Request for Proposals

Meridian Street Library

East Boston, MA

May 1st, 2015

Submitted by:
Global Property Development Corporation
Carl Pearson, Vice President
80 First Street
Bridgewater, MA 02324
508-297-0012
cpearson@globalpdc.com

1 Required Submission Documents

2 Introduction

3 Development Plan

4 Operation Plan

5 Developer Qualifications, Experience and References

6 Permits / Licenses

7 Subcontractor or Partnership

8 Additional Data

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS: BORROWER:

_____ Stephen Callahan

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth ~~Suffolk~~, ss. May 1 2015

Then personally appeared the above named Stephen Callahan, President (title) of Global Property Developers (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) President aforesaid and the free act and deed of Global Property Developers (organization), before me.

Rachel C. Aprea
Name: Rachel C. Aprea
Notary Public

My Commission Expires:

RACHEL C. APREA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 24, 2019

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of 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 of individuals.

Signature of individual submitting proposal

Stephen Callahan

Title

President

Legal Name of Organization

Dated at: 5-1-2015

This 1st day of May, 2015

NAME OF ORGANIZATION:
Global Property Developers Corporation
80 First Street Bridgewater, MA 02324

BY: Stephen Callahan

TITLE: Stephen Callahan, President

i. ATTESTATION:

Stephen Callahan being duly sworn deposes and says that (he/she) is the President of Global Property Developers Corp and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 1st day of May, 2015

Notary Public: Rachel C. Aprea

My Commission Expires: 10/24/19, ____
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.

RACHEL C. APREA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 24, 2019

AFFIDAVIT OF ELIGIBLITY FORM

Developer's Name: Global Property Developers Corporation

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

   No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

   No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

   No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

   No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

   No

Signed under the pains and penalties of perjury this

1st day of May, 20 15

SIGNATURE: _____

TITLE: Stephen Callahan, President

ORGANIZATION: Global Property Developers Corporation

ADDRESS: 80 First Street Bridgewater, MA 02324

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Global Property Developers Co.

How many full time employees does your firm currently have?

(●) Under 25 ( ) 25 -99 ( ) 100 or more

Are you a Boston-based business? ( ) YES (●) NO

Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? ( ) YES ( ) NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? ( ) YES (●) NO

Are you a Woman-owned Business Enterprise? ( ) YES (●) NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? ( ) YES (●) NO

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages MIHI builders to seek to achieve the following construction employment goals:

Boston Residents	**50% of project hours**
Minority	**25% of project hours**
Female	**10% of project hours**

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

We are building under the Boston BRA EEO program in the abutting 16M construction program, and will continue the process with the Library when designated.

Global has served as clerk of the works for the City of Boston DND program known as the Lewis Chemical Site in Hyde Park with Bill Epperson (and leased property from DND).

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: _____

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: Global Property Developers Co.

Assuming that you are designated on 07-30-2015 , indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	10-30-2015
Apply for Permit(s)	11-15-2015
Zoning Relief Anticipated?	**YES** **NO**
All Development Financing Committed	06-15-2015
Permit(s) Issued	09-15-2015
Financing Closed	12-15-2015
Construction Begins	4-16-2016
Construction Complete	2-15-2016

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: Global Property Developers Corporation

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	**AMOUNT**
Acquisition - Land	$325,000.00
Site Prep/Environmental	$230,000.00
Construction	$1,230,000.00
Construction Contingency	$100,000.00
Architect(s) and Engineer(s)	$160,000.00
Development Consultant	$100,000.00
Survey and Permits	$145,000.00
Legal	$100,000.00
Title and Recording	$28,000.00
Real Estate Taxes	$22,000.00
Insurance	$150,000.00
Construction Loan Interest	$58,000.00
Construction Inspection Fees	$9,200.00
Other:	$
Other:	$
Other:	$
Other:	$
Other:	$
Soft Cost Contingency	$100,000.00
Developer Overhead	$120,000.00
Developer Fee	$100,000.00
TOTAL: ALL USES	$2,987,200.00

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	$ 250,000.00	☐
Additional Sponsor Fundraising	$ 150,000.00	☐
Philanthropic Funding	$	☐
Philanthropic Funding	$	☐
Bank Loans	$ 1,500,000.00	☐
Donated Materials/Services:		
Other: Developer Equity and Services	$ 1,087,200.00	☐
Other:	$	☐
TOTAL ALL SOURCES:	$ 2,987,200.00	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

Funding for the purchase is only possible on the title and zoning change being facilitated by the city, as lending institutions will need clean title and accepted zoning from ZBA to lend via private council review of BRA and Zoning acceptance and the opinion from private council.

