be claimed without sharing the credit with my co-developer and his family.

Homes with a View

The Waterworks at Chestnut Hill is located at the center of Boston, Brookline, and Newton and, as such, is focused on the first and last impression of all three communities. Moreover, it is a typical Boston project in its recognition of the value of preserving the city's history while not preventing things that are new and unique from taking their place as future landmarks. The project consists of four major components: First, *The Waterworks*, a new six-story, 81-unit building that has been designed by Dillette Stoller Associates to take maximum advantage of the sweeping Reservoir views to the north and the open space vistas toward downtown Boston to the east; Second, *Whitehall*, a magnificent historic structure that has literally been re-imagined by Graham Gund to house 20 condominium units, most with water views, and some with courtyard views that are reminiscent of Boston's Gardner Museum; Third, *The Hospital*, another Gund-designed building, is an intimate former carriage house that is being transformed into seven condominiums, most of which have panoramic views across the reservoir; Finally, the historic *Museum Building* at the western end of the complex is, in many ways, the capstone of our efforts. It will house four spacious multi-level condominium homes that, arguably, will be among the absolute finest in Massachusetts, or anywhere else. Not only are they north exposures, but each has spectacular water views one

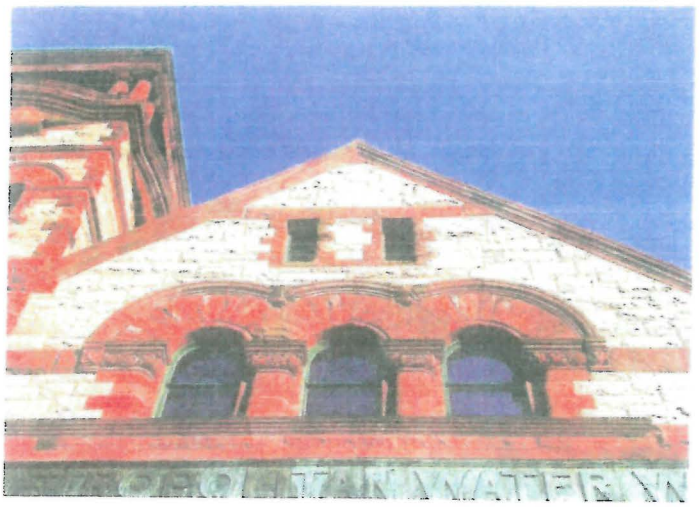
encompasses a tower from which there is a 360-degree panorama from the skyline of Boston to the countryside that surrounds it on three sides. The *Residences at The Historic Masons* were designed by Graham Gund, and are also available to be re-designed in a custom expression of the buyer's personal taste.

Putting the Past on Display

The *Masons Building* is an integral component of the developer's commitment to create an Exhibit Hall that will feature the restoration of three historic multi-story vacant engines. Ed Fish and I have agreed to provide $1.5 million to be used for the preservation of these engines, along with creating exhibits and displays that will place them in their historic context relative to the history of water delivery to Boston, with particular emphasis on the aforementioned Golden Age of Boston. The Exhibit Hall will also feature a community meeting space and a café, the latter intended to further strengthen the link between the Reservoir and our site.

Off-Site Enhancements

Notwithstanding our efforts on site to do something very special with a very special piece of property, our off-site program rivals our efforts to revitalize our own 8.7 acres. As part of our proposal, Ed Fish and I have agreed to a Community Benefits package that includes $1.1 million to enhance the area along Beacon Street. Part of that money will go toward plantings, but the bulk of the money will go toward the replacement of the "cobra-head" streetlights in favor of historically appropriate Victorian pendant lights. This new lighting will continue to and through Cleveland Circle, where the existing 1960s globe lights will be replaced with a combination of these Victorian pendant lights and Victorian "acorn" lights similar to what we are using on the Historic site. These lights, along with appropriate street plantings, will come from another $200,000 developer contribution aimed at "jump-starting" the overall revitalization of Cleveland Circle. Finally, we are contributing $100,000 toward the master planning of the entire area, part of which has already helped fund a Resource Management Plan for the area by the Commonwealth. In many ways, what Ed Fish and I are doing off-site can be considered a paradigm for how the private sector working hand in hand with the public sector and the community can have an impact that extends the reach of the project far beyond its site.



The Historic project for both Ed Fish and me, has the possibility of being the pinnacle of our respective careers. We are constantly humbled by the challenges and the opportunities inherent in such an amazing historic site that contains equally amazing historic buildings. In the final analysis, it is likely that both of us will look back on *The Historic at Chestnut Hill* as something quite special, indeed a privilege that was afforded us to play a role in restoring and renovating important parts of the Commonwealth's historic legacy.

[illegible]

NEW WATERWORKS MUSEUM

Diamond Sinacori's **Merrill Diamond** shows off the **Waterworks Museum** that opened a week ago at the Waterworks at Chestnut Hill (112 luxury condos in Brighton his firm developed with the late **Edward Fish**). The condos were completed a year ago and all sold for an average $1M. As part of the project, the team worked with a community group to convert the High Service Pumping Station, an example of **Richardsonian-Romanesque** architecture into a museum. Displayed inside are three 19th century **steam engines** that helped pump water to Boston during an era of rapid growth and expansion. It doesn't necessarily sound green, but we don't think LEED was around back then.

If you have some high culture to share or just an interesting news item, please send to Susan Diesenhouse, susan@bisnow.com.

Builder The Information Source for the Home Building Industry

From: BUILDER October 2009
Posted on: October 7, 2009

The Waterworks at Chestnut Hill
Chestnut Hill, Mass.

By: Kathleen Stanley

The Waterworks at Chestnut Hill, Chestnut Hill, Mass.

GRAND AWARD: Category: Adaptive re-use project

Developers: **Diamond Sinacori**, Boston; EA Fish Associates, Braintree

Entrant/Architect: GUND Partnership, Cambridge, Mass.

Site Planning & Architect: DIMELLA SHAFFER ASSOCIATES, Boston, Mass

Builders: Suffolk Construction, Boston; Northeast Interiors, Braintree, Mass.

Landscape architect: Brown, Richardson & Rowe, Boston

(Please scroll down for brief narrative and photographs of adaptive re-use aspects of project. New construction not shown.)

Description of Adaptive Reuse

It's hard to associate the term "utility" with buildings so beautiful, but for nearly a century The Waterworks was all about business, providing water to the city of Boston. Two of its three structures housed brawny steam-powered pumps, while a third, the former Operations Building, served as a carriage house.

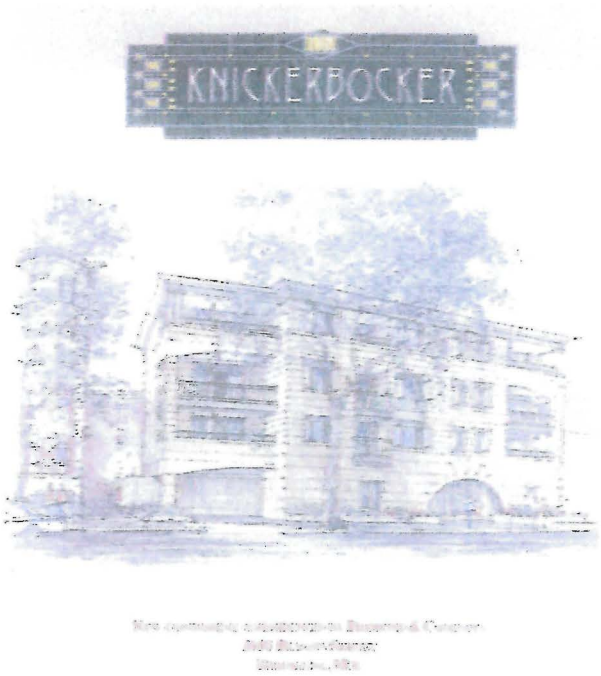
Now converted for residential use, the site has become a model for redevelopment incorporating mixed housing types. One 53,000-square-foot pump station has been carved into 16 flats and four townhouses; the other, at 37,000 square feet, boasts four condos and a museum; and the 10,000-square-foot carriage house has been recast as five flats and two townhouses.

Like magic? Not exactly.

The neighbors had cause for concern, given the buildings were embedded in an urban community, close to public transit, a reservoir, and an Olmsted Brothers park. After the pumps were decommissioned in the '70s, the vacant buildings became an unsafe barrier between a residential neighborhood and the walking paths of the reservoir. The transformation of the buildings had to be just right.

Add to that stringent adaptive reuse guidelines that made it next to impossible to create units that worked, notes project architect Matt Formicola. "The Boston Redevelopment Authority didn't let us punch any windows in the buildings. I had nightmares about this: How can we do this without windows?"

Getting light and air into the residences was tricky, and here's where the architects got ingenious, particularly in one of the former pump stations. The solution involved nesting a new structure inside its northwest wing, behind the original exterior wall. Faced in unfinished cedar siding, the new building is set back from the original historic façade to form an interior courtyard, allowing for light-filled units. Expansive windows provide views to the private courtyard and the reservoir beyond.



THE KNICKERBOCKER

Project Description:

Located at 1601 Beacon Street near busy Washington Square, The Knickerbocker featured three residential floors of three units each, all over a parking/lobby level. The building was designed to reflect the scale and character of adjacent properties while avoiding replication of 19th century details. The building was hailed as ,"a beautiful piece of urban sculpture" by the local Planning Board.

Marketing Challenge:

To brand a 9-unit new condominium building along Beacon Street in the Washington Square area to appeal to a target market of urbane "empty-nesters."

Two Dutch Masterpieces.
One Awaits Your Signature.

The Trust

THE TRUST

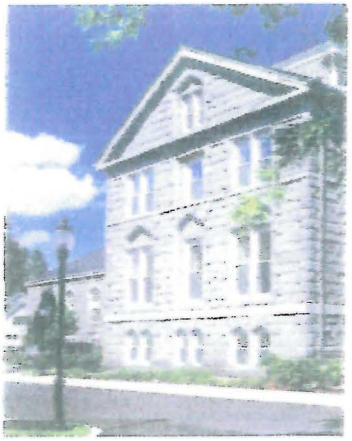
Project Description:

Formerly the Paine Estate, this 13 acre site was developed into 13 home-sites, inclusive of the original Paine Mansion and Carriage House. In order to retain the green spaces and specimen plantings of the original grounds, more than 85 percent of the land was left undeveloped. Many of the plants and trees planted by the Paine family decades ago remain, along with the 19th century stone wall surrounding the property. Both the Arnold Arboretum and the Brookline Historical Commission was invited to participate in the planning process for this development which included a four-acre conservation restriction granted to the Brookline Conservation Commission.

Marketing Challenge:

To market an historic 13 acre estate in a manner that would maximize profit while minimizing risk for the developer.

