



10 DORRANCE STREET
SUITE 630
PROVIDENCE RI 02903

February 1, 2013

Purchasing Office
111 North Main Street
Bristol Ct. 06010

Re: Proposal Response for Reuse of Memorial Blvd School

Proposed Reuse Plan:

Proposed Use of Property:

The intended use of the project will encompass a residential component as well as maintaining the existing use of the community theatre with the addition of a health club component as a new amenity for the community.

Our vision is to create a development that will highlight the beauty and character of the existing building by performing minimal alterations to the interior of the existing building. In the classrooms, the vision is to create 30 high end loft style residences complete with open space floor plans, stainless steel kitchens all the while maintaining the splendor of the existing wood work and nature of the classrooms.

With respect to the health club component, we would envision reopening and refurbishing the decommissioned pool and renovate the existing historical tile locker rooms, bathroom facilities and court facilities as well to provide the community with a facility that although privately run would be an overall amenity to its residents.

Given the cash flow that will be created by the newly created residences we would then focus our attention on restoring the existing theatre to its original beauty with the addition of a new sound and lighting system. We have from the moment that we viewed this gem that this is such an integral part to the arts community in the Bristol area that a full refurbishment would only bring more attention to such a wonderful aspect of this project. We would continue to work with area arts groups in maintaining the existing relationships as well as focusing on bringing in additional arts and theatrical groups.



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Costs and Project Schedule:

We anticipate the cash outlay over and above the purchase price to be in excess of 1.7 M dollars to redevelop the Memorial Blvd School Project. We have financing in place to allow us to close as quickly as possible. We would project the closing to take place within 90 days of this submission and at that point in time be in a position to begin construction. Upon a favorable indication from the City Council we would release our architectural and engineering team to begin design development so that during the

90 day period between submission and closing that we could go through the permitting process and be cued up to execute the construction schedule quickly. It is very important to note that to make this a success in our eyes we would want the Town to be part of this entire process and provide their input on an ongoing basis to create a truly collaborative end result.

Parking:

We have reviewed the existing parking available as well as the layout of the existing drives and feel that with minimal alterations we could create additional parking for each of the three components of this project. Upon a favorable indication from the Town we could immediately commence discussions with the appropriate town agencies/boards to vet these concepts and figure out the best end result possible.

In closing, we at Summit Real Estate Strategies, Architectural partner Michael Abbott of Northeast Collaborative Architects and Harry F. Angevine of Built Inc. look forward to being the successful development team for this very historic project. Both NCA and Built Inc. have tackled many historical projects such as this one and have had successful outcomes in each case. Currently they are involved in the restoration and renovation of the Arcade project, the oldest enclosed shopping center in the country and have received national acclaim and attention for their efforts. With their experience and Summit Real estate Strategies broad depth of experience and track record in the development and financing of projects throughout New England we feel we have all the ingredients for making this a success both for the City of Bristol as well as Summit Real Estate Strategies.

Thank you for your consideration and we look forward to setting up a time when we can come in and present to you in a more formal format.

Thank you,

A handwritten signature in blue ink that reads "Scott Rouisse".

Scott Rouisse
President

PROPOSAL FORM
CITY OF BRISTOL, CONNECTICUT



RFP 2013-047
Reuse of Memorial Boulevard School

Opening: 1:00 pm, February 1, 2013

Purchasing Office
111 North Main Street
Bristol, Connecticut 06010

In accordance with the City's requirements as outlined in this Request for Proposals, the undersigned agrees to

1. Reuse of property known as Memorial Boulevard School at a cost of

\$ 300,000⁰⁰

(a separate attachment outlining cost portion of proposal may be provided in lieu of this page)

The undersigned is familiar with the conditions surrounding this call for proposals, is aware that the City reserves the right to reject any and all proposals, and is submitting this proposal without collusion with any other person, individual or corporate.

<u>Marilyn Abner</u> Witness	<u>Scott Rousse</u> Signature
<u>Summit Real Estate Strategies</u> Company Name	<u>Scott Rousse</u> Printed Name
<u>10 DORRANCE ST SUITE 630</u> Address	<u>President</u> Title
<u>Providence RI</u> Town	<u>02903</u> Zip Code
<u>20-5687283</u> Federal ID # (or SSN)	<u>1/31/2013</u> Date
	<u>617-797-2550</u> Telephone Number



Reuse of Property Known As:
Memorial Boulevard School Bristol, CT.
Submitted by Summit Real Estate Strategies

February 14, 2013

1	Project Overview Document
2	Vision and Proposed Uses Document
3	Project Timeline
4	Project Team Resumes and Completed Projects
5	

Project Overview Document

In an effort to preserve such a historical monument in the City of Bristol it is Summit Real Estate Strategies vision to create a living breathing community that takes all of the wonderful historic components of this structure and by doing so creates three components that bring a new level of amenities to the City of Bristol.

The first component will be the conversion of the classrooms into high end loft type residences that make use of most of the historical features of the existing classrooms coupled with high end finishes and appliances.

The second component will be the conversion and updating of the existing gymnasium, pool and locker room facilities into a state of the art health and wellness facility for use by the residences as well as school groups and the residents of the City of Bristol at a reasonable membership. Much like the classroom we will endeavor to make use of all of the period fixtures and tile so as to maintain the historic feel of the facility.

The third component will be primarily what we consider the Bristol Performing Arts Center. This will feature the existing theatre which will have an upgraded lighting and sound system as well as the addition of a full size movie screen and projection equipment. This will enable the theatre to appeal to a larger section of the artist community as well as the residential and corporate community. We would envision that many more events such as community and school plays, art exhibits, corporate events as well as a viewing venue for artistic and foreign films. In addition to the primary feature of the theatre it would be our intent to create artist workshops for pottery, painting and the like.

In addition to these three components we would maintain the existing drive area around the building but work with the City to add additional parking in an area that would be the most beneficial and aesthetically pleasing on the existing site. It would not be our intent to purchase the athletic fields as part of this project so as to allow the City continued use of these wonderful fields.

Vision and Proposed Uses Document

Proposed Use of Property:

The intended use of the project will encompass a residential component as well as maintaining the existing use of the community theatre with the addition of a health and wellness center component as a new amenity for the community.

Residential Use:

Our vision is to create a development that will highlight the beauty and character of the existing building by performing minimal alterations to the interior of the existing building. In the classrooms, the vision is to create 30 high end loft style residences complete with open space floor plans, stainless steel kitchens all the while maintaining the splendor of the existing wood work and nature of the classrooms. We feel much of the existing character i.e chalkboards cabinetry and the like would all be maintained or integrated in some fashion into the overall end result thereby creating very unique residences. Based upon our team's extensive experience in projects of this nature a high level of quality will be required and maintained throughout the process. The common areas will remain as is except for new carpet flooring in the hallways to deaden the sound transmission as well as new paint throughout. We anticipate the price point to begin at approximately \$650.00 per month for the smaller units up to possibly \$1500.00 per month for the larger units.

Health and Wellness Center Use:

With respect to the health and wellness center component, we would envision reopening and refurbishing the decommissioned pool and renovate the existing historical tile locker rooms, bathroom facilities and court facilities as well. Our intent is to provide the community with a facility that although privately run would be an overall amenity to its residents. We would envision putting together programs with the City of Bristol Athletic Departments to allow school age children to participate in programs run by the Center as well as the ability to use the court facilities. We believe that coupled with the City of Bristol residents and our eventual desire to build a relationship with ESPN will make this Center one of the best in the State.