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: Global Property Developers Corporation

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT	Committed
Border Street Bistro	$ 30,000.00	☐
EB Community theater group	$ 2,000.00	☐
Shared office Suite #1	$ 6,000.00	☐
Shared office Suite #2	$ 6,000.00	☐
Shared office Suite #3	$ 6,000.00	☐
Shared office Suite #4	$ 6,000.00	☐
Tech Inc Suite A	$ 4,800.00	☐
Tech Inc Suite B	$ 4,800.00	☐
Meridian Retail	$ 22,000.00	☐
Corporate Housing	$ 36,000.00	☐
Executive Apartments	$ 100,000.00	☐
ANNUAL OPERATING INCOME: ALL SOURCES	$ 223,600.00	

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Debt Service	$ 88,000.00
RE Taxes	$ 22,000.00
Management	$ 30,000.00
Utilities (water, sewer, electric, gas, phone, internet, submeter)	$ 12,500.00
Security	$ 3,500.00
Landscaping	$ 5,500.00
Operations and Maintenance	$ 10,000.00
Community Support	$ 1,500.00
Fees	$ 1,500.00
	$
	$
	$
	$
	$
	$
ANNUAL OPERATING COSTS: ALL SOURCES	$ 174,500.00

Continued on next page

Explanatory notes:

Funding for the purchase is only possible on the title and zoning change being facilitated by the city, as lending institutions will need clean title and accepted zoning from ZBA to lend via private council review of BRA and Zoning acceptance and the opinion from private council.

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: Global Property Developers Corporation

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Shared office Suite #3	$ 6,000.00	☐
Shared office Suite #4	$ 6,000.00	☐
Tech Inc Suite A	$ 4,800.00	☐
Tech Inc Suite B	$ 4,800.00	☐
Meridian Retail	$ 22,000.00	☐
Corporate Housing	$ 36,000.00	☐
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Fees	$ 1,500.00
	$
	$
	$
	$
	$
	$
ANNUAL OPERATING COSTS: ALL SOURCES	$ 174,500.00

Continued on next page

Explanatory notes:

Funding for the purchase is only possible on the title and zoning change being facilitated by the city, as lending institutions will need clean title and accepted zoning from ZBA to lend via private council review of BRA and Zoning acceptance and the opinion from private council.

City of Boston – Department of Neighborhood Development
Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest.

For any additional properties that do not fit on this form, attach a spreadsheet. (Do not use another loops form. Only one typed signature page should be submitted.)

Applicant: Global Property Developers Corporation

List Addresses of Boston Properties Owned:	PARCEL ID #
0	

Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID #
N/A	

Are you including any additional properties on an attached spreadsheet?

(●) YES ( ) NO

By entering my name below, I declare under penalty of perjury that the foregoing representations are true, complete, and correct. I understand that failure to disclose any properties or financial interests, as described above, shall make voidable any agreements or contracts subsequently made with the City, will result in disqualification of any application(s) to obtain assistance or property from the City, and may result in prosecution.

Stephen Callahan
Type name

5-1-2015
Date

Applicant Contact (if different from above)

508 697-9300
Telephone Number

For Official Use Only (to be completed by City of Boston staff)

DND PM, Division, & Project _____

DND A&F Division Review — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

Public Works Department — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

Treasury Department — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

Boston Water & Sewer Commission — Y$ _____ N ☐
Signature & Date: _____
Notes: _____

PROPOSAL FORM

SUBMITTED TO: **DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT**
BID COUNTER
26 COURT STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108

DATE RECEIVED BY DND: 5-1-15

SUBMITTED BY: **NAME:** Global Property Developers Co

ADDRESS: 80 First Street Bridgewater, MA (

TELEPHONE: 508 697-9300

EMAIL: cpearson@globalpdc.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

Property Address: 280-282 Meridian Street East Boston MA 02128

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Stephen Callahan

Use separate sheet and attach if additional principals are involved.

ii. The applicant is a/an:
Corporation
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: _____

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: MA
President is: Stephen Callahan
Treasurer is: Stephen Callahan
Place of Business: 80 First Street Bridgewater, MA 02324

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

_____

_____

A copy of the joint venture agreement is on file at: _____ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

_____

_____

Trust documents are on file at _____
And will be delivered to the Official on request.

iii. Bank reference(s): _____
iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

_____

v. Number of years organization has been in business under current name: 11
vi. Has organization ever failed to perform any contract? no Yes/No

If answer is "Yes", state circumstances): _____

_____

We propose the following purchase price: $ 325,000.00

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.
(Please include the name of the agency or department and position held in that agency or department.)

STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Global Property Developers Corporation
2. Names and titles of principals: Stephen Callahan
3. Names of authorized signatories: Stephen Callahan, Carl Pearson VP
4. Permanent main office address: 80 First Street, Bridgewater, MA 02324

   Phone: 508 697-9300 Fax: 508 697-9206 Email: scallahan@globalpdc.com
5. Date organized: 10-2004
6. Location of incorporation: Bridgewater, MA
7. Number of years engaged in business under your present name: 12
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
   a. East Boston Savings Bank
   b. Callahan, Inc
   c. The Livingston Companies

Has organization ever failed to perform any contract? ○ YES ◉ NO
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this 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 of individuals.

Signature of individual submitting proposal

Stephen Callahan
Title

President
Legal Name of Organization

5-1-2015
Date

GLOBAL PROPERTY
DEVELOPERS CORPORATION

A | Introducation

Global Property Developers Corporation is a for profit private development firm currently working in East Boston. Our interests are in the site, building and community and we submit this for profit development proposal for the parcel. The firm is owned and managed by Stephen Callahan its President and Carl Pearson its Vice President. The two will serve as the qualified project team to lead the program. The team has been active in the community at the abutting site (The Seville Theater) and is an active participant with recent renovation/ improvements to the Liberty Plaza.

See attached for project team information.

B | Development Plan

Global puts forth its vision for development from a preservationist perspective. The repurpose and development effort for the city's asset will be a combination of for profit intent and collaboration of community intent. Global is sensitive to the needs of the community, which wishes to preserve and restore the buildings characteristics as part of the plan to make it a tax paying asset.

Global intends to preserve and repair features of the aged icon restoring it to usability. Challenges exist with each step of bringing an older building into current code compliance, but our stated goal is to deliver the project for users that does so within an economic model that is successful.

The balance of the above sensitivities requires a unique understanding of the many disciplines including but not restricted too; planning, zoning, and legal, financial and economic factors, including the many subtle support items needed to meet a myriad of compliance requirements.

Global is uniquely qualified to provide the community these services as we have traversed the processes and will apply those practiced skills developed, that find the Seville building next door entering into the next level of completion – construction. Unlike the Seville process, the Library is a simpler one, and will be preserved and brought to economic viability through the use of mixed lessee's/users providing enough economic support to pay for the large cost of renovation, rehab and new building code and environmental compliance.

Our preliminary plan includes the requested blend of uses that focuses on how to make the community uses, and historic preservation possible while adding financeable economic elements that allow an entity to qualify for risk based debt and return on investment. Our balance would follow a formula that balances revenues from a risk assessment basis and would meet acceptable lending criteria at known local finance institutions.

Revenues – Expenses = Net Operating Income
NOI must cover all equity and debt outlays and return risk coverage of 20% minimum.

The project will be planned to meet the same RFP denoted zoning – which includes the Central Sq Community Commercial district of East Boston. Its

designation will need to be confirmed by the City as the building is currently zoned Municipal.

Community Commercial district allows the mixed uses of commercial, office and residential and is sensitive the stated BRA goal of adding vibrant new business to commercial neighborhoods on their "main streets."

Preliminary development planning has designated the following uses as most likely to create an economic viable mix of revenues to support the purchase, development, design and construction of the new - East Boston Innovation Center (EBIC).

Border Street – Border Street Level

Shared with the following uses:
Border Street Café-Breakfast Lunch Bistro - 1800sf EB Theater Space – 1200 sf, and Office Suites for technology "start ups" including the focus on technology based companies in need of incubator graduated rent programs - 1000 sf Street Parking approvals needed Meridian Street – Meridian Street Level Community Art Facility with Marine Pieces to also be used for small community meetings – street parking Planned – 1000 sf Suites for either additional technology "start ups" or boutique retail space to encourage the expansion of the Main Street Corridor - 2000 sf w street parking (Issues of HC accessibility and preservation are in play with new ownership and compliance)

Corporate Suites

Residential Short term rentals to support business start up living short term needs 2-3 units Programming flexibility exists within the 2000 sf of this plate to add economically viable tenants or uses that come.