BROOKLINE CITIZEN



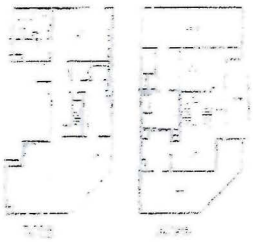
STONELEIGH

Project Description:

Located in the heart of Dedham's historic Precinct One, the Old Norfolk County Jail is a magnificent granite structure whose earliest elements date back to the early 19th century. Aside form the architectural significance of this facility, the jail is historically important for having provided temporary housing for Sacco and Vanzetti while they awaited trial in the 1920's. This development, the result of the developer's designation resulting from an RFP process put out by the Commonwealth, consisted of twenty-four duplex-style condominium residences, with ancillary structures transformed into four additional condominium homes. The entire site was landscaped to feature small "victory gardens" for residents and the creation of a public park which was given to the Town of Dedham.

Marketing Challenge:

To convince the target market, "empty-nesters" from Dedham and the surrounding towns, to purchase residences in a former prison and to pre-sell 50% of the condominiums before construction began.



DREAMWOLD

Project Description:

Once the 1000-acre estate of Thomas W. Lawson, known as The Copper King at the turn of the last century, Dreamwold ("Dream Fantasy") had fallen into a state of serious disrepair. The developer, Diamond Financial, purchased the property and, working with municipal, community and historic preservation groups, renovated the main mansion house into twenty-six condominiums. Seven units were developed within the original mansion building and another nineteen units, each architecturally and historically compatible with the main mansion house, were developed in and around a newly constructed zone garden and pool.

Marketing Challenge:

To market the very first condominiums ever developed in this South Shore community and to achieve 50% pre-sales prior to the start of construction.

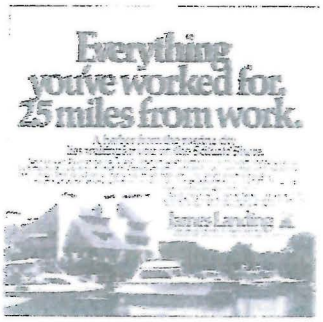
KENDALL CRESCENT

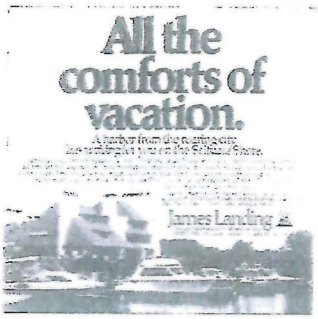
Project Description:

This project was the result of a regional competition held by the Town of Brookline for the disposition of the historic Town Yard, the Town's former DPW facility. In addition to encompassing two complete city blocks, the property included a three-story Victorian schoolhouse and a two-story, 18,000 square foot Victorian Barn. The Master Plan connected these two disparate elements with a "crescent" of 14 newly constructed townhouses designed to accommodate home offices and small ground level retail spaces. The Sewall School was converted into 22 additional condominium homes and the Town Barn was redeveloped into medical office space.

Marketing Challenge:

To market a variety of residential and commercial uses on one site and to achieve 50% pre-sales prior to the start of construction.





JAMES LANDING

Project Description:

The result of a complex and inclusive permitting process involving The Army Corps of Engineers, various environmental permitting groups, historians, and various other civic associations, James Landing is probably one of the last residential waterfront projects to be constructed in this idyllic seaport town. The complex, which includes fifty luxury condominiums and a community building, overlooks thousands of acres of scenic salt marsh and features a state of the art, ocean-access marina. Both its architecture and landscaping have won national acclaim for their compatibility with an environmentally-sensitive, breath-taking natural environment.

Marketing Challenge:

To pre-sell half of the proposed 50 waterfront condominiums and and slips in an ocean-access marina prior to the start of construction.

The Boston Globe

REAL ESTATE

After 7 years, Scituate condos rise along marsh

THE ST. GEORGE

SEASIDE CONDOMINIUMS • REVERE, MA

Project Description:

Still the crown jewel of Revere Beach, the St. George is a twelve-story, 240 unit condominium building with unobstructed ocean-views from every unit. Featuring an indoor swimming pool, a private beach club and a lobby worthy of a luxury hotel, the development won numerous national and local awards for both the quality of its architecture and the creativity of its marketing.

Marketing Challenge:

To market 240 residential condominiums in what was still considered a pioneering area and creating the marketing platform to pre-sell no fewer than 120 of the units.

Condo marketing goes to the giveaways

THE GRAND

Project Description:

The first Art-Deco-inspired condominium building in historic Brookline, the building was originally constructed as a smallpox hospital at the turn of the last century. The Grand is now a 42 unit luxury condominium development sited on top of Summit Avenue, affording skyline views of downtown Boston. The development consists of the original hospital building and the adjacent nurses quarters.

Marketing Challenge:

To transform a former smallpox hospital into a multi-family condominium complex in a manner that would maximize the value potential of the property despite its "awkward" (at least from a marketing perspective) history.

THE SEARS ESTATE AT LONGWOOD

Project Description:

The Sears Estate was somewhat of a groundbreaking development effort, capitalizing on Brookline's recent (at the time) recognition that the only way to save some of the Town's historic architectural legacy was to allow large mansions and their appurtenant outbuildings to be changed from a single-family occupancy to multi-family occupancy. In this instance, the mansion house was converted to five large condominiums and the rear carriage house was converted to one large condominium unit. This approach became the paradigm for many other adaptive re-use and historic preservation projects that now typify the approach to saving once enormous single-family homes and bringing them into the 20th century.

Marketing Challenge:

To encourage condominium buyers to eschew new construction in favor of purchasing a home in an historic estate building, one of the first such mansions to be converted to condominiums in Brookline and, as such, a new housing type when first marketed.

New England Real Estate Journal

Priced from $600,000 in Brookline

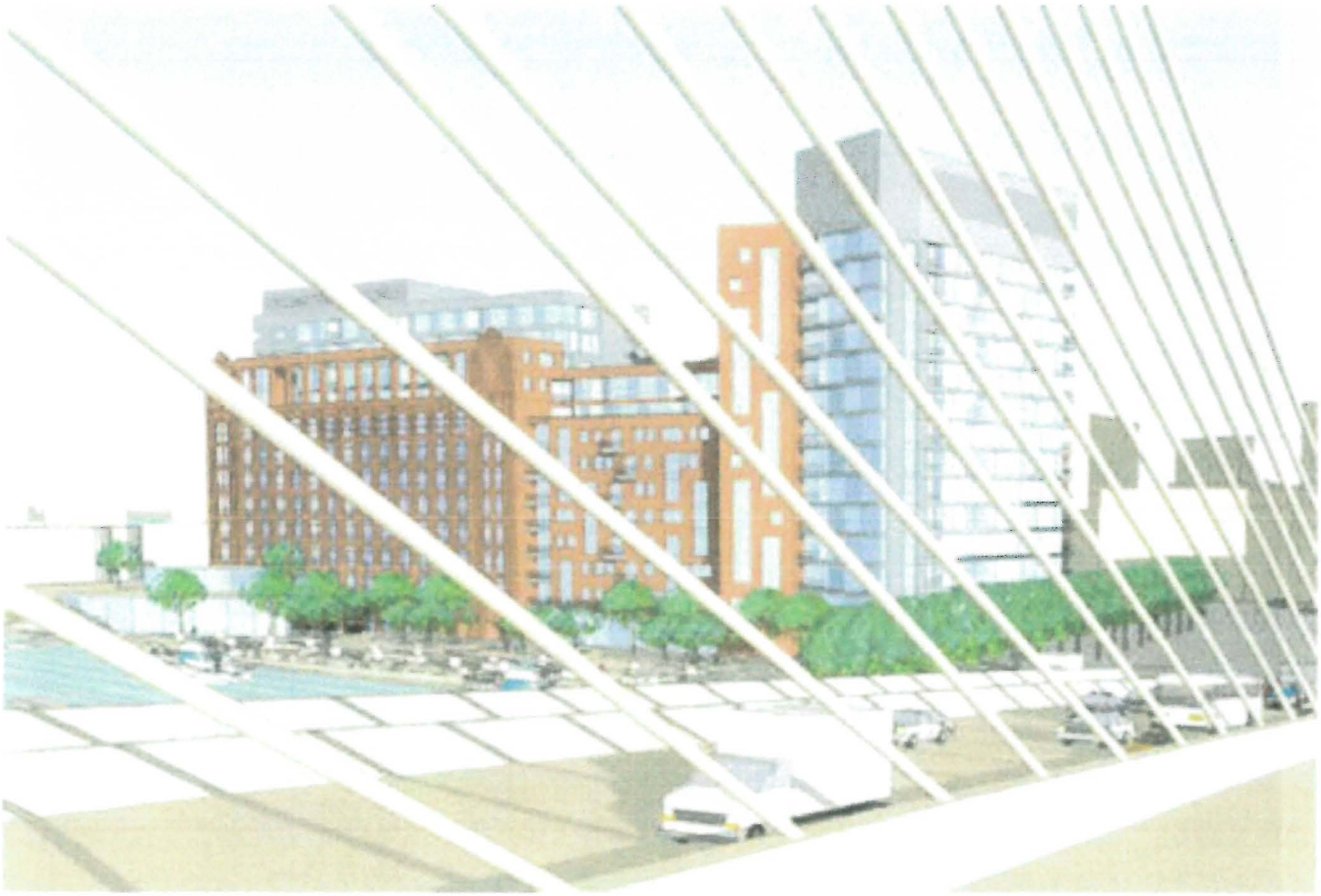
Parencorp completes Sears Estate lux. condos

Boston Treasures

HOME AGAIN

Glut, Glut! '14 a Tipping Point for Boston Apt. Development?

Wednesday, March 5, 2014, by Tom Acitelli



For a while, it seemed that Mike Ross, the moderator of the four member panel at Bisnow's "2014 Boston Real Estate Forecast" was about as likely to give Merrill Diamond a chance to speak as Jimmy Kimmel is to give Matt Damon a guest chair.

Yet, about halfway through the presentation, the politically astute Ross-- a former candidate for Boston mayor--allowed the 70-year-old founding partner at Diamond Sinacori to

weigh in and quickly take on the role of panel contrarian. The trained architect with 35 years of development experience and two Brighton condo projects in the works didn't waste time pooh-poohing Boston's booming luxury apartment development market. In 2011, surveying the permitting happening in the **Seaport**, Diamond had written on his company's website, "YES, THERE WILL BE A GLUT OF APARTMENTS IN BOSTON." Subsequently, he remained on-point on the matter. On Tuesday morning, he told the crowd of 300, "I never thought there would be enough wealthy people who would fill up all these expensive apartments on the waterfront."

Now, the man who has been named a master in residential marketing, is predicting that 2014 will be "the tipping point" for a switch from apartments to condominiums, the year that consumers realize that they can own a condominium for what they pay in rent, the year when developers change long-term hold strategies to short-term **profit plays** via condominium development. Diamond noted that a few years ago, apartments were the only financeable development option, but times are changing. He said that he knew for a fact of that some plans on the drawing board for apartments were going condo.

While some are skeptical about this generation's value of home ownership (and ability to pay for a home) as compared to eras past, Peter Spellios, executive vice president of Related Beal, agreed that the timing was good for condominium development and that that had factored into his company's decision to develop condos instead of apartments at **Lovejoy Wharf**. Justin Krebs, a partner at Normandy Real Estate added, "Our neighbors from National have made the decision with AEW that their last stage of their project is going to be condominium [at the **Ink Block**]."