Theatre/Artists Workshops

We have from the moment that we viewed this gem that this is such an integral part to the arts community in the Bristol area that a full refurbishment would only bring more attention to such a wonderful aspect of this project. We would continue to work with area arts groups in maintaining the existing relationships as well as focusing on bringing in additional arts and theatrical groups. In addition to that portion of the vision we would also create in the lower level of the building three artist workshops. These workshops would be set aside for use by community groups on a first come first serve basis. These would be provided at no charge to the community. A new component that will be added to the theatre will be the addition of a full size movie screen and projection equipment. That coupled with the new sound and lighting system will bring to the community a much more versatile theatre and venue that will open up all sorts of possibilities for expanded use by the community as well as corporate entities.

In closing, we at Summit Real Estate Strategies, Architectural partner Michael Abbott of Northeast Collaborative Architects and Harry F. Angevine of Built Inc. look forward to being the successful development team for this very historic project. Both NCA and Built Inc. have tackled many historical projects such as this one and have had successful outcomes in each case. Currently they are involved in the restoration and renovation of the Arcade project, the oldest enclosed shopping center in the country and have received national acclaim and attention for their efforts. With their experience and Summit Real estate Strategies broad depth of experience and track record in the development and financing of projects throughout New England we feel we have all the ingredients for making this a success both for the City of Bristol as well as Summit Real Estate Strategies.

Thank you,

Scott Rouisse
President

Project Timeline/Cost Allocation

Costs and Project Schedule:

We anticipate the cash outlay over and above the purchase price to be in excess of 1.7 M dollars to redevelop the Memorial Blvd School Project. We have financing in place to allow us to close as quickly as possible. We would project the closing to take place within 90 days of this submission and at that point in time be in a position to begin construction. Upon a favorable indication from the City Council we would release our architectural and engineering team to begin design development so that during the 90 day period between submission and closing that we could go through the permitting process and be cued up to execute the construction schedule quickly. It is very important to note that to make this a success in our eyes we would want the Town to be part of this entire process and provide their input on an ongoing basis to create a truly collaborative end result.

Project Timeline:

Due diligence period:	March 1, 2013
Purchase and Sale Agreement:	March 1, 2013
Develop Construction Documents:	March 1, 2013 – April 15, 2013
Submit for Building Permit	April 15, 2013
Closing:	April 30, 2013
Receipt of Building Permit	April 30, 2013
Begin Construction:	April 30, 2013
Complete Construction:	October 11, 2013
Certificate of Occupancy:	October 14, 2013

Cost Allocation by Component:

Residential Component:	\$1,500,000.00
Health and Wellness Component:	\$100,000.00
Theatre and Artists Workshops:	\$100,000.00
Project Total:	\$1,700,000.00



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EDUCATION

Miami University,
Bachelor of
Environmental
Design

Miami University,
Master of
Architecture

EXPERIENCE

30 years

REGISTRATION

Rhode Island
Massachusetts
Illinois
Certified, NCARB

MEMBERSHIPS

- AIA
- APA
- Congress for the
New Urbanism -
Accredited
- Exeter Historical
Association
- Providence
Foundation
- Veteran's
Memorial
Auditorium Board
- West Bay YMCA
Board Member
- National Trust for
Historic
Preservation
- Providence
Preservation
Society

**J. MICHAEL ABBOTT, AIA, CNU-A, APA
PARTNER**



J. Michael Abbott is a founding principal of NCA and has been with the firm for the entirety of its thirty years. His leadership has been marked by an abiding interest in projects with elements of historic preservation or adaptive reuse. His diverse experience includes working with many buildings listed on the National Register, adaptive reuse studies that incorporate new uses into old structures; and historic research that has led to the reconstruction of missing historic elements and structures. He obtained a Bachelor's degree in Environmental Design and a Master's degree in Architecture, both from Miami University in Oxford, Ohio. He studied with the Architectural Association in London, England and has extended his professional education with numerous Continuing Education courses. He is a registered architect in Rhode Island, Massachusetts, and Illinois. He also holds a National Council of Architectural Registration Boards (NCARB) certificate.

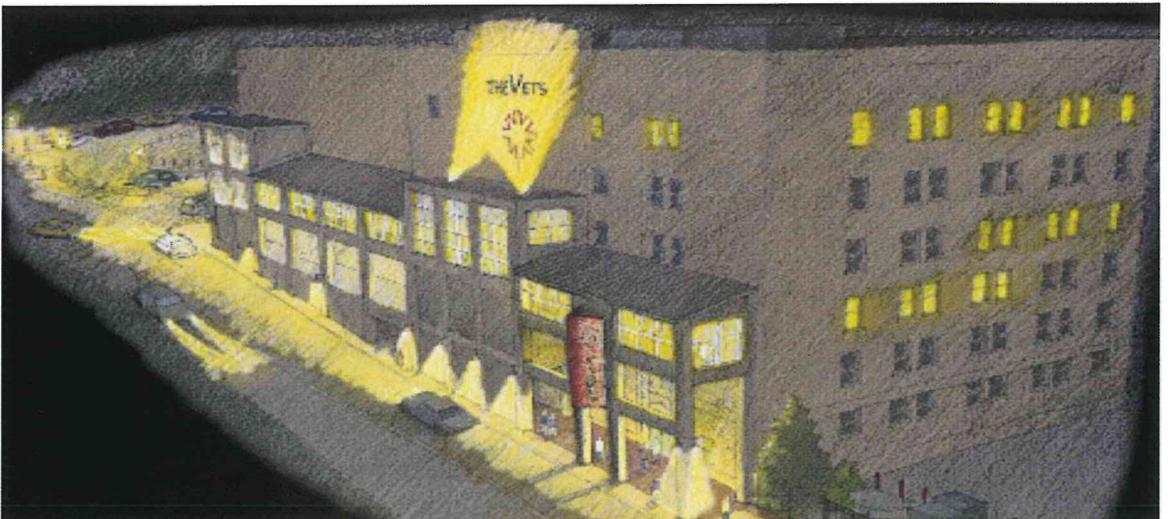
Mr. Abbott is a past President of the Rhode Island Chapter of the American Institute of Architects. He is Chairman of the Exeter, Rhode Island Planning Board and former Chairman of the Exeter Zoning Board of Review.

CURRENT PROJECTS



The Arcade | Providence, RI

The adaptive re-use of this historic landmark building, turns this building into a mixed use project with 48 micro-loft residences on the second and third story of the building and retail and restaurants on the first level.



Veteran's Memorial Auditorium | Providence, RI

An addition comprising a new loading dock, handicap balcony access, additional restrooms, a new back box theatre, and a new supplemental lobby overlooking the city.



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SELECTIVE CAREER EXPERIENCE

Providence Performing Arts Center | Providence, RI

Restoration and expansion of the historic theatre to accommodate first-class Broadway shows, plays, and concerts. The restoration spanned several phases that restored the stage house, lobby, arcade, proscenium, wall and ceiling areas under the balcony and front edge of the loge. The exterior restoration included a new digital marquee.



Ashton Mills | Cumberland, RI

This former cotton mill was transformed into lofts with stunning views of the river and adjoining wooded parkland. Forest City retained NCA for the historic preservation and adaptive re-use, which highlights the creation of 193 one-and two-bedroom apartments.



Hotel Providence | Providence, RI

4-Diamond European-style boutique hotel located in the heart of the city's Arts and Entertainment District. NCA's plan combined quiet elegance with the technology and services required by discerning travelers. The Hotel Providence features 80 guestrooms, a 150-seat restaurant, a 2000 square-foot ballroom and three conference rooms.



Lord Jeffery Inn | Amherst, MA

NCA restored the historic inn and orchestrated an expansion that called for 48 new and renovated guest rooms, ballroom, meeting rooms, restaurant and retail spaces. The expanded 70,000 square foot program was accommodated within thoughtfully designed additions that maintain the residential scale and character of the existing building.



