

## FIRM OVERVIEW

DREAM Collaborative is a Boston-based full-service architecture, urban design, and real estate development firm renowned for bringing world-class design to the local level. Our design and development work is informed by our passion for urban redevelopment. We have a proven track record of successfully navigating the challenges and nuances of redevelopment projects within densely populated, historically significant, and culturally diverse city neighborhoods. We do that through a collaborative approach that harnesses the passion and creativity of our clients and the wisdom of the community.

DREAM Collaborative's commitment to delivering a superior client experience has helped solve complex issues faced by urban communities throughout the Greater Boston area since 2008. As a Minority-Owned Business Enterprise (MBE/DBE), our firm's culture supports and encourages diversity among staff and consultants to reflect the diversity of the communities we serve.

---

**2019 Small Business of the Year:  
Commitment to Diversity & Inclusion Award**  
Greater Boston Chamber of Commerce

---



### EXPERIENCED & DIVERSE STAFF

21 TOTAL STAFF AND GROWING

*40 percent female, 50 percent minority*

2 FOUNDING PRINCIPALS

*over 20 years of experience each*

7 ARCHITECTS / PROJECT MANAGERS

*including 6 registered architects*

8 DESIGNERS AND JOB CAPTAINS

*a team with a wide range of skills*

1 EXPERIENCED CONSTRUCTION PROFESSIONAL

*over 25 years of experience*

5 OPERATIONS/ADMINISTRATIVE STAFF

*high level of support to all staff*

4 LEED ACCREDITED PROFESSIONALS

*deep dedication to sustainable design*

3 PASSIVE HOUSE EXPERTS

*commitment to energy efficient construction*

## ARCHITECTURAL SERVICES

### Planning / Pre-design Services

- Site Analysis / Selection
- Due Diligence Surveys
- Feasibility and Test Fit Studies
- Programming
- Permitting Support
- Existing Conditions Documentation
- Budget Development



### Design Services

- Architect of Record
- New Construction
- Renovation
- Mixed-Use
- Interior Architecture
- 3-D Rendering
- Accessibility Compliance
- Sustainable Building Design
- Code Compliance
- Construction Documentation Drawings
- Construction Documentation Specifications
- Contract Administration
- Space Planning
- Condo documentation



### Sustainability

- Green Building / Sustainable Design
- LEED Certification Project Management
- City of Boston Article 37/80 Green Building Compliance



## TECHNOLOGY EXPERTISE

DREAM Collaborative has extensive technology expertise, including Revit, CAD, graphics, drawings, and illustrations (including 3D computer modeling), and physical models to aid in the design process and to effectively communicate design concepts to our clients. Our staff is comprised of diverse designers who bring experience in a wide spectrum of technology and use the most powerful tools available today.

Our goal with technology is to provide each of our clients with the highest level of support throughout the