In the past, Diamond has turned a former small pox hospital, a jail, and a pumping station into luxury condominiums and now he is talking about a luxury rental market turning into a high-end condominium market. "I don't want to be the **voice of doom** for an apartment developer," said the real estate

futurist/alchemist, "but I think things are about to change and about to change dramatically and I do think that will be the big story in 2014."

Do you think he's right?

The Real Reporter

MARCH 2, 2012

ULI Program Dissects Hot Multifamily Arena

BY MIKE HOBAN

BOSTON — With the Massachusetts economy rebounding more quickly than other parts of the country, a growing population, and prospective homebuyers still sitting on the side- lines as the housing mess drags on, the Urban Land Institute gathered a team of multi-housing experts this week to sort out where the residential market is headed. Spoiler alert—no definitive conclusions were reached.

Held at Edwards Wildman Palmer, LLP's office at 111 Huntington, the packed audience of 120 listened to a panel com- posed of some leading housing minds: Barry Bluestone, director of the Dukakis Center for Urban and Regional Policy, and founding Dean of the School of Public Policy & Urban Affairs at Northeastern University; Merrill H. Diamond, founding partner of Diamond/ Sinacori, a Boston-based development company; Michael B. Cohen, research strategist at Property and Portfolio Research (PPR) special- izing in the U.S. multifamily market; and multi- family sales superstar Biria St. John, co-leader (with Simon Butler) of the Multi-Housing Investment Sales team at CBRE/New England.

Bluestone led off and outlined the good news: that the Massachusetts recovery is second only to North Dakota ("not many people and lots of oil") and that the state—which had lost population between 2000 and 2005—is gaining residents, particularly the prized Gen Y (or echo boomers) demographic, which is just beginning to enter the home-buying mar- ket. Massachusetts is expected to continue growing by 3.1 percent through 2017, and historically attracts a large number of graduate students (one-third of the total Boston higher education population).

But Bluestone also delivered the bad news (unless you've got a multi-family

project in development): apartment vacancies went up until 2010, but we are now seeing a dramatic decline. "Rental rates in Greater Boston hit their all-time high in the second quarter of last year and have continued to rise," said Bluestone, citing Reis Inc. data. And Boston had the third highest rents in the country (following New York City and San Francisco) in 2011.

The professor noted that one contributing factor is that there has been "virtually no construction between 2010 and now."
But that is about to change, with a number of high-end apartment ventures like The Kensington, 45 Stuart St., the South End Ink Block (a/k/a the Boston Herald site), and a host of waterfront projects that were alluded to by the speakers.

Diamond is bucking the apartment trend with a 55-unit condominium project about to get underway in Brighton (Charing Cross) and is closing on another condominium site in Brighton, explaining he doesn't see the high-end apartment boom as sustainable. "My friends at the BRA tell me that every day somebody comes in with an idea for apartments, especially on the waterfront, and those rents are high," said Diamond. "In the buildings that we know, (in the new projects in town) they are $3 to $5 per square foot, and those on the waterfront are going to be in excess of $5 (psf). Since baby boomers can't sell, there aren't going to be that many people to rent the new apartments to at $6-8-10,000 a month. (They're going) to do a calculation that even when you figure in the mortgage, the taxes and the condominium fees, it costs less to buy than to rent." Diamond concluded by saying he wouldn't want to be the last developer putting up an apartment building, "or even the last 10."

PPR's Cohen countered with the industry adage that "job growth equals apartment demand," but noted that across the U.S., "2010 was the strongest year for apartment absorption since 2005," at a time when jobs were growing at a snail's pace. He also observed that "if you start building today, you're delivering at an entirely different point," given the perceived difficulties of completing construction projects from inception to occupancy in the state.

Broker St. John gave a breakdown of what the decline in home owner-to-renter ratio means to the multi-family market. He stated that there are approximately 1.8 million households in the Greater Boston metropolitan area, and 198,000 units of professionally managed apartment households in

the region. Even a shift of 1 percent would create a need for 18,000 units to accommodate that shift, he asserted, but at 3-plus percent, there are about 60,000 additional renter householders in the market. "You are going to see the echo boomer generation stay here and be a significant demand driver," he added, referring to graduate students who complete their education and find jobs. On the positive side, St. John relayed that he was on a call with the Boston Regional Homebuilders recently, who reported that they had experienced their biggest December/January since 2005. "There is a pipeline," he told the audience, "but it doesn't match up with the demand." The event concluded with a spirited Q & A, and it was evident from the questions, comments and responses that there is no clear consensus among CRE professionals as to how the residential dilemma will play out. One veteran developer warned that rising construction prices will doom many residential plays, and another predicts modular is on the forefront of coming trends.

Boston Business Journal

Friday, July 14, 2017

Merrill H. Diamond

Staff Reporter Michelle Hillman

Merill H. Diamond, principal of Diamond Simacori LLC, is a real estate developer known for his edgy sense of style. He's also the man responsible for the historic renovation of an old pumping station now known as the Waterworks at Chestnut Hill. Diamond's next project: giving residents of the South Shore town of Marshfield a somewhat spruced-up downtown by developing The Shops at Ocean's Gate — a 40,000-square-foot retail center.

Dressed all in black and wearing an eye patch (a result of unsuccessful eye surgery to correct a detached retina), Diamond recently sat down with reporter Michelle Hillman to discuss his love of cigars, bulldogs, and Winston Churchill.

Merill H. Diamond, principal of Diamond Simacori LLC, is a real estate developer known for his edgy sense of style. Diamond is the man responsible for the historic renovation of an old pumping station now known as the Waterworks at Chestnut Hill.

(Paul Langer)

Describe yourself in a few words.
Incredibly sexy. That's a joke. Most people think I'm extremely easy going.

Definition of a good day?
They're all good. The only advantage of getting old is you get perspective. I'm very lucky. I wake up every day happy. I realize life is a spiral, not a circle.

Proudest moment?
I've paid back millions and millions and millions of dollars to people who had already written off the obligation. Not everybody could owe $40 million.

Traits that give you a competitive edge?
I think we really try to do a good job. There's no project going back to 1978 that I'm really embarrassed about. If I have an edge I think now it's reputation.

Mentor?
One of the people from whom I learned the most might be (local real estate icon) Ed Fish. He's an amazing individual. Sometimes I well up when I think of him. I have a soft spot for him.

Most influential book?
A two volume biography about Winston Churchill by William Manchester.

Three greatest passions?
History, Winston Churchill, family.

Person most interested in meeting?
Winston Churchill.

Favorite restaurant?
Rino's in East Boston.

Favorite status symbol?
In the world of real estate development I can't compete with status symbols. I learned a long time ago to want what I get instead of get what I want.

Motto?
My father (who worked in a handbag factory) used to always say measure twice and cut once. There are times when I say measure twice and cut once.

Architect:

TISE DESIGN ASSOCIATES

Stephen E. Tise Sr. AIA
Principal

PROFESSIONAL EDUCATION
Harvard University, Loeb Fellow, Cambridge, Massachusetts 1978
Boston Architectural College, Boston, Massachusetts 1970

REGISTRATION
Massachusetts Registration #4184
NCARB Certificate #42372 (Active registration in Connecticut, Rhode Island, & Florida)

AFFILIATIONS
American Institute of Architects
Boston Society of Architects
Congress on New Urbanism
National Association of Housing and Redevelopment Officials
U.S. Green Building Council

PROFESSIONAL EXPERIENCE

RESIDENTIAL

Southwick Block Apartments	Lowell, MA
Salem 667 Elderly Housing	Salem, MA
Marshfield Congregate Housing	Marshfield, MA
Summit Place Condominium	Norwood, MA
Cambridgeport Common	Cambridge, MA
Villa Ladine	St. Barthelemy, French West Indies
Beechtree Place	Brookline, MA
Dorchester Bay Modular Housing	Boston, MA
Winchester Place Condominium	Brookline, MA
Warren Street Senior Housing	Watertown, MA
100 Centre Plaza	Brookline, MA
Carol Ave. Accessibility Adaptation	Brighton, MA
Egmont & High St. Development	Brookline, MA
Franklin Field South Family Apartments	Boston, MA
Miller's River/LB Johnson/HS Truman	Cambridge,MA
Windsor Village	Waltham, MA
Pine Manor College	Brookline, MA
Davis Avenue Condominiums	Brookline, MA
Guild Row	Roxbury, MA
Fenway Renovations	Boston, MA
Plainville DMR Housing	Plainville, MA
Loring Towers	Salem, MA

202 HOUSING

Casa Maria Housing	Boston, MA
Mill Pond Apartments & Group Residence	Littleton, MA
Nate Smith House	Jamaica Plain, MA
Julia Martin House	Jamaica Plain, MA

PUBLIC HOUSING PLANNING & DESIGN

Lead Based Paint Abatement Manual	
National Public Housing Revitalization Standards	Boston, MA
Miller's River/LBJ	Cambridge, MA
Commonwealth Development	Boston, MA
Orient Heights Redevelopment	Boston, MA
Heath Street Redevelopment	Boston, MA
William Woods Development	Providence, MA
Putnum Gardens	Cambridge, MA
Roosevelt Towers	Cambridge, MA
Eastside	New Haven, CT
Old Colony	Boston, MA

HOPE VI PROJECTS

John Henry Hale Homes	Nashville, MA
Sam Levy Homes	Nashville, MA
Bayou Auguste	Biloxi, MA
Maverick Gardens	Boston, MA
Preston Taylor Homes	Nashville, MA
Kennedy Apartments	Cambridge, MA
LeMoyne Gardens	Memphis, TN
Madison Park Place	Springfield, IL
Cathedral	Boston, MA
McCaffery Village	Chester, PA
Allen Parkway Village	Houston, TX
Jeffries Homes	Detroit, MI
Concord Village / Eagle Creek	Indianapolis, IN
Charter Oak Terrace	Hartford, CT
Elm Haven	New Haven, CT
Beach 41st Homes	New York, NY
Lamokin Village	Chester, PA
Maverick Gardens	Boston, MA
Rockview	New Haven, CT
Washington Beech	Boston, MA

COMMUNTIY CENTERS

Allen Parkway Village Community Center	Houston, TX
Putnum Gardens Community Center	Cambridge, MA
Archdale Community Center	Boston, MA
Gallivan Community Center	Boston, MA
Hyde Square Youth and Family Center	Jamaica Plain, MA

URBAN DESIGN AND PLANNING (GENERAL)

Jackson Square Redevelopment Initiative	Boston, MA
New Bedford Historic Master Plan	New Bedford, MA
Lancaster Historic District Master Plan	Lancaster, PA
America Park Master Plan	Lynn, MA
Rutland Road Mixed Use Development	New York, NY

OTHER PROFESSIONAL EXPERIENCE
LECTURES AND GENERAL CONSULTING

MIT Conference on Elderly Housing, 1997 - Speaker

Co-Author - U.S. Senate Conference, "Urban and Rural America: Conflicts and Common Ground", 1997

MIT Conference on Affordable Housing, 1980 - Speaker

Boston University - Lectures on Public Housing Redevelopment, School of Behavioral Psychology, 1983-1984