Slatersville Mill | Smithfield, RI

The DSF Group retained NCA to design a new dynamic and ecologically sensitive re-use for the historic Slatersville Mill. NCA created a Master Plan for the adaptive reuse of this 32-acre site, featuring large areas of open landscape on both sides of an internal canal and along the Branch River. 222 residential units within 5 buildings were created as a result of this project.



Hampton Inn & Suites | Providence, RI

The project included the renovation of the 50,000 square foot, 11-story former bank building and the construction of a new 10-story, 27,000 square foot addition. The hotel features 110 rooms and suites, conference rooms, fitness center and business center. The project received historic tax credits.





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MIDDLETOWN:
500 Plaza Middlesex
Middletown, CT 06457

NEWPORT:
38 Washington Sq
Newport, RI 02840

PROVIDENCE:
333 Westminster St
4th Floor
Providence, RI 02903



NORTHEAST COLLABORATIVE ARCHITECTS, LLC

NCA was formed in 2011 with the merging of Newport Collaborative Architects and BGW Architects of CT, with a combined experience of over 40 years of experience. NCA's offices are currently located in Middletown, CT, Newport, RI and Providence, RI. We have designed a wide array of projects ranging in size, cost, and type. These project types are diverse, allowing us to focus on the design of new and renovated facilities and interiors for historic, private, commercial, educational and municipal clients. Some of our repeat clients are the State of Connecticut, the State of Rhode Island, the Federal Government, municipalities throughout New England and New York, as well as many private institutional owners. This range of design clientele helps maintain an extraordinary level of creativity and enthusiasm for all of our work. As a result NCA has received over 75 design awards for excellence in historic rehabilitation, creative visioning and contextual design.



TEAM APPROACH

NCA is a "Team Driven" firm. Our professional and hard working staff members participate in a dynamic, collaborative process of design, rather than adhering to any particular stylistic school of architecture. This approach allows us to meet the design challenges of a variety of projects and, as needed, to successfully involve the community, helping to reaching consensus for a shared vision. Careful consideration is given to setting and context; how a site will relate to the community; and how the building will function and meet its sustainability goals. NCA's professional staff of architects and planners is skilled at project visioning and adept at public process facilitation and consensus building, rehabilitation techniques and historical site interpretation.



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PORTFOLIO

Pre K-12 Education
Hospitality
Multi Family Housing
Historic Preservation
College/Universities
Public
Luxury Houses
Cultural
Interiors
Civic

PRINCIPALS AND STAFF

NCA is made up of 25 talented and experienced partners and team members that are extremely dedicated to and enthusiastic about their work. We currently have 16 Licensed Architects and 8 LEED Accredited Professionals on our staff. Each new project is assigned to one of the firm's six partners who oversees the continuity and quality of design and who maintains personal client relations throughout the process. This attention to detail results in highly successful project execution. All of our Partners are actively involved in our Professional Organizations and work to ensure the viability and integrity of the architectural profession.



SERVICES

NCA provides a wide number of services to our clients which include architecture, master planning, preliminary design services, LEED services - specification coordination, FF&E, security planning, interior design, project development services, project management, and design/build services. We here at NCA believe that it is important to be able to assist our clients with all aspects of the design and construction process.

PHILOSOPHY

NCA has a true passion for designing buildings and value some very important aspects that truly benefit the needs of our clients and the communities that they live in. NCA believes that good design is designed for the human scale, environmentally conscious, preserves history, secure humanity, viable living spaces, and relevant educational spaces.



SUSTAINABLE DESIGN & LEED EXPERIENCE

Northeast Collaborative Architects is a proud member of the United States, Connecticut, and Rhode Island Green Building Councils and has been committed to sustainable design since the founding of the firm. This commitment is a natural outgrowth of the firm's focus on historic architecture, traditional practice and properly valuing the energy and cultural investments in existing structures.



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MINIMIZING OUR IMPACT ON THE DELICATE BALANCE OF NA-

Currently eight of our staff members are LEED Accredited Professionals. These individuals take on the duty to spearhead the firm's leadership and research new and traditional solutions to solve our clients' building needs with the most effective and maintainable methods possible.

NOTABLE PROJECTS:

LORD JEFFREY INN, MA
Geothermal heat

KID CITY CHILDREN'S MUSEUM, CT
Geothermal heat pumps

SEASONS FEDERAL CREDIT UNION, CT
LEED Interiors Certified

HAMDEN TOWN HALL RESTORATION / POLICE HEADQUARTERS, CT
LEED Gold (projected)

LYME-OLD LYME HIGH SCHOOL RENOVATION, CT
LEED Gold (Projected)

DERBY MIDDLE SCHOOL, CT
Gas turbines

PRIVATE RESIDENCE, RI
Roof Radiant Solar Domestic Water Heating

MUMFORD MANOR, RI
Photovoltaic Solar Panels

FORT ADAMS, RI
Historic Preservation, Building Envelope Systems & Environmental Systems

BANCROFT ON THE BLUFFS, RI
Geothermal Systems

PRIVATE RESIDENCE, RI
Photovoltaic Solar Panels, Green Roof





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MUMFORD MANOR | NEWPORT, RI

Mumford Manor is a historic three-story elementary school building converted into 34 one-bedroom units for the elderly and physically handicapped.

Preservation of the structure involved restoring the original windows, re-pointing and cleaning the brick exterior, replacing the heating, electrical and fire protection systems, and installation of new roofing systems.

NCA worked within a strict HUD budget to preserve and restore the building's historical character and assist the project in obtaining state and federal historic preservation Investment

Tax Credits.

A new entrance wing was designed in keeping with the form of the original structure. It was brought forward to the street and reduced in scale to give a residential quality to an otherwise institutional facade. The foundation of a former building on the site was transformed into a raised garden for use by residents.

NCA created a streetscape in the former classroom corridor. Each unit has a "front porch" and a kitchen window overlooking the corridor. This permits added security as well as a neighborly interaction among the residents.



The existing school had its main entrance between floors creating handicap accessibility issues that were resolved by lowering the original entrance to grade.



Solar Photovoltaic panels were installed on the roof and generate 35% of the building energy.





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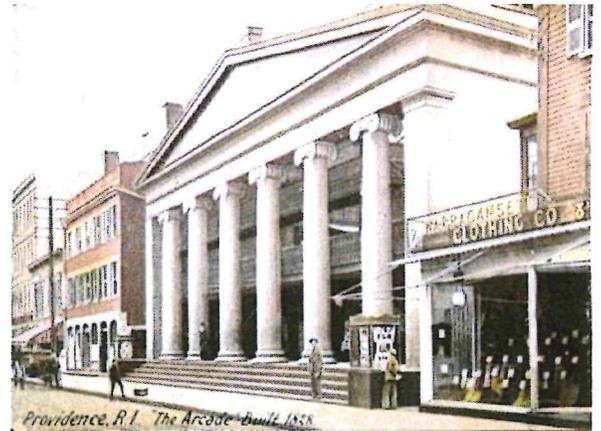
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THE ARCADE

PROVIDENCE, RI

NCA is orchestrating the dynamic adaptive reuse of the historic Arcade in downtown Providence. The mixed use project features retail space and 38 micro-loft residences. Ranging from 220-800 square feet, each unit has a private bath, storage area, built-in furniture, and small kitchen with a dishwasher and microwave. Priced at \$550/month including utilities, the micro-lofts attract college students and young professionals.