Meridian Street 2nd Floor Corporate Suites

Upscale Apartment/condos 3-4 units 4000 sf

Design and Construction Description:

The property was made available to the public on two occasions and our management team walked the building on both occasions to make preliminary assessment of core building systems and conditions of the major fenestration issues that typically need attention at the end of the building's life cycle.

While review of the historic building's masonry from the ground found it in better than anticipated condition at its elevations, serious water leaks were evident on the second floor with areas of plaster crumbling.

The building will require environmental examination and this observer noted the potential presence on asbestos in building systems such as pipe insulation, floor tile, and plaster and window glazing's. As the developer is told there is no documentation on the noted issue it becomes the candidates due diligence item and a construction/rehab concern.

Window, door and plaster systems are all subject to further review for preservation and all efforts to rehabilitate existing systems will be made.

Historic preservation of all the building exterior facades assures no major visual changes to the elevations are part of the planning. Global states its clear intent to take a preservationist approach toward its revitalization and reuse process. Sensitivity to the public's interests will be a priority and managed across the community input process at the BRA, and directly with community leaders. The back of the building will require minor structural modifications in a capacity to meet code issues. Obviously egress and design of improvements for HC access with an elevator/lift install and some new street level improvements suitable for the public entry are called for. Our project includes the use of design team members well versed in historic preservation and LEED sustainable protocols. Renderings are subject to shortlist.

The Seville process was a large project rule 80 submission. Since the key pieces of legal work for surplus property tend to take 6 months to a year, our office will work concurrently with the DND to facilitate the process once designation is made. Our goal is to coordinate the equity and debt process with the transfer of title and deliver the building to a new single purpose LLC within six months and proceed through the Zoning and BRA processes simultaneously, so finance can work in harmony with the transfer of the asset to private ownership.

C | Operational Plan

Viability for any commercial program anticipates the Revenue model is aligned with the finance needs of the project. Our operational budget outlines a delivery of lessee's generating necessary revenues that create profits. Part of the operation budget in year 2, after construction, introduces the use of a professional management firm. We integrate a property management firm to manage and maintain the asset. As the owner of the Seville development next door, it will allow us a synergy of logistics. Implementation of this project with that firm should follow the delivery of the Seville and we can step them into place after our initial one year self management of the EBIC building following construction.

GLOBAL PROPERTY
DEVELOPERS CORPORATION

D | Developer Qualifications, Experience and References

Qualifications and Projects; see attached

Development of commercial spaces: Warehouse conversion to retail

Development of abutting EB parcel and familiarity with BRA/Zoning

Relationships with Finance entities

References

ICON Architecture
Richard O' Dwyer, Principal
(617) 451-3333
rodwyer@iconarch.com

Lombardo's Conference & Function Facilities
Vincent Lombardo, Owner
781 986-5000
vincent@lombardos.com

Callahan, Inc.
Patrick Callahan, President
508-279-0012
patrickc@callahan-inc.com

GLOBAL PROPERTY
DEVELOPERS CORPORATION

Project Team Organization | Meridian Street Library

City of Boston
Department of Neighborhood Development

Steve Callahan
President

Carl Pearson
Vice President

Steve Callahan, President

Mr. Callahan is the founder and president of Global Property Developers Corporation. He brings to his day-to-day operations more than 30 years of real estate development experience and is responsible for management, strategy, and vision of the company and its projects.

Prior to founding Global Property Developers, Mr. Callahan served as vice president and senior executive of John T. Callahan & Sons, Inc. Mr. Callahan was responsible for all construction operations, business development and the overseeing of development projects.

Carl Pearson, Vice President

Mr. Pearson is vice president of Global Property Developers Corporation. He is responsible for site acquisition, development team assembly, project analysis, project operations, project management and permitting oversight. Since 2004, Mr. Pearson has managed development projects totaling hundreds of millions of dollars.

GLOBAL PROPERTY
DEVELOPERS CORPORATION

Relevant Experience

Pine Manor College, Chestnut Hill, MA

College campus planning and facility management are critical to the success of any small institution. Global's personnel are experienced with private and public institution planning, facilities management and integrating the issues of construction budgeting and campus planning. Most small institutions have cut internal budgets and intuitively know their campus lure is a major recruiting advantage, but often deferred maintenance on physical when maintained. Often in these challenging times, these services are handled by maintenance representatives or one administrative representative when they can be a core piece of an institution's appeal and serve as a profit center.