Thesis Advisor Boston Architectural College, 1984-1985

Member of Commonwealth of Massachusetts Housing Production Advisory Commission, 1986-1987

Build Boston Seminar Chair, 1989, 1990

Georgia Institute of Technology "Lead Based Paint Abatement in Public Housing", 1990

Periodic Guest Critic - Harvard, MIT, Yale University

Consultant to HUD on Grant Application Reviews and Program Conference on the Urban Revitalization Demonstration Program (U.R.D.), 1993, 1994

Design Jurist, The Boston Society of Architects / AIA

Design Excellence in Housing Awards Program, 1994

Chicago Architecture Foundation - Guest Speaker - "Sustainable Communities", 1996

National Housing & Rehabilitations Association, Guest Speaker - Affordable Housing Design Roundtable, 2008

HONORS AND AWARDS

Boston Society of Architects Travelling Scholar, 1968

Loeb Fellowship, Harvard University, 1978

Builders Choice Award for Excellence in Design and Planning, 1982

Governor's Design Award, Commonwealth of Massachusetts, 1986

Boston Society of Architects Housing Design Awards, 1987

Boston Society of Architects Annual Urban Design Awards, 1987

National Endowment for the Arts - Boston Artist Foundation Fellow, 1988

American Institute of Architects National Urban Design Award (co-recipient), 1988

Urban Land Institute Award, 1990

Boston Society of Architects , "Export Award", 1990

Metropolitan Home Magazine - Home of the Year Competition, 1994

Boston Society of Architects - Housing Design Awards, 1998

National Association of Housing and Redevelopment Officials, Award of Excellence, 2005

Boston Society of Architects / NY AIA Housing Design Awards, 2006

Boston Society of Architects Small Firms Awards, 2006

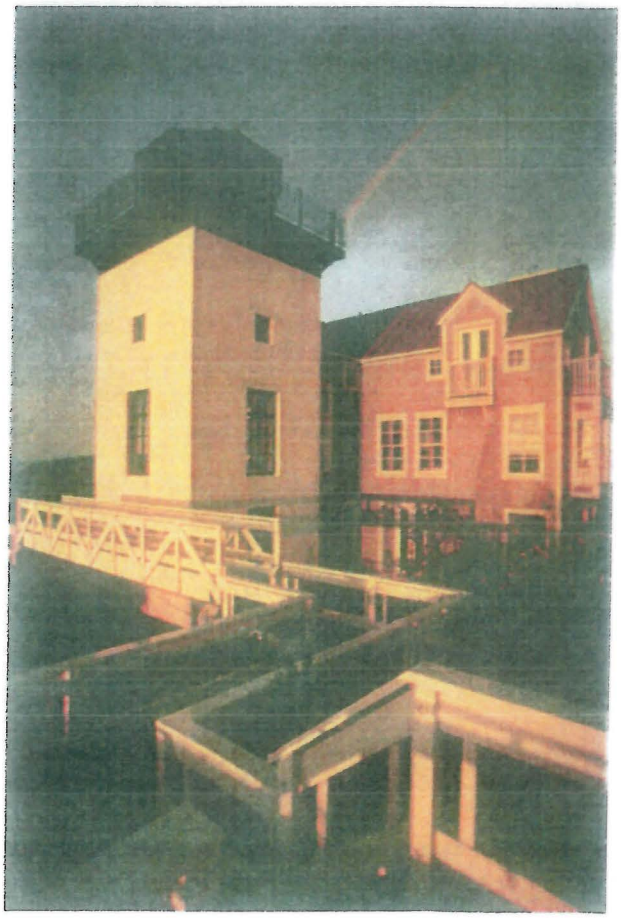
Luxury Living, Gold Award, 2006

Boston Society of Architects - Housing Design Citation, 2014

TISE DESIGN ASSOCIATES
architecture planning program management
246 WALNUT STREET NEWTON MASSACHUSETTS 02460

The Clemens residence is situated on a unique land form which extends deeply into the Sakonnet River and is highly visible from the surrounding shoreline. The location is exposed to strong winds during hurricanes. There was a pre-existing foundation located at the highest elevation of the land and building approval limited construction to a dimension ten feet beyond the existing footprint. In designing the home, consideration had to be paid to the implications of building on such a prominent site. Ultimately a decision was made to reference a lighthouse with the requisite "attendant's house and out buildings" characteristic of this genre.

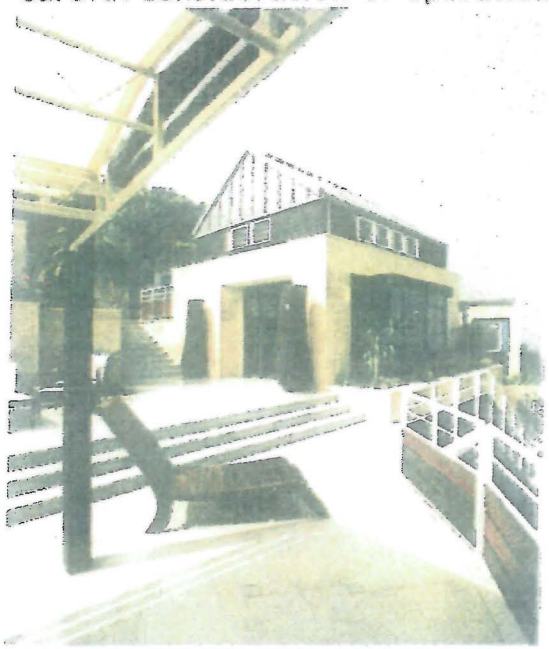
The tower form derived from a sixteenth century English design. The attendant structures are simple gable-ended volumes with cedar shingles and red metal roofing. Interior details include painted tongue and groove wainscoting, coffered ceilings and over-scaled fireplaces. Multi-zoned hydronic radiant heat is used throughout. Bluestone paving and planted areas allow for flexibility between adult and child oriented activities. \ bridge provides access to the lookout structure built at the edge of the bluff.

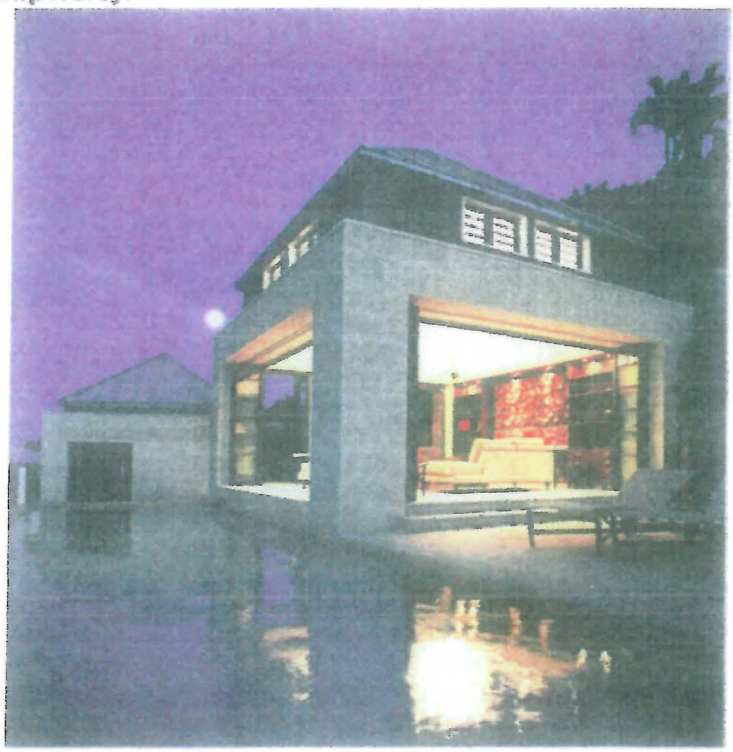


CLEMENS RESIDENCE

TIVERTON, RHODE ISLAND

TDA was commissioned to prepare a master plan and residential designs for three exclusive villas in a private enclave with extensive amenities and full security. Overall ease of maintenance was a major factor in planning, and many aspects of the final designs reflect careful consideration of operational simplicity.





Exterior materials are predominantly Spanish stone veneer walls and terrace paving, natural stone retaining walls, zinc roofing, and prefinished european metal windows and doors. Painted and stained materials on the exterior are intentionally kept to a minimum. TDA worked closely with the client's interior design firm. Sleeping and living areas incorporate carefully detailed wood ceilings and tropical hardwood floors. Bathrooms utilize stone veneer walls to match exterior cladding.

Living and dining pavilions have high roof volumes with detailed, exposed framing, red cedar roof decking and clerestory windows. Built on steeply sloping land at the top of one of St. Bart's tallest peaks, the first two villas were completed and occupied in late 2004. The final one is under construction due to be completed in 2007.

LES ETOILES

ST. BARTHELEMY, FRENCH WEST INDIES

TISE DESIGN ASSOCIATES
architecture planning program management
248 WALNUT STREET, NEWTON, MASSACHUSETTS 02460

THE KNICKERBOCKER is located in the heart of Brookline's historic Washington Square. The building consists of nine luxury condominium residences and eighteen enclosed parking spaces. Ancillary ground floor uses include a small library and a subterranean wine cellar. The top floor penthouse units have private roof decks with expansive views of the square and surrounding area. The Knickerbocker reflects the historic character of it's location and at the same time introduces modern accents and details, a theme that is prevalent in Washington Square's commercial and residential properties. The Knickerbocker is now a landmark building that has established itself as a premier residential property.

This luxury residence was the subject of many Town and neighborhood meetings. The building is designed to reflect the scale and general character of adjacent properties. Developed through community planning, THE KNICKERBOCKER reflects consensus initiatives that contributed to this well received and popular project.

THE KNICKERBOCKER

BROOKLINE, MASSACHUSETTS

TISE DESIGN ASSOCIATES
architecture planning program management
746 WALNUT STREET, NEWTON, MASSACHUSETTS 02460

As part of a master plan for the campus at Bromley-Heath in Boston, the TMC proposed demolition of a vacant 9 story residential mid-rise and replacement with a new construction 4 level wood frame residential /multi-purpose building for seniors. The program includes 56 units of senior and barrier free housing and provides a specialized living environment for frail seniors that allow for aging in place and the delivery of a full compliment of social services.

A central dining room and kitchen provide a meals program. Other community spaces include a library, TV lounge, activity room, administrative offices and a tub room on the second level. A major focus was on sustainability. The building features a wide variety of recycled materials ncluding sidewall products, low VOC paints, and carpeting. Exterior vapor shield is a breathable product that allows moisture to escape wall construction without being permeable. VCT was used for apartment floors for asthma control. The building utilizes NSTAR rated fixtures with high efficiency lighting and appliances. Low volume showers were used in lieu of bathtubs in all apartments, and an innovative system of recapturing heat expelled through apartment air change exhaust requirements was used.

Outdoor areas include gardening, a barbecue area nd passive seating areas, all carefully designed to allow for use by residents with dementia and other infirmities.