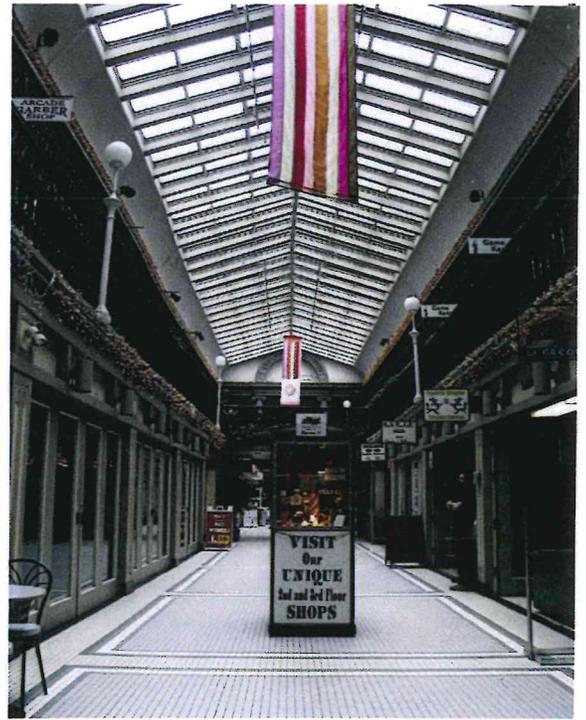
"This project breathes new life into America's oldest indoor mall and one of our city's most historically significant buildings." - Mayor Angel Taveras





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START DATE

PH I: 2011
 PH II: 2012

COMPLETION

PH I: 2012
 PH II: under construction

COST

\$2.6M

PROJECT TYPE

Theater
 Historic Preservation

PROJECT TEAM

NCA
 J. Michael Abbott -
 Leading Partner

NCA
 Oran Mills -
 Project Manager

VHB, Inc. -
 Civil Engineer

Gaskell Assoc. -
 Electrical Engineer

Odeh Engineers -
 Structural Engineer

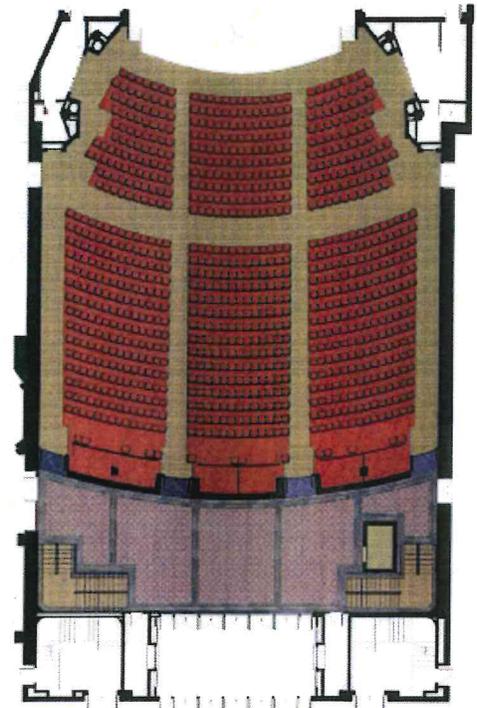
J. Madison, Inc -
 Mech. & Plumbing
 Engineer

Hughes Assoc. -
 Fire Protection

Gates, Leighton &
 Assoc., Inc. -
 Landscape Architect

VETERAN'S MEMORIAL AUDITORIUM | PROVIDENCE, RI

The Veterans Memorial Auditorium was conceived by architects Osgood & Osgood in 1926; in 1929, work was halted due to the Great Depression and did not resume until the end of World War II. On January 27, 1950, the venue officially opened and was dedicated as a living memorial to all veterans for their services by Rhode Island Governor John O. Pastore. The VMA is listed on the National Register of Historic Places, and served as Rhode Island's only concert hall from 1951-1978. The building was left in ruins, and NCA was sought to design ongoing historically sensitive improvements to the VMA, while implementing state-of-the-art technology to suit the needs of modern performance venues. Exterior improvements will include new signage, a much needed loading dock and restoration of exterior building details, roof, and stage house. Interior work included restoration of the lobby, new technical support spaces and dressing rooms, interior painting and carpeting, and mechanical and electrical upgrades. Already completed rehabilitation work involved bringing the building into compliance with fire code, which provided an opportunity to re-address the interior décor. New stage curtains and seating distinguish the theater with period detailing. A new elevator, handicapped seating areas and restrooms help make the theater more accessible.

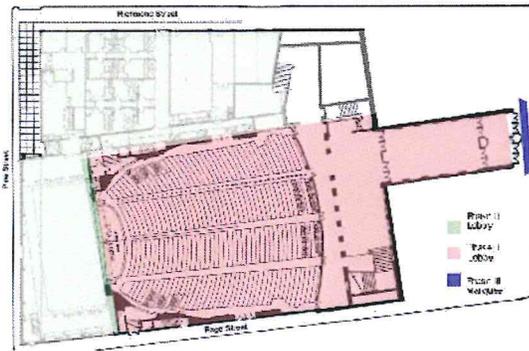


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PHASE II

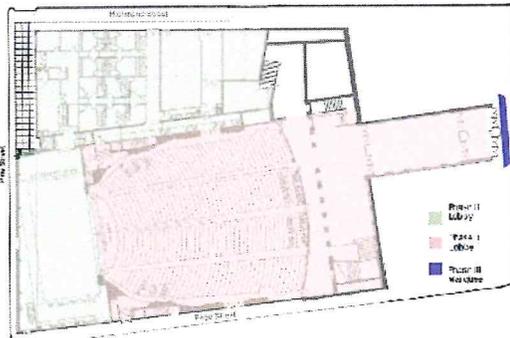
The most impressive feature of the theater, besides its 3200 seat auditorium, is the Grand Lobby. Originally constructed in an eclectic Renaissance Revival style, the polychromed interior had been lost in the early 1970s when the theater was converted to a rock and roll house. In the spring of 1998, NCA, working with a preservation consultant, undertook a discovery phase trying to find the original color schemes. Much to the surprise and delight of the team, intricate Art Nouveau murals and delicate Celtic stenciling were uncovered. Additionally, extensive faux

bois (wood graining) was discovered that, when repainted, would give the room a grand library feeling. The final touch was the extensive use of 23K gold leafing to highlight all the moulded surfaces. Completed over a 12 week period, the lobby restoration was the final step in the three year process.



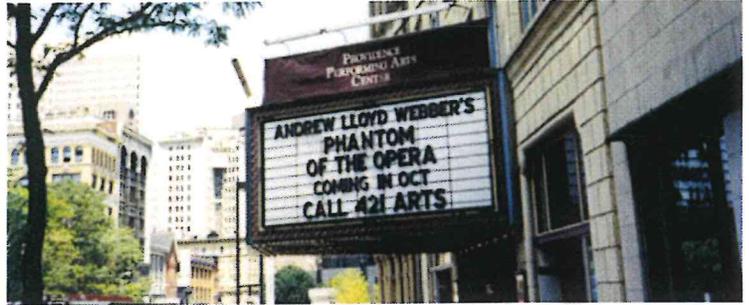
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PHASE III

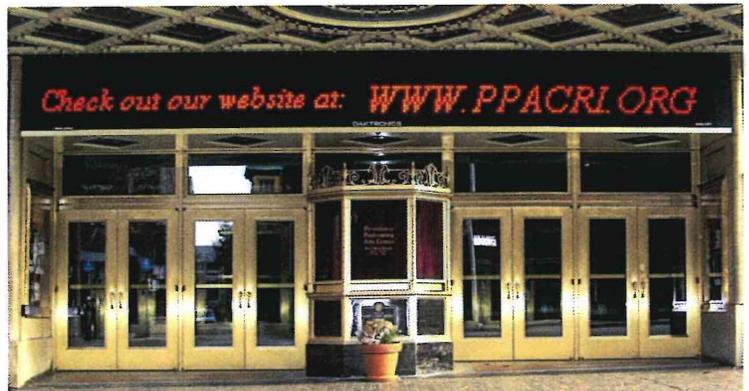
Phase III consisted of re-creating the original marquee that graced the front entrance of the theatre in 1928. The new marquee, unveiled in October 2000, returns the "bright lights" to Providence's Arts District.