Global assisted Pine Manor by reorganizing the way campus was viewed. By seeing opportunities on campus, facility options were created, and renovations and building management expertise were added to assist the school prioritize critical deferred maintenance, plan added use of their land assets and outline a revenue option for program expansion that augmented an underutilized land asset – their campus. An operating budget profit center was explored as a means to supplement falling endowment revenues and flat enrollments.

Additionally, Global administered a green energy campus commitment to overhaul deferred life cycle campus infrastructures that were past effectiveness. As the Owner Project Manager - Lighting, water, plumbing, heating, air conditioning and all associated systems were part of a limited campus wide facilities assessment. Dorm renovation, roofing, building facades and critical working systems were actively repaired, and evaluated.

GLOBAL PROPERTY
DEVELOPERS CORPORATION

Relevant Experience

Wampanoag Tribal Center, Mashpee, MA

Global and the development team were chosen by the Tribe to serve as consultants to assist them with their plan to redevelop their tribal lands in Mashpee MA. The planning efforts included the site evaluation and space needs study for the growth of the newly recognized Mashpee Wampanoag Trive and how to combine their needs into a multi use Government and centralizing cultural facility. The feasibility study and design would require grant funding from the SBA. The process would include development, finance, and assistance with grant preparation, turnkey planning and design grant development.

Global assisted the Building Committee and Treasurer over a two year period convert their program needs into a technical design. The efforts materialized into a 44,000 sf Government Center with a program that includes spaces for multiple functions including by not restricted to: tribal administration, health care services and community and cultural heritage preservation including youth services at an estimated construction value of approximately 10M. The use of the disturbed piece of the 55+ acre site was designed to meet green protocol, be compatible with the heritage issues of the "people of first light" and compliment the tribal pow wow meeting grounds as well as comply with local Mashpee Zoning and Building Code. The project has received construction funding approvals from the USDA and will be bid in the late spring of 2011. The multiuse program is anticipated to be delivered some time in 2012.

GLOBAL PROPERTY
DEVELOPERS CORPORATION

Relevant Experience

Fremont Lofts, Worcester, MA

Global and its equity team redeveloped this urban mill setting into 192 units of Loft housing. The mixed concept model includes both for sale and rented units. The twenty million dollar program included gutting the facility and redesigning the sprawling facility into a residential program that meets the challenges of today's codes and challenges of multifamily living. Global provided OPM delivery for the project team and currently manages the facility. 160 Fremont Street was originally built in 1923 for a silk and rayon weaving company and was later occupied by the Sweeper Vacuum Company.

Arden Mills, Fitchburg, MA

As an Urban Redevelopment Program, Global identified and consolidated multiple parcels to provide the City of Fitchburg with a 204 unit waterfront high end condominium project. The Energy Star award winning project was designed to meet the local utilities energy saving design criteria achieving the highest multistory HERS rating in Central MA. Global and its equity partners delivered the program's first phase from entitlement through construction. Phase's 2 and 3 are pending future finance. Global actively managed all aspects of the design, development, construction, finance and initial management of the property.

GLOBAL PROPERTY
DEVELOPERS CORPORATION

Relevant Experience

Heron Crest, Mansfield ,MA

A high end 84 unit condominium program has been built in three phases and it is located in Mansfield, MA. The twenty five plus million dollar program outlined and permitted by Global and its equity group included an upscale multifamily designs. The program varied floor plan styles and sizes of units and used undulating site features to vary the massing of its multiple types of buildings. The mix of both single level living and townhouse designs allowed an expedited sell off. Heron Crest targeted the 55+ upscale market and town house designs included personal elevators for second floor units. Buildings are connected by an internal roadway and sidewalk system. Each unit has a one-car garage.
Global actively managed all aspects of the design, development, construction, finance and initial management of the property.

Riverbend Estates, Berkley, MA

Riverbend Estates was a 68 unit for sale wood frame duplex home program that was fiscally challenged and required asset analysis and repositioning. Global and our development partners provided an existing condition analysis and identified a plan that outlined the status of the permitting, development and construction. The original program included the build out of 68 oversized duplexes on a sprawling site and large amounts of infrastructure with all costs borne by the development entity. As a fee for service process, Global provided its client with a workout strategy and as their agent took over the program. An asset recovery plan was conceived and implemented. The plan included a phased strategy to reposition, and revitalize the project with some selected build outs of units after updating and modifying the design.