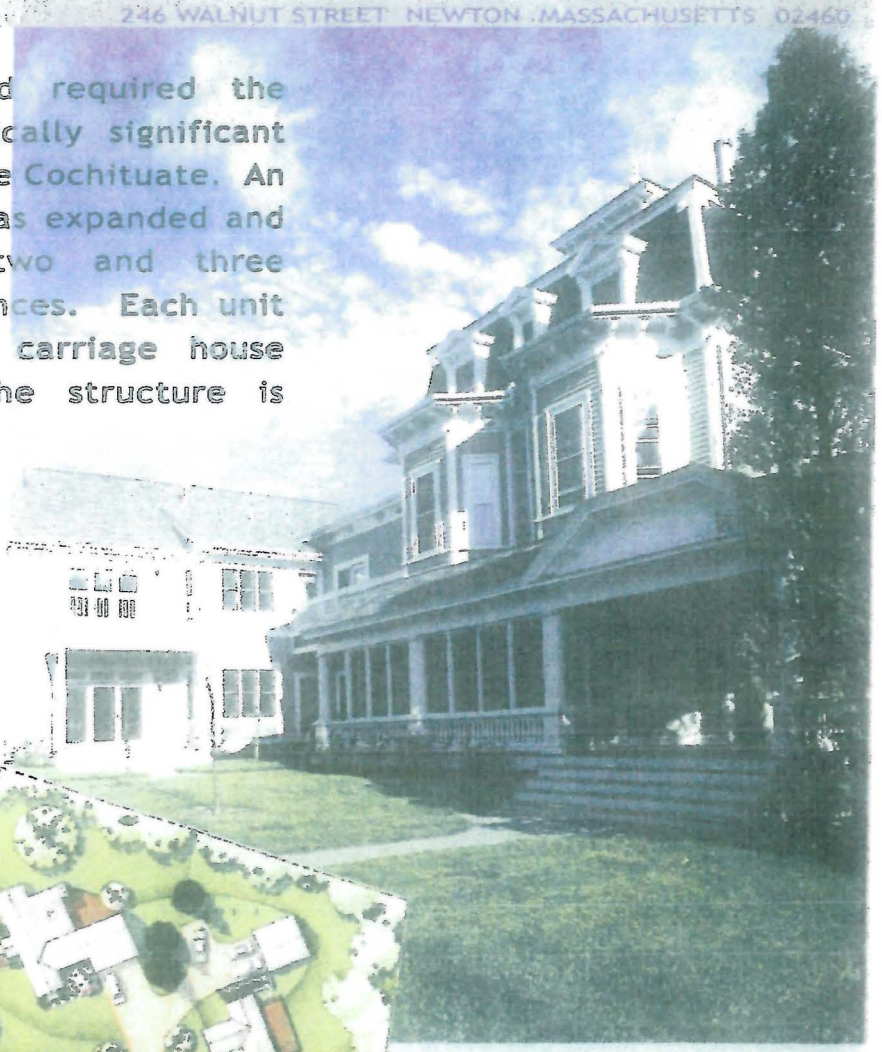
Apartment ventilation risers are collected in the attic and air is transferred horizontally to a heat exchanger that converts energy to preheat incoming air stream for public areas. The new facility was funded from a variety of agency sources, including State (DHCD) and City (DND) resources supplemented by a HUD 202 grant awarded in 2002. This $7.5 million project completed construction in Spring 2006.

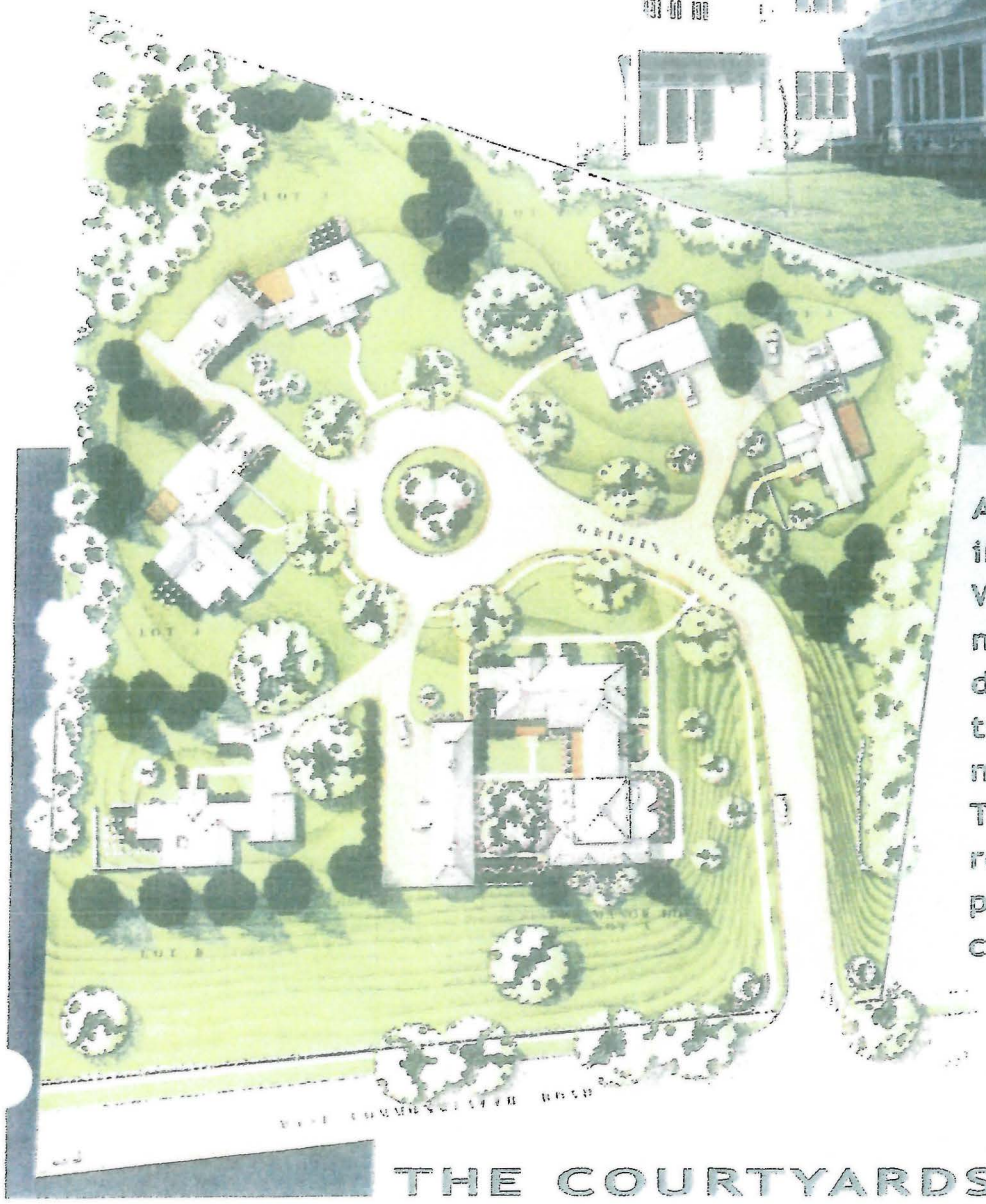
JULIA MARTIN HOUSE

JAMAICA PLAIN, MASSACHUSETTS

TISE DESIGN ASSOCIATES
architecture planning urban management
246 WALNUT STREET NEWTON, MASSACHUSETTS 02460

The Courtyards in Wayland required the creative re-use of a historically significant four acre site adjacent to Lake Cochituate. An existing Victorian mansion was expanded and rehabilitated to contain two and three bedroom market rate residences. Each unit has a separate entry and carriage house parking for two cars. The structure is supplemented by five single family houses grouped around a landscaped cul-de-sac.





A major obstacle to implementation was Wayland's lack of multi-unit zoning. The development required twelve months of negotiation with the Town and neighborhood representatives. The project was successfully completed in 1990.

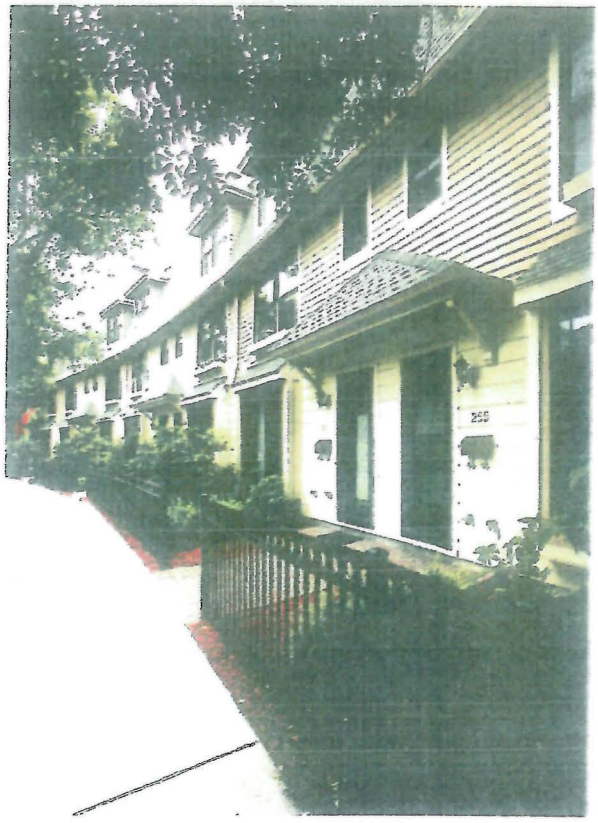
THE COURTYARDS IN WAYLAND

WAYLAND, MASSACHUSETTS

TISE DESIGN ASSOCIATES
www.tisedesign.com
246 WALNUT STREET, NEWTON, MASSACHUSETTS 02460

architecture planning program management

The Town of Brookline held a regional competition for the disposition of the historic Town yard. In addition to two complete city blocks, the property includes a three story historic school structure and a two story, 18,000 s.f. Victorian barn. The master plan prepared by TDA connects these two components with a "crescent" of 14 new construction, three story town homes designed to accommodate home offices and small ground level retail spaces. These flex homes allow the commercial character of the street to be maintained while simultaneously providing a unique housing resource to this historic neighborhood. TDA converted the Sewall School into 22 empty nester apartments, and the Town Barn was redeveloped as a commercial/retail building.