1928 - Marquee installation at Loew's Theatre



1965 - Ocean State Performing Arts Theatre





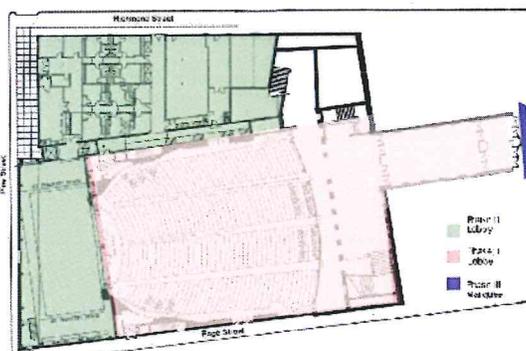
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PROVIDENCE PERFORMING ARTS CENTER | PROVIDENCE, RI

PHASE I

The continuing restoration of the Providence Performing Arts Center included expansion of the stage house to accommodate larger Broadway shows and construction of new dressing rooms and technical facilities to support the larger stage. Later phases included a lobby restoration. The theater was originally constructed on filled tidal land, foundations for the new rear wall required 90 augured-pile foundations down to bedrock. This massive masonry wall, rising over 80 feet, forms the rear of the actual stage and is engineered to structurally support all the overhead scenery hoisting necessary for performances. From the exterior, the rear wall is an exact replica of the original historic wall, with the decorative terra-cotta cornices and medallions removed and restored before being installed in the new construction. The exterior theater enlargement and restoration was completed to the Secretary of the Interiors standards for National Register listed



START DATE

PH I: 2004
PH II: 2007
PH III: 2009

COMPLETION

2011

COST

\$12M

PROJECT TYPE

Theater
Historic Preservation

PROJECT TEAM

J. Michael Abbott -
Leading Partner

AWARDS

AIA/New England
Design Award

AIA/RI Design
Award

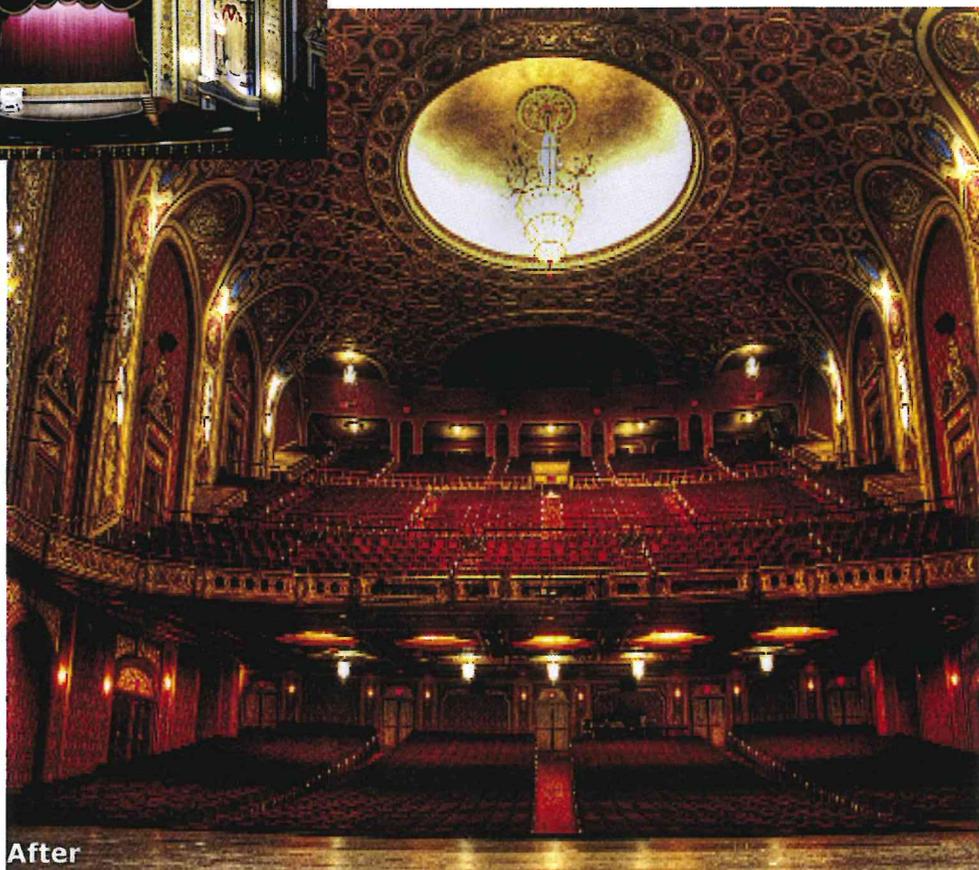
RI Historical
Preservation &
Heritage
Commission Award

Providence
Preservation Society

Preservation Award



Before



After



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CLARKE SCHOOL APARTMENTS | NEWPORT, RI

John Clarke School was built in 1915-1916 as the first junior high school in the City of Newport. A massive brick building with limestone trim, the edifice contributes to the Newport Landmark Historic District and it is listed in the National Register of Historic Places.

The school was abandoned after it had been used as a school administration center and temporary court house. NCA was commissioned by a private developer to design renovations for the conversion of the interior into elderly housing.

Federal historic tax credits were utilized for the project since the rehabilitation design included retaining character defining exterior and interior ornament, wide central hallways, and accommodating housing space within the class rooms. A rooftop addition was designed to blend with the building architecture.

The design accommodates 56 units with community rooms and other amenities.





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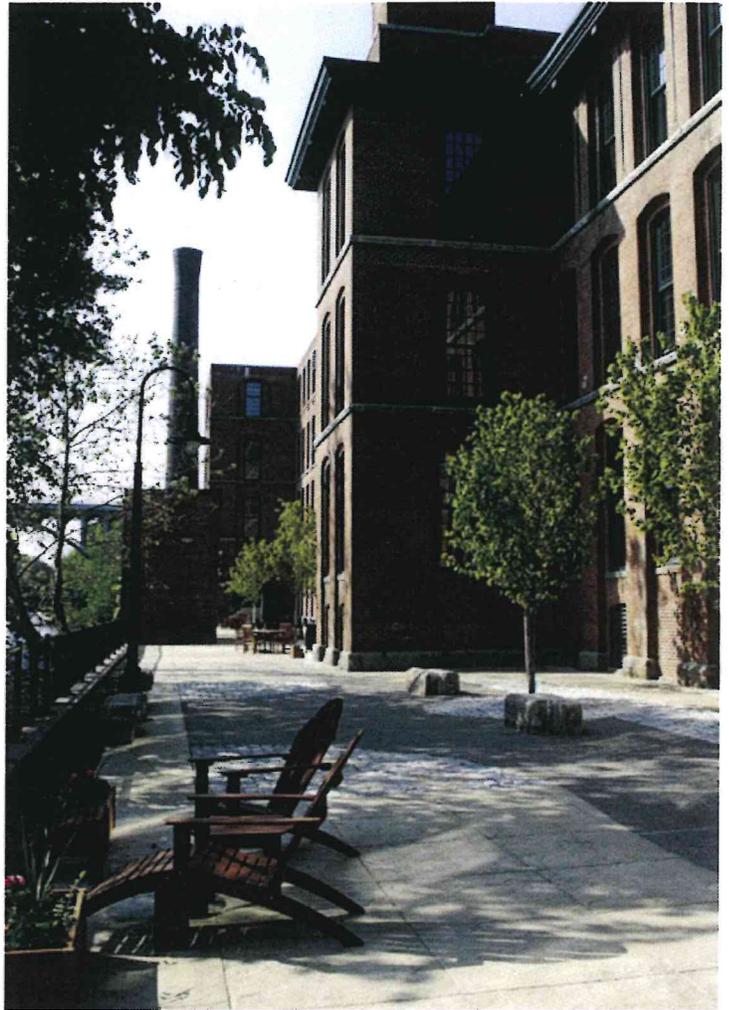
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ASHTON MILLS | CUMBERLAND, RI