The process included refreshing permitting, eliminating and changing unnecessary infrastructure to allow existing condition sales to recapitalize the program and eliminate the anticipated loss of the portfolio. The project implemented a modular building program to streamline costs and create portfolio recovery within phase 1 successfully and is almost complete. The exit strategy for Phase 2 allows for either a sell off for a profit of existing improved lands or providing an outsource build strategy which carries greater risk.

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Relevant Experience

Emerald Place, Lunenburg, MA

Global, its equity partners and development team acquired and developed parcels of land formerly known as Whalom Amusement Park located on Lake Whalom in Lunenburg, MA. The closed amusement park was known as a landmark in Central MA. The development team utilized an overlay district to program a mixed use retail and residential lakeside work, live play community in an effort the revitalize the abandoned park which had been allowed to fall into condemned conditions.

The program developed included 240 units of condominiums, mixed retail and community accommodations featuring the beauty of Lake Whalom. The development program included over 240,000 sf of residential delivery planned commercial development in the 20K range, and complete internal infrastructure. Park lands and redevelopment of waterfront areas were planned into the development. To achieve the needs of conversion, Global delivered extensive entitlement, modifications due to economic changes, re-entitlement and construction management of site infrastructure to meet complex regulatory compliance. The program has utilized leasing in lieu of sales to bridge the recent financial crisis and is actively being built under a phased modular construction program. The current leasing program has been a complete success for the new investment group.

Riverbend Estates, Berkley, MA

Global provided EBSB an OPM delivered 2600 sf new ground up urban branch office on Route 60 in Revere, MA. The lean construction layered design and construction program was designed and permitted within 38 days and all construction was delivered over the following 96 day period. The multimillion dollar program included management of all costs. The fast track project was delivered ahead of schedule and with zero contractor generated changes. Owner additions were also delivered concurrently, and in concert with the program and Global accommodated all program modifications for the client cooperatively within the original construction project schedule.

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E| Permits / Licenses

No business commitments can be made until designation and good title is produced.

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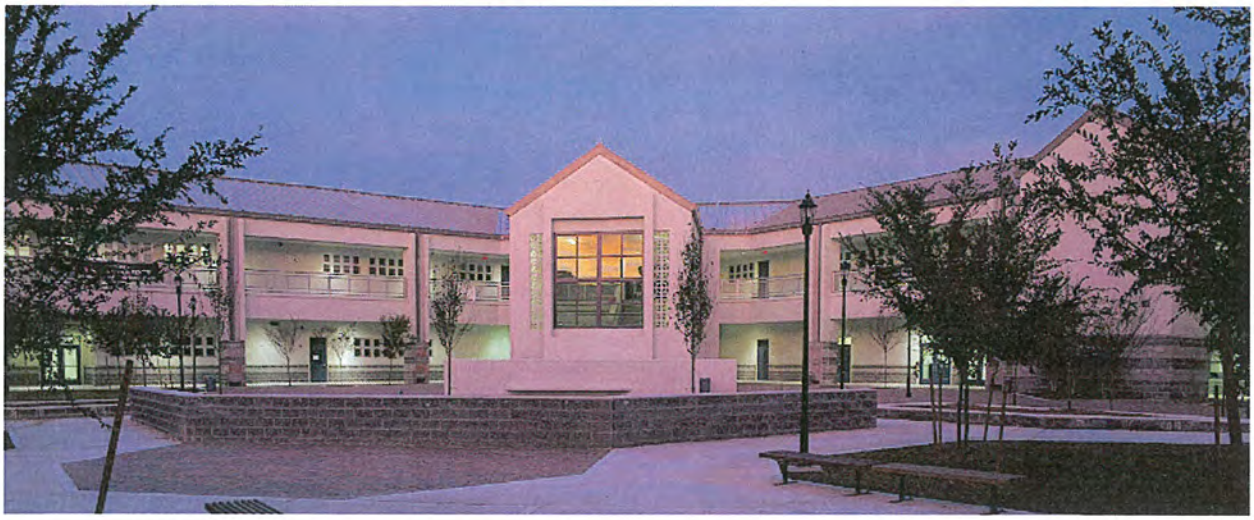
F | Subcontractors or Partnerships



Not applicable.