new townhomes

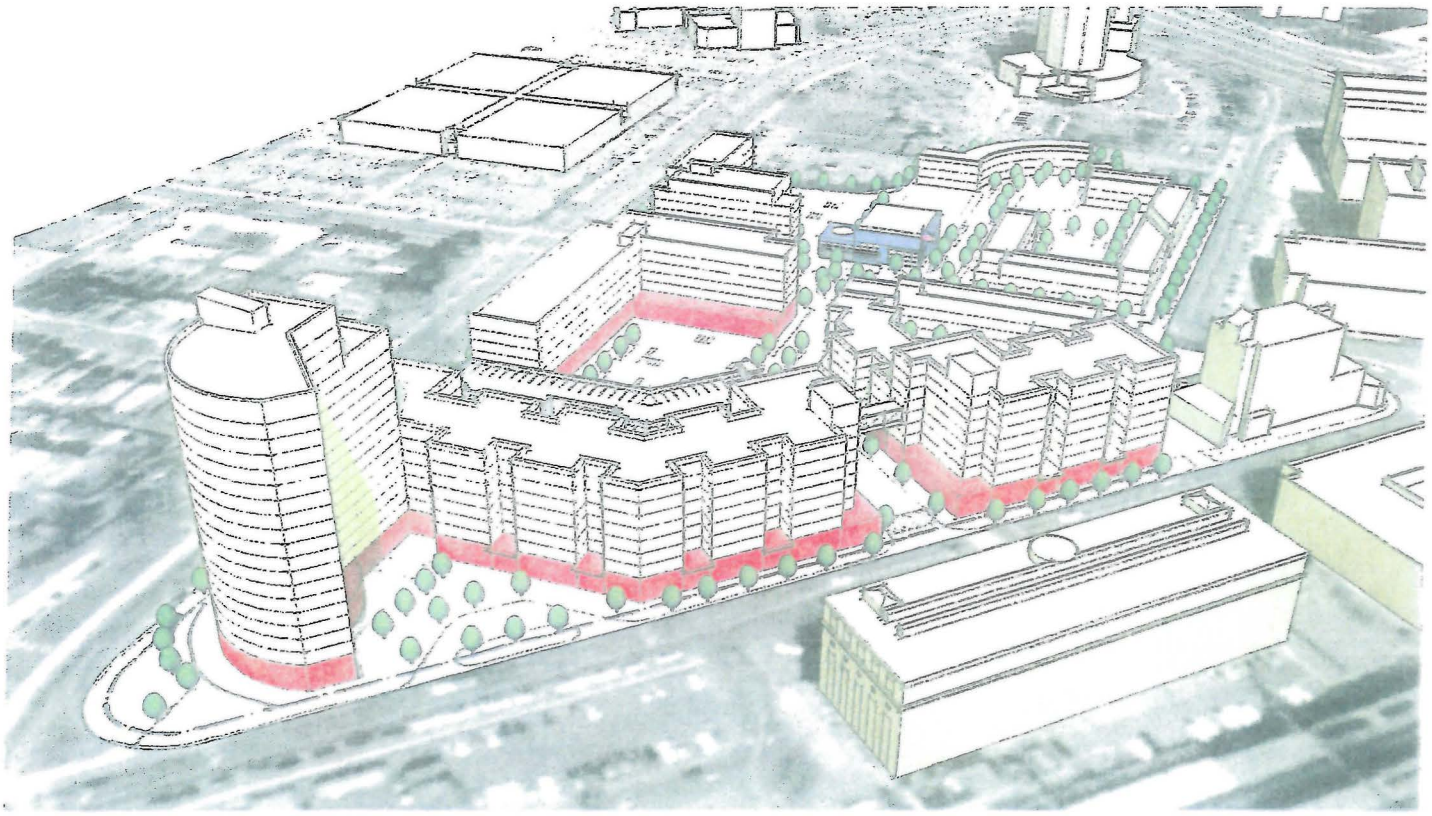
former town barn

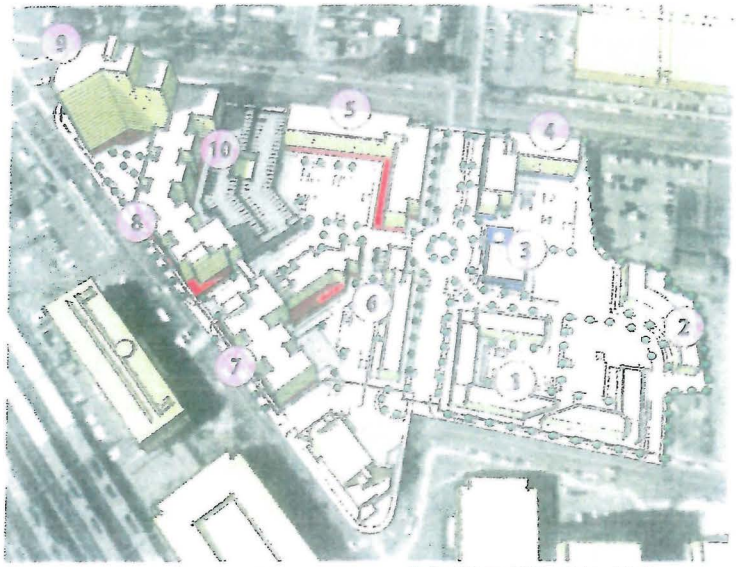
Kendall Crescent had a total development cost of $9,000,000 and was completed in the fall of 2001.

KENDALL CRESCENT

BROOKLINE, MASSACHUSETTS

TISE DESIGN ASSOCIATES
architecture planning program management
246 WALNUT STREET NEWTON MASSACHUSETTS 02460





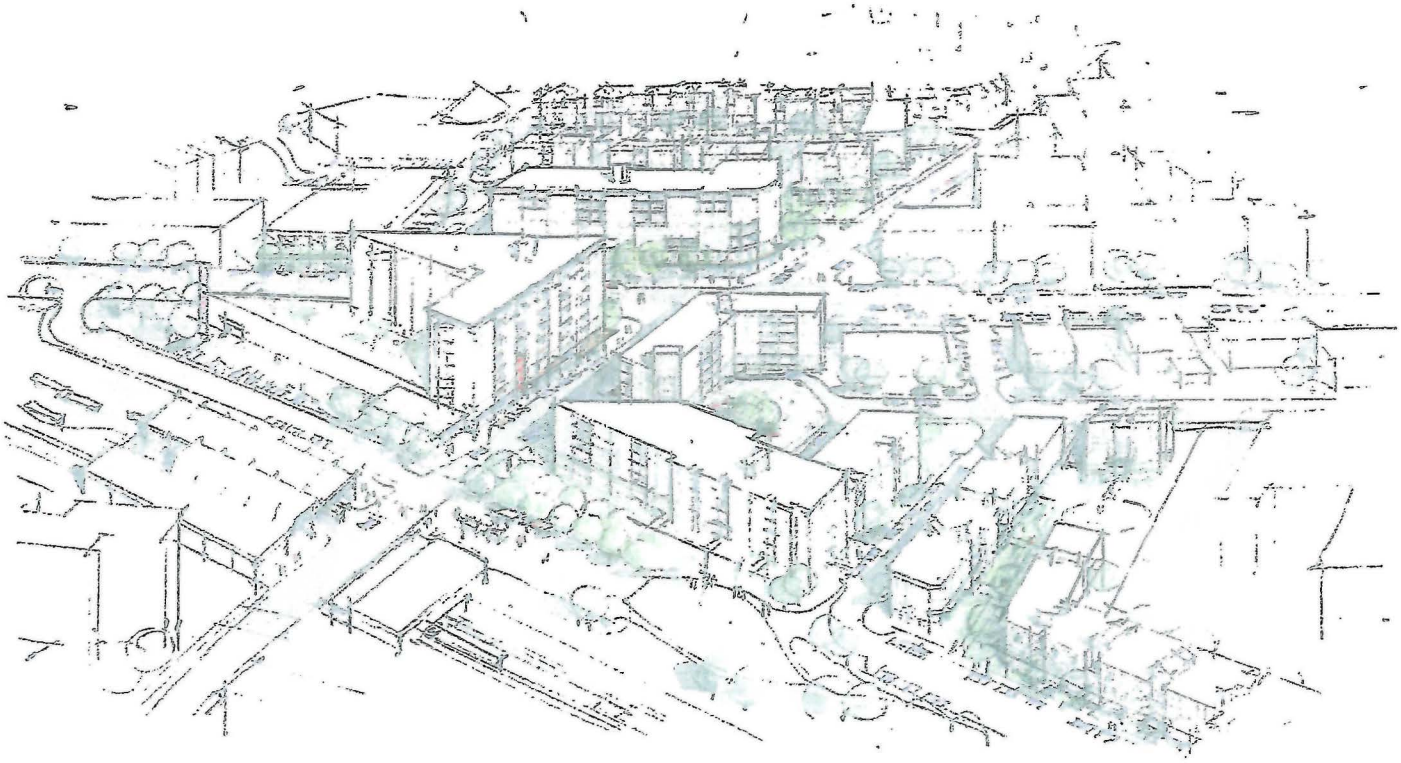
1.) Residential units (60)
2.) Residential units (18)
3.) Community Center
4.) Residential/Senior Units (100)
5.) Mixed/Residential
(100 units) 15,000 SF Comm.
6.) Residential units (30)
7.) Mixed/Residential
(90 units) 125,000 SF Office
10,000 SF. Commercial
8.) Mixed/Residential
(180 units) 34,800 SF Comm.
9.) Mixed/Residential
(90 units) 125,000 SF Office
10,000 SF Commercial
10.) Garage Parking
(660 spaces)
11.) Scattered On-Site Parking
(266 spaces)

Church Street South is a prime 14 acre site directly across from the New Haven train station and forms the gateway to the City. Currently occupied by 301 affordable, low rise apartments in poor condition, the site has long been a concern for the City administration in their efforts to revitalize downtown. Church Street South was recently purchased by a private development firm who initiated a private/public partnership with the Housing Authority of the City of New Haven. In order to ascertain reasonable development scenarios, HANH has asked TDA to prepare a conceptual plan for consideration by the various stakeholders. The program envisions 700 units of mixed income housing, 926 parking spaces, 80,000 sf of retail, 130,000 sf of commercial space and a new community center. Total estimated hard cost is in excess of $300M.

CHURCH STREET SOUTH

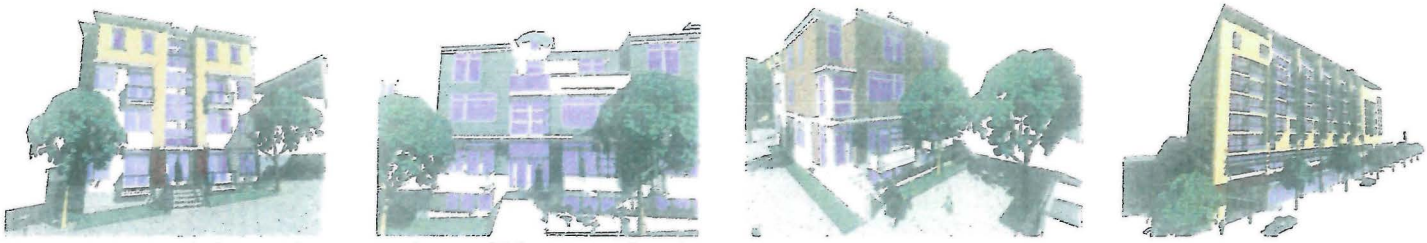
NEW HAVEN , CONNECTICUT

TISE DESIGN ASSOCIATES
architecture planning program management
246 WALNUT STREET NEWTON MASSACHUSETTS 02460



Birdseye view of Jackson Square proposal

In the summer of 2004, the City of Boston issued an RFP for the redevelopment of Jackson Square. 7.5 acres of long-neglected vacant lots which were created as a result of land clearance for a 1950's highway project will become the touchstone for a new mixed-use neighborhood. The RFP represents the successful culmination of decades of community planning and organizing by residents of Jamaica Plain and Roxbury. TDA working in tandem with Stull & Lee of Boston, formed the urban planning and architectural team that has been commissioned by Partners for Jackson, a collaboration of Urban Edge and the Neighborhood Development Corporation of Jamaica Plain, two community development corporations that are proposed as joint developers of this project. The tentative program for the development includes a minimum of 200-units of affordable housing, 200-units of market housing, a range of commercial and retail uses and a new community center to serve youth and families of these two neighborhoods. Work currently underway includes preliminary planning, design and facilitation of community-wide workshops in an active and diverse community and coordination with a broad-based development team.