Ashton Mill is located along the banks of the scenic Blackstone River in Cumberland, RI. Originally constructed in 1867 by the Lonsdale Company, this former cotton mill was transformed into lofts with stunning views of the river and adjoining wooded parkland.

The adaptive re-use of Ashton Mill highlights the creation of 193 one- and two-bedroom apartments. Other amenities include an outdoor pavilion, community room, fitness center, billiards room, catering kitchen and business center. The adjoining Blackstone River State Park and a new bikeway encourage use of the surrounding resources by residents and visitors alike.

The preservation of this historic landmark serves as a vital factor in the revitalization of Cumberland's waterfront and maintains the historic qualities of the mill buildings for generations to come.



SUMMIT REAL ESTATE STRATEGIES

PORTFOLIO

RETAIL



Hannaford Plaza
Athol, MA
Year Built: 1972

85,492 SF retail shopping plaza/3 out parcels
Grocery store (Hannaford) anchored
100% Occupancy

Estimated Value: \$12,000,000

Responsible for operating/management since 1999. Between 2001 and 2004 leased and built the 3 out parcel buildings; Cingular, SpeedDee and Dunkin Donuts.



Milford Plaza
Milford, MA
Purchased: 2004

94,039 SF retail shopping plaza/5 out parcels
Grocery store (Hannaford) anchored
100% Occupancy

Estimated Value: \$15,000,000

Responsible for operating/management since 2004. Between 2004 and 2006 leased and built 3 additional out parcel buildings; Friendly's, Valvoline Oil Change and Brooks Pharmacy.



Wallace Plaza
Fitchburg, MA
Year Built: 1972

65,800 SF retail shopping plaza
Shadowed Anchored by Market Basket

Estimated Value: \$6,000,000

Between the years of 1999 and 2004 brought occupancy up to 100% and sold property at the right time. Since selling, the property has had several vacancies and is currently on the market for much less than we sold it for.



**Cumberland Self Storage
Cumberland, RI**

Year Built: 2005

Purchased Property: May 2007

400+ units

Estimated Value: \$1,800,000.00

Located property, completed due diligence, and purchased facility at 28% occupancy. Currently operating at 50% occupancy, well ahead of our projections.

OFFICE



**Westminster Square Building
10 Dorrance Street
Providence, RI**

Purchased Property: June 2005

203,000 SF

12-story office building

Located in the heart of the Financial District

Estimated Value: \$24 - \$25 million

Completed due diligence and purchased building at 45% occupancy for \$17 million. Currently the building is operating at just under 80% occupancy.



**Courthouse Tower
Miami, FL**

Purchased Property: February 2006

162,000 SF

25-story building

Located in downtown Miami

Estimated Value: \$21,000,000

At time of purchase, average rents in the building were \$18.00/SF. Currently renting around \$25.00/SF and occupancy has increased from 70% to around 85%.

MEDICAL



**Cherry Rum Plaza
Greenfield, MA**
Year Built: Late 1970

50,000 SF

Estimated Value: \$5,000,000

Originally the entire building was a Stop & Shop. In 1994 a portion of the building was converted to medical with a single tenant (Valley Medical). The remainder of the building was occupied by CVS and Woodworkers Warehouse. Between 2001 and 2004, the entire property became vacant. CVS moved to another location in town, Woodworkers Warehouse declared bankruptcy and Valley Medical left at the end of their lease term in 2004.

In 2004 determined the highest & best use for the property was Medical. Within 2 -3 years property became a multi-tenant medical facility. Currently operating at 65% occupancy and the rental rates are double what they were previously, creating a positive cash flow.

INDUSTRIAL



**285 Circuit Street
Hanover, MA**
Year Built:

75,000 SF

Estimated Value: \$4,000,000

This building is currently in the Lease-Up stage. We are managing the leasing process along with managing the everyday requirements of the property, including; book-keeping, grounds maintenance, tenant needs, client requests, etc.

SELF STORAGE



Stor – It – Away
Athol, MA
Year Built: 1997
Expanded: 2001

300 Units

Expansion brought unit total to over 400

Estimated Value: \$2,500,000

When began managing in 1999, occupancy was at 30%. Within 2 years increased occupancy to 100%. Acted as General Contractor for the expansion of the facility to over 400 units.



Storage Space Rental
Fitchburg, MA
Year Built: 1989

18,553 SF climate control

35,400 SF non-climate control

Estimated Value: \$4,000,000

Between the years of 1999 and 2004 increased occupancy to 95%. Sold property with Wallace Plaza. Since it was sold, occupancy has dropped into the mid 70% range.



I – 190 Self Storage
Sterling, MA
Year Built: 2000

400+ units

Estimated Value: \$3,500,000

Completed due diligence, purchased land and acted as General Contractor for the construction of the facility. Brought occupancy up to 95% within 3 years. Currently operates around 90% despite a competitor being built down the road during the same time period.



301 Winter Street

Hanover, MA

Year Built:

75,260 SF

Estimated Value: \$3,750,000

Property has been 100% converted to office/industrial warehouse condominiums. We currently manage the everyday needs of the building for the condo association. In addition we manage the largest of the condos for the current owners. One of our first "projects" for the owners was to oversee the eviction process for a problem tenant. Now that this tenant has vacated, we are managing the leasing of the space.



BUILDING SUCCESS.