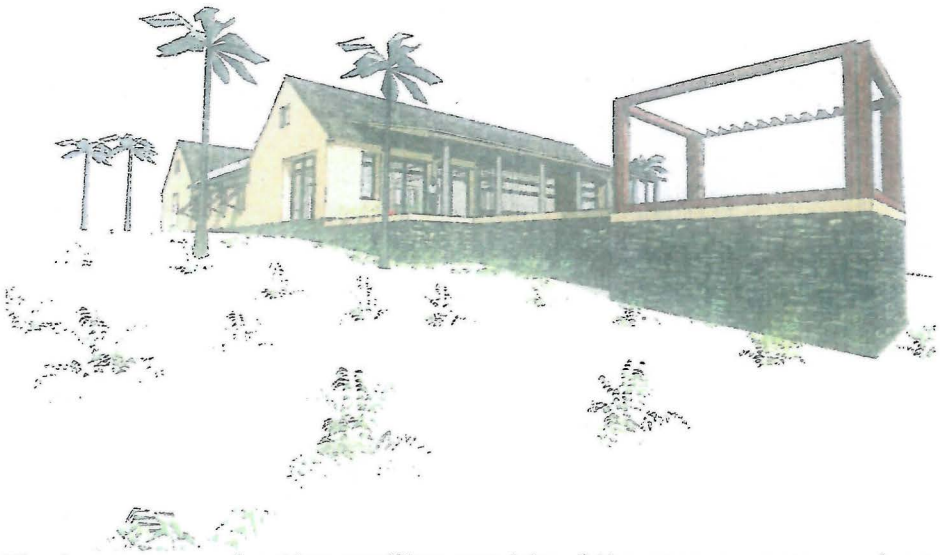


onceptual housing and multi-use designs

JACKSON SQUARE - JSRI

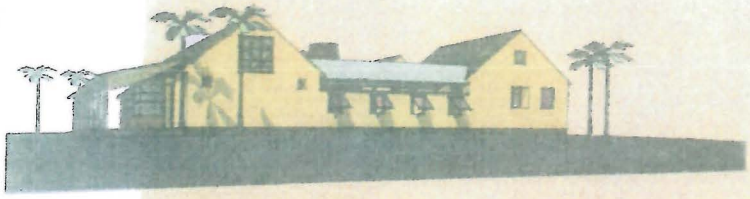
BOSTON, MASSACHUSETTS

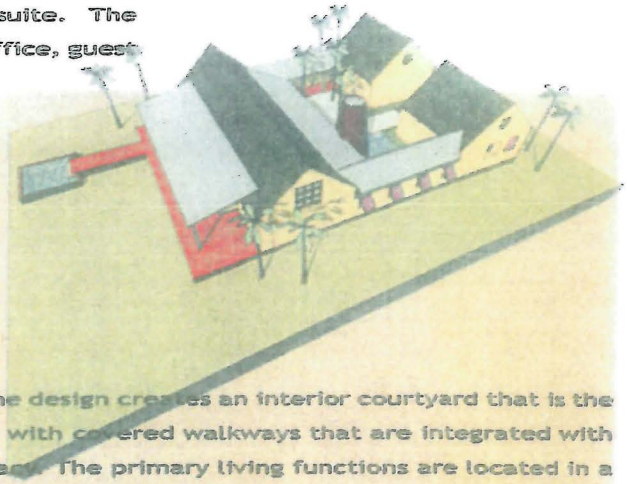
TISE DESIGN ASSOCIATES
architecture planning program management
246 WALNUT STREET NEWTON, MASSACHUSETTS 02460



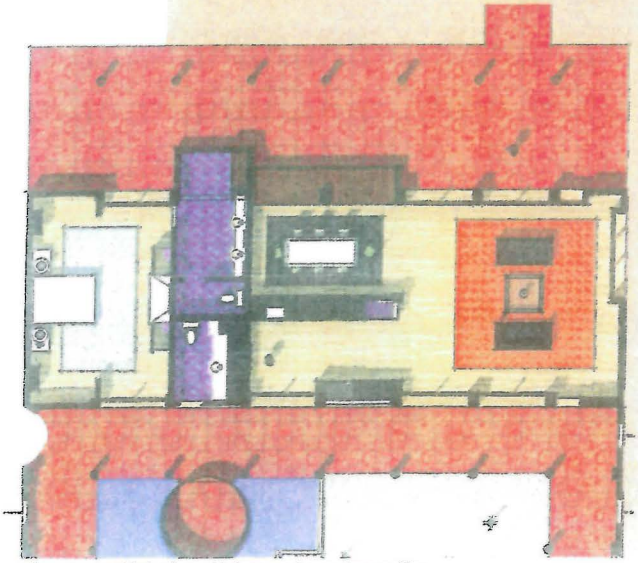
Located on a north facing bluff overlooking the ocean, the site for this villa is a very narrow, deep lot in an area that will ultimately be fully developed, with potential future homes on two sides with minimum setbacks. The immediate design challenge is to anticipate future adjacent construction by designing a villa that relies only on views to the north and south, and takes advantage of prevailing winds from the northeast. The design is reminiscent of a southwestern courtyard "casa". While modern in its details, the design is structured around a traditional protected courtyard that links the various pavilions.

The larger ocean fronting pavilion consists of the common areas such as the living room and kitchen as well as the master bedroom suite. The other pavilions, bifurcated by the entry, house a small home office, guest suite, garage, laundry and utility areas.





The program is for a small, 2500 s.f. residence on one level. The design creates an interior courtyard that is the focal point for three separate pavilions. These are connected with covered walkways that are integrated with high garden walls to complete the sense of enclosure and privacy. The primary living functions are located in a linear building form that contains a continuous porch overlooking the north Caribbean sea.



above: partial plan, living and master suite

above: entry from the court yard

materials:
rough stucco walls
aluminum windows
stone faced foundation and exterior courtyard walls

roof:
cedar roofs with standing seam metal at porch and exterior hall locations

structure:
concrete walls and decorative wood trusses

PRIVATE RESIDENCE

ANGUILLA, BRITISH WEST INDIES

TISE DESIGN ASSOCIATES
www.tisedesign.com
p 617.[illegible] f 617.[illegible]
246 WALNUT STREET NEWTON MASSACHUSETTS 02460

architecture planning program management

TDA was contracted to provide interior design services for the reconstruction of a small condominium apartment in Boston's Back Bay. In evaluating early options, the client chose to convert a conventional two bedroom layout to a one bedroom layout with a smaller guest bedroom, thus increasing the common living space for entertaining and media.

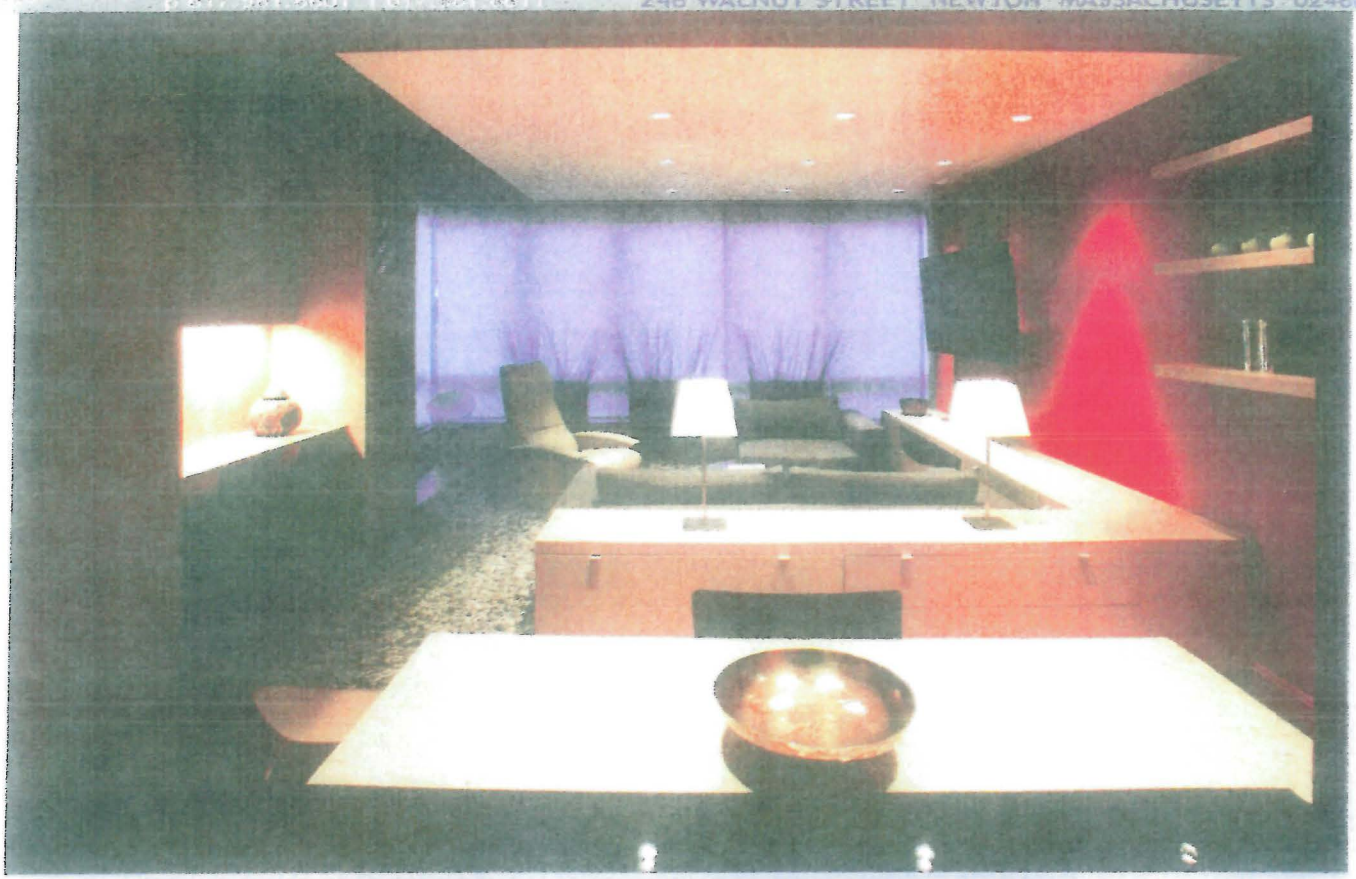
The dining area utilizes a unique rolling table that is integrated into a cooking island that is the focal point of a completely open kitchen. The table extends inside the island unit, and can be extended or retracted to accommodate different entertaining occasions. Original convector units under each window were considered unsightly and a new concealed HVAC system was incorporated that utilized the building medium, but is distributed through integrated linear diffusers in dropped ceiling areas. Floors are a combination of bamboo in living areas and wool carpet in bedrooms. All casework is custom fabricated in pear wood.

The bathrooms are restructured with polished white stone wall tiles, simple glass and stainless steel detailing, and a custom bathtub and stall shower also made of white stone lined with Balinese beach stones. The small guest bedroom was designed as a stone clad structure that has a unique presence in the common living space. This stone "cottage" does not fully engage the ceiling, and by using glass above eye level, light from the east building facade is borrowed into the primary living space. This significantly enhances natural lighting and creates an immediate awareness of the full expanse and perimeter of the apartment within the building.

180 BEACON STREET

BOSTON, MASSACHUSETTS

TDA
TISE DESIGN ASSOCIATES
architecture planning program management
246 WALNUT STREET NEWTON MASSACHUSETTS 02460



TDA was engaged by an out of state owner to provide interior design services for a modest, one bedroom residence that will be used seasonally. As the building was new and well planned, only minor modifications were required to the floor plan to enhance function and increase storage. Millwork in bleached white oak was used to integrate vertical air handling units into an overall visual environment that incorporates carefully selected European minimalist furnishings.

PRIVATE RESIDENCE
BOSTON, MASSACHUSETTS

Contractor:

ESSEX BUILDING CORP

COMPANY OVERVIEW

Essex Builders Corp. ("EBC") is a full service general contracting and construction management firm offering "thoughtful solutions" based services. The firm is strategically organized to provide the following construction management services:

BUDGET & ESTIMATING	SCHEDULING	VALUE ENGINEERING
GUARANTEED MAXIMUM PRICE	FIELD IMPLEMENTATION	PROJECT MANAGEMENT

Name & Address:	Essex Builders Corp 275 Turnpike Street, Suite 310 Canton, MA 02021-2355
Organization Type:	Est. 1984 – Massachusetts Sub-S Corporation -1994
Bank References:	Brookline Bank - William R. MacKenzie; Senior Vice President
Bonding Company:	International Fidelity Insurance Company
Bonding Agent:	Byrne Bonding and Insurance *(Division of Starkweather & Shepley Insurance)*

WHAT SETS ESSEX BUILDERS APART:

Essex Builders has a thirty-three year proven track record of completing its projects on time, within budget and without trade disruption. Initially, Essex Builders was formed to build exclusively for an affiliate Boston based Development Company. Essex Builders continue to perform as it if were still building for its own account, even though it phased out this relationship twenty years ago, specifically so it could solicit work for third party clients.

During the pre-construction phase, Essex Builders is extremely strong at providing low yet reliable budget estimates, realistic work schedules, and viable engineering suggestions.

Essex Builders has the experience and expertise to ensure its clients are kept adequately appraised with competitive, yet reliable, budgets all the way through the planning process. Beginning with the most rudimentary and basic sketches, we are capable of furnishing detailed estimates, which incorporate adequate contingencies to reflect the degree to which the plans have been developed.

When the project moves into the construction phase, Essex Builders has the team and techniques to make sure all work is carried out safely, efficiently, and without any adverse impact on the surrounding neighborhood.

Essex Builders has amassed a team of competent, experienced professionals with diverse backgrounds and experience in the multi-family housing, senior-living, healthcare, high-tech, corporate, office, industrial, hospitality, educational, retail, auto-dealerships and religious sectors.

Established Industry relationships have helped create a history of successful construction ventures for a diverse range of end users.

ESSEX BUILDERS

Established in 1984, Essex Builders Corp. is a nationally recognized leader in its field. We provide professional planning, preconstruction, general contracting and construction management services, primarily for the New England region.

Our profile of work extends across most building sectors including: healthcare, corporate office, industrial, institutional, hotels, restaurants, educational, retail, auto dealerships, senior living and multi-family housing.

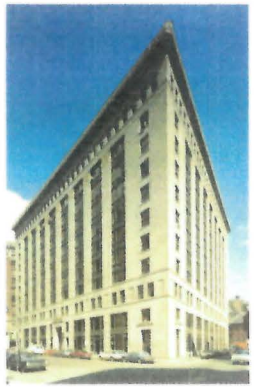
The success Essex Builders enjoys, stems from a practice of always working in the owner's best interest, which regularly results in repeat business for our company. The loyalty of our clients is complemented by the commitment of our workforce, many whom have been with the company for more than fifteen years. When Essex Builders is awarded a job, it is manned by proven professionals who bring unrivaled experience and knowledge.

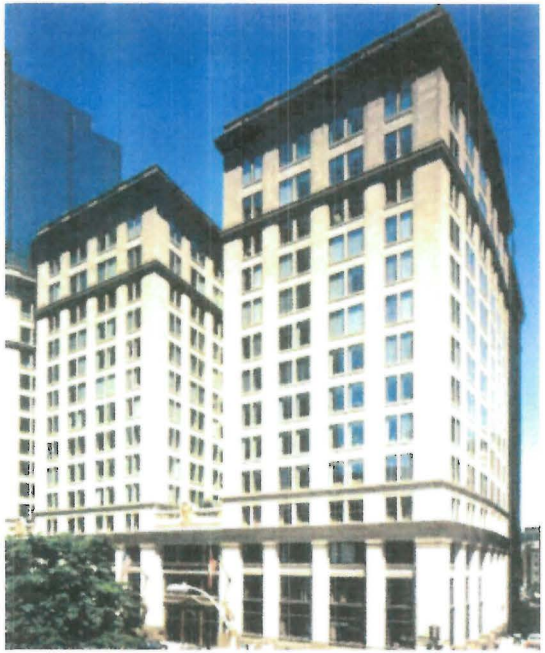
Essex Builders' strengths are best utilized when clients engage our company early on in a project's development. We utilize a Construction Management program which is unique in the industry and has been tailored specifically to produce a first class service for our customers.

For more information, please call either Karl Walsh at 781.326.3466 ext. 202 or Michelle O'Neil at ext 203.

Essex Builders Corp.
275 Turnpike Street, Suite 310
Canton, MA 02021-2355
781.326.3466
www.essexbuilderscorp.com

ESSEX BUILDERS





References

Peter Catanese, II
Central Chrysler Jeep Dodge
781-769-0617

Peter Darlow
Darlow Christ Architects
617-497-9191

Peter Graham
Just-A-Start Corporation
617-494-0444 ext. 331

Terence Lewis
TGL Consulting, Inc.
508-789-6021

Peter Lovell
Mann & Lovell Architects and Planners
617-242-4422

Mark Majors
VMY Vitols Architects, Inc.
617-597-1900 ext. 15

Steve Ramirez
Blue Taleh
978-729-7292

Terence Lewis
TGL Consulting, Inc.
508-789-6021

This firm's acute knowledge of building construction and contracting has brought to our clients the skill and savvy needed to insure the project goals are met and here they reliably exceed expectations. This firm has the ability, frankly, to take a project in disarray, for whatever reason, sort out the problems and move the project forward to a happy conclusion. Believe me I've watched them do this. They are good.

Peter Lovell
Mann & Lovell, Inc. Architects and Planners

We have had the pleasure of collaborating with Essex Builders on a very successful multi-million dollar renovation for three hotel properties in three difference Massachusetts locations. We found that Essex Builders were professional from their initial estimating work through scheduling, buy out and construction, to post construction closeout. Essex Builders successfully sequenced the work seamlessly around many guest operations and events. The hotel property owner and our office are thrilled with the outcome of this collaboration and wholeheartedly endorse Essex Builders as General Contractors.

Peter Darlow
Darlow Christ Architects

It is without hesitation that I convey my high level of satisfaction with the entire team at Essex Builders. Having worked with them on several projects ranging from Rehab, commercial fit-up and new construction including a LEED Platinum certified building in Cambridge, MA, I consider myself and the organization to be a happy repeat customer.

Peter L. Graham, *Director of Housing Development*
Just-A-Start Corporation

This project went smooth from start to finish. Paul & Chris did a great job in the field keeping things moving. This business can be fun when we all work together and keep things as simple and as straight forward as possible. Until the next one!

Paul H. Wilbur, *Construction Manager*
Just-A-Start Corporation

The Essex team was cooperative at all times and had the interests of the owner and residents in mind on every occasion.

Roland Dupere, *Project Manager*
Hebrew Rehabilitation Center for Aged

Testimonials

Marketer:

RE/MAX ON THE RIVER

MIDDLETON

NEWBURYPORT

AMESBURY

RE/MAX ON THE RIVER

Outstanding Agents. Outstanding Results.

Why the Cronin Team is different:

- **Experienced Real Estate Professionals**
- **Impeccable Customer Service**
- **Dedicated Marketing Team**
- **Professional Photography and Staging**
- **3D Tours, Drone Photography and Video**
- **Premier Exposure on Real Estate Networks and Social Media**

RE/MAX ON THE RIVER

EXCEPTIONAL SERVICE

"Shevaun Bayley was a dream to work with. First, she listened to what we were looking for and was intimately familiar with seemingly every home on the market. She could not have been more responsive. Calls were answered, and texts and emails got immediate responses. Any information we requested she followed through on quickly. The Cronin Team was on top of everything, making sure nothing fell through the cracks. As a result, we were able to close within a month, which was crucial in our situation. Shevaun was businesslike and forthright, but very friendly and pleasant."

- Bob, Newburyport, MA

"We really enjoyed working with Kyle and Sharon from the Cronin team. Kyle was very responsive to our needs and always set up showings for us when we asked him too. He also positively responded to our requests when negotiating with the sellers on our recent home purchase. Thanks to the Cronin Team the purchase of our recent home was a smooth and enjoyable process. I highly recommend Kyle and The Cronin Team."

- Melissa, Amesbury, MA

"The Cronin Team is truly a group of professionals. Sharon Cronin is prompt, courteous, professional and on top of her game. We had interviewed a few realtors, and hands down Sharon blew the doors off the competition. She was answering emails at 9:30 on a Sunday night before we even signed a contract with her. Their client care manager, Olena, is responsive, gets answers when she doesn't have them and always does everything with a calm demeanor no matter how stressful the sale becomes."

- El, Amesbury, MA

RE/MAX ON THE RIVER

"We LOVED working with Sharon and her team. Sharon worked very closely with us to ensure the property sold in a timely manor. She knows the market very well and is keeps up-to-date on the latest trends in the greater Newburyport real estate market. She also has an incredible team of dedicated professionals that will help with all phases of selling your home."
-Shar Wilkinson

RE/MAX ON THE RIVER

SHARON CRONIN

Sharon is the Broker/Owner of RE/MAX On the River bringing 30 years of real estate experience to the North Shore. Sharon's vision was to create a cutting edge company that invests in education, support, marketing and technology. RE/MAX On the River is dedicated to setting the standard in customer service with integrity and passion. We are raising the bar for higher standards and practices in our local Real Estate community.

Sharon thinks selling real estate should be about trust, honesty and dedication. She shows up, follows up, works hard and listens. She won't waste her time or yours. Sharon is a tough negotiator - she loves what she does and it shows!

RE/MAX ON THE RIVER