Completed Projects Summary

January 2013

**Projects Completed by Built Inc. and or related Entities.
1995 - 2012**

	Project Name & Location	Owner's Name & Location	Architect's Name & Location	Contract Amount
RETAIL	Bread & Circus Supermarket 320 River Street Cambridge, MA 02141	Whole Foods Supermarket and Glanz Properties, Inc. 1018 Beacon Street Brookline, MA 02446	Sumner Schein A Division Of Carter & Burgess, Inc. 23 East Street Cambridge, MA 02141	\$10,310,385.00
	Bread & Circus Supermarket University Plaza Providence, RI 02904	Whole Foods Supermarket and Glanz Properties, Inc. 1018 Beacon Street Brookline, MA 02446	Sumner Schein A Division Of Carter & Burgess, Inc. 23 East Street Cambridge, MA 02141	\$2,286,946.00
	Bread & Circus Supermarket Cheese Dept Upgrade Rte 9 Framingham, MA 01701	Whole Foods Market Northeast Regional Office Three Charles River Place Needham, MA 02494	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$28,008.00
	Bread & Circus Supermarket Rte 9 Framingham, MA 01701	Whole Foods Supermarket and Glanz Properties, Inc. 1018 Beacon Street Brookline, MA 02446	Sumner Schein A Division Of Carter & Burgess, Inc. 23 East Street Cambridge, MA 02141	\$982,899.00
	Bread & Circus Bakery Facility 300 Middlesex Street Medford, MA 02153	Whole Foods Supermarket and Glanz Properties, Inc. 1018 Beacon Street Brookline, MA 02446	Sumner Schein A Division Of Carter & Burgess, Inc. 23 East Street Cambridge, MA 02141	\$2,741,533.00
	Bread & Circus Supermarket 220 Main Street Madison, NJ 07940	Whole Foods Supermarket and Glanz Properties, Inc. 1018 Beacon Street Brookline, MA 02446	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$2,384,913.00
	Bread & Circus Supermarket 2101 Northern Boulevard Munsey Park, NY 11030	Whole Foods Market 905 River Road Edgewater, NJ 07020	James Debarbieri Architect 355 Murray Hill Parkway East Rutherford, NJ 07073	\$113,264.00
	Bread & Circus Supermarket Millburn, NJ	Whole Foods Market Northeast Regional Office Three Charles River Place Needham, MA 02494	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$446,580.00
	Bread & Circus Supermarket Newtonville, MA	Whole Foods Market Northeast Regional Office Three Charles River Place Needham, MA 02494	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$951,412.00
	Bread & Circus Supermarket Wayland, MA	Whole Foods Market Northeast Regional Office Three Charles River Place Needham, MA 02494	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$485,972.00
	Bread & Circus Supermarket Prospect Street Cambridge, MA	Whole Foods Market Northeast Regional Office Three Charles River Place Needham, MA 02494	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$306,519.00
	Bread & Circus Supermarket Bedford, MA.	Whole Foods Market Northeast Regional Office Three Charles River Place Needham, MA 02494	Hatch Partnership LLP 702 San Antonio Street Austin, TX 78701	\$1,030,919.00
	Kids R Us 50 Green Acres Mall Road Valley Stream, NY 11580	Toys R Us, Inc. 461 From Road Paramus, NJ 07652	SBLM Architects PC 636 Broadway, 9th Floor New York, NY 10012	\$815,637.00
	Jordan's Furniture Route 9 Natick, MA	Jordan's Furniture 100 Stockwell Drive Avon, MA 02322	Robert Luchetti and Associates Boston, MA.	\$4,150,162.00
	Jordan's Mezzanine 100 Stockwell Drive Avon, MA 02322	Jordan's Furniture 100 Stockwell Drive Avon, MA 02322	Sutphin Associates, Inc. 35 Medford Street, Suite 301 Somerville, MA 02143	\$588,812.00
	Franklin Village Expansion Franklin, MA 02038	Calarese Development Corp. 1000 Franklin Village Drive Franklin, MA 02038	Landry Design Group 395 Main Street, Units 7 & 8 Salem, NH 03079	\$1,017,048.00
	Milford Square Retail Facility	Calarese Development Corp.	Landry Design Group	\$662,617.00

138 South Main Street Milford, MA 01757	1000 Franklin Village Drive Franklin, MA 02038	395 Main Street, Units 7 & 8 Salem, NH 03079	
Stop & Shop Supermarket 25 Faunce Corner Road Dartmouth, MA 02747	RELDAR LLC – RELP C/o R. D. Management 810 Seventh Avenue New York, NY 10019	Landry Architects 389 Main Street Salem, NH 03079	\$6,413,333.00
Dartmouth Retail Facility 25 Faunce Corner Road Dartmouth, MA 02747	RELDAR LLC – RELP C/o R. D. Management 810 Seventh Avenue New York, NY 10019	Landry Architects 389 Main Street Salem, NH 03079	\$741,002.00
Dartmouth Canopy 25 Faunce Corner Road Dartmouth, MA 02747	RELDAR LLC – RELP C/o R. D. Management 810 Seventh Avenue New York, NY	Landry Architects 389 Main Street Salem, NH 03079	\$162,745.00
Stop & Shop Supermarket 7 Garfield Avenue Cranston, Rhode Island 02920-7805	Cranston / BVT Associates P.O. Box 1270 149 Colonial Road Manchester, CT 06045-1270	Landry Architects 389 Main Street Salem, NH 03079	\$5,167,348.00
Stop & Shop Supermarket Monroe Township Monroe, NJ	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Venizia & Associates 104 Bayard Street New Brunswick, NJ 08901	\$12,000,000.00 (expansion w/. Retail)
Stop and Shop Supermarket Rt 140 Foxborough, MA.	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Peterson Griffin Architects 880 Main Street Waltham, MA	\$9,589,000.00
Stop and Shop Supermarket Hyannis MA.	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Peterson Griffin Architects 880 Main Street Waltham, MA	\$918,693.00
Stop and Shop Supermarket Madison, CT.	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Peterson Griffin Architects 880 Main Street Waltham, MA	\$10,708,808.00
Stop and Shop Supermarkets Rt 114 North Andover, MA.	Northpoint Development 21 Suttton Street North Andover, MA 01845	Landry Architects 389 Main Street Salem, NH 03079	\$8,668,519.00
Stop and Shop Supermarkets Rt 1 Norwood, MA.	NDNE 2310 Washington Street Newton Lower Falls, MA 02162	Newbury Design Group 2310 Washington Street Newton Lower Falls, MA 02162	\$4,706,866.00
Stop and Shop Supermarkets Weymouth, MA	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Cubellis Associates Campanelli Drive Braintree, MA 02184	\$5,859,959.00
Stop and Shop Supermarkets East Meadow, NY	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Rosenbaum Design Group 2001 Mardcus Avenue Lake Success, NY 11042	\$8,215,760.00
Stop and Shop Supermarkets Levittown, NY	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Cubellis Associates Campanelli Drive Braintree, MA 02184	\$8,327,279.00
Stop and Shop Supermarkets Mount Vernon, NY	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Rosenbaum Design Group 2001 Mardcus Avenue Lake Success, NY 11042	\$7,057,635.00
Stop and Shop Supermarkets Walpole, MA	Stop & Shop Supermarket Co. 110 Fieldcrest Avenue Edison, NJ 08837	Landry Architects 389 Main Street Salem, NH 03079	\$9,362,134.00
Shaws Supermarkets Dedhan, MA.	Shaws Supermarkets 750 West Center Street W. Bridgewater, MA. 02379	RGB 50 Holden Street Providence, RI 02908	\$3,874,393.00

Shaws Supermarkets Waltham, MA.	Shaws Supermarkets 750 West Center Street 02379	RGB 50 Holden Street 02908	\$3,478,560.00
The Home Depot Somerset Roadway Improvements Somerset, MA	The Home Depot 15 Dan Road Canton, MA 02021	Casco Corporation 1090 King George Post Road Edison, NJ 08837	\$1,775,000.00
The Home Depot North Kingstown 1255 Ten Rod Road North Kingstown, RI	The Home Depot 15 Dan Road Canton, MA 02021	Greenberg, Farrow Architects 265 Davidson Avenue Somerset, NJ 08873	\$6,281,360.00
The Home Depot Worcester Goldstar Blvd. Worcester, MA	The Home Depot 15 Dan Road Canton, MA 02021	Greenberg, Farrow Architects 265 Davidson Avenue Somerset, NJ 08873	\$1,109,843.00
The Home Depot Providence 387 Charles Street Providence, RI	The Home Depot 15 Dan Road Canton, MA 02021	Casco Corporation 1090 King George Post Road Edison, NJ 08837	\$9,320,000.00
The Home Depot Brockton 715 Crescent Street Brockton, MA	The Home Depot 15 Dan Road Canton, MA 02021	Greenberg, Farrow Architects 265 Davidson Avenue Somerset, NJ 08873	\$5,085,000.00
The Home Depot Mahwah, NJ	The Home Depot 15 Dan Road Canton, MA 02021	WD Partners Dublin Road Columbus, OH 42215	\$6,823,121.00
The Home Depot Middletown, CT	The Home Depot 15 Dan Road Canton, MA 02021	WD Partners Dublin Road Columbus, OH 42215	\$5,370,898.00
The Home Depot Rockland, ME	The Home Depot 15 Dan Road Canton, MA 02021	WD Partners Dublin Road Columbus, OH 42215	\$7,275,000.00
The Home Depot Seekonk, MA	The Home Depot 15 Dan Road Canton, MA 02021	WD Partners Dublin Road Columbus, OH 42215	\$3,085,000.00
Sleepy's Warwick, RI 02886	AC Cowesett Purchaser 1281 Main Street Stamford, CT 06902	Vision 3 Architects	\$56,225.00
Petco Warwick, RI 02886	AC Cowesett Purchaser 1281 Main Street Stamford, CT 06902	SBLM Architects 151 West 26th Street New York, NY 10001	\$1,378,528.00
Five Below Warwick, RI 02886	AC Cowesett Purchaser 1281 Main Street Stamford, CT 06902	Sargenti Architects 461 From Road Paramus, NJ 07652	\$468,000.00
Bald Hill Plaza Façade 1245 Bald Hill Road Warwick, RI 02886	North Star Centers LLC 532 Page Street Stoughton, MA 02702	John R. Scanlon, AIA 77 Aunt Lizzies Lane Marshfield, MA 02050	\$344,645.00
Cowesett Corners Space 25 & 26 300 Quaker Road Warwick, RI 02886	AC Cowesett Purchaser 1281 Main Street Stamford, CT 06902	John R. Scanlon, AIA 77 Aunt Lizzies Lane Marshfield, MA 02050	\$44,107.00
Cowesett Corners Space B1 300 Quaker Road Warwick, RI 02886	AC Cowesett Purchaser 1281 Main Street Stamford, CT 06902	John R. Scanlon, AIA 77 Aunt Lizzies Lane Marshfield, MA 02050	\$94,113.00

HIGH TECH

EMC 176 South Street Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$13,233,190.00
EMC Parking Garage Improvements 171 South Street Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$17,672,000.00
EMC Office Building 228 South Street Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$21,965,000.00
EMC Temporary Training Facility 31 Maple Street Milford, MA 01757	EMC 228 South Street Hopkinton, MA 01748	Add, Inc. 210 Broadway Cambridge, MA 02139	\$121,644.00
EMC Coporate Training Facility 31 Maple Street Milford, MA 01757	EMC 228 South Street Hopkinton, MA 01748	Add, Inc. 210 Broadway Cambridge, MA 02139	\$7,237,718.00
EMC Suite Fitout 35 Parkwood Drive Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$207,823.00
EMC Executive Boardroom 35 Parkwood Drive Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$16,874.00
EMC Conference Room Fitout 2nd Floor Fitout Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$29,869.00
EMC "Fishbowl" Project 171 Sputh Street Hopkinto, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Gorman Richardson 77 Main Street Hopkinton, MA 01748	\$417,649.00
EMC Office Building Interior Fitout 239 South Street Hopkinton, MA 01748	EMC 228 South Street Hopkinton, MA 01748	Symmes Maini & McKee Associates 1000 Massachusetts Avenue Cambridge, MA 02138	\$977,313.00
<u>COMMERCIAL</u>			
Borggaard Construction Office & Garage 70 Creeper Hill Road Grafton, MA 01536	Borggaard Construction, Inc. 70 Creeper Hill Road Grafton, MA 01536	Design Build	\$325,765.00
Stephanie Ann Nason Memorial Building 246 East Main Street Norton, MA 02766	Alec Rich, III P.O. Box 528 Taunton, MA 02780	Cramer & Levine Architects 20 Hampton Dr. Suite 1 Easton, MA 02375	\$1,367,479.00
Ron Nation Office Building 239 South Street Hopkinton, MA 01748	Ron Nation Nation Childrens' Trust 235 South Street Hopkinton, MA 01748	Richard H. Brousseau Architect, Inc. 2 Westcott Drive Hopkinton, MA	\$1,363,930.00
2200 West Park Drive Office Building 2200 West Park Drive Westboro, MA 01581	New England Management 259 Turnpike Road #110 Southborough, MA 01772-1706	Waterman Design Associates, Inc. 69 Milk Street, Suite 101 Westborough, MA 01581	\$5,483,289.00
Litos Strategic Communication East Providence, RI	Mark Litos East Providence, RI	Design Build	\$76,341.00
Mason Residence Basement Renovation North Attleboro, MA	Jim and Rebecca Mason Charles Barth Road North Attleboro, MA	Design Build	\$78,300.00
Regus 10 Dorrance Street Providence, RI 02903	Summit Real Estate 10 Dorrance Street Providence, RI 02903	WB Partners Atlanta, GA	\$561,458.00
Regus II	Summit Real Estate	WB Partners	\$247,200.00

10 Dorrance St., 3rd & 7th Floors Providence, RI 02903	10 Dorrance Street Providence, RI 02903	Atlanta, GA	
Timothy's 631 VFW Parkway Chestnut Hill, Mass.	Mr. Bruno Francois Bruegger's Enterprises, Inc. 159 Bank Street Burlington, VT 05401	Ports Architects 3554 Brescksville Road Suite 500 Richfield, OH 44286	\$127,915.00
Hanover Pump Room 285 Circuit Street Hanover, Mass.	The Stubblebine Company One Cranberry Hill Lexington, MA 02421	Steven E. Younis, PE 8 Haverstock Road Franklin, MA 02038	\$93,877.00
Wright Pierce Providence, RI	Summit Real Estate	Vision 3 Architects Providence, RI	\$215,000.00
Agitron, Inc. Woburn, MA	Agitron, Inc. 15 Presidential Way Woburn, MA	GSD Associates 148 Main Street North Andover, MA 01845	\$436,065.00

HOSPITALITY

Mayflower Garden Spa Project Washington Ct	Robert Mnuchin Washington Ct	Halper Owens Architects Washington Ct	\$23,700,057.00
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CITY STATE FEDERAL PROJECTS

Dorrance Street Renovations 10 Dorrance Street Providence, RI 02903	CB Richard Ellis NE Partners 380 Westminster Street Providence, RI 02903	Vision 3 Architects 225 Chapman Street Providence, RI 02905	\$277,342.00
Veterans Administration 380 Westminster Street Providence, RI 02903	CB Richard Ellis NE Partners 380 Westminster Street Providence, RI 02903	Design Build	\$235,000.00
Sepe Residence Interior Finishes Coventry, RI	Michael Sepe Coventry, RI	Design Build	\$78,737.00
Taylor, Duane, Barton & Gilman 10 Dorrance Street Providence, RI 02903	Summit Real Estate Strategies 100 Cummings Center Park Suite 430G Beverly, MA 01915	Vision 3 Architects 225 Chapman Street Providence, RI 02905	\$579,557.00
US Trustees 10 Dorrance Street Providence, RI 02903			\$122,300.00
Small Business Administration 380 Westminster Street Providence, RI 02903	Small Business Administration 380 Westminster Street Providence, RI 02903	Avantgarde Design Group 1117 Douglas Avenue North Providence, RI 02904	\$146,933.15
FBI 10 Dorrance Street, 11th Floor Providence, RI 02903	10 Dorrance Street Providence, RI 02903	Vision 3 Architects 225 Chapman Street Providence, RI 02905	\$116,500.00
Secret Service 380 Westminster Street Providence, RI 02903	CBRE	Vision 3 Architects 225 Chapman Street Providence, RI 02905	\$319,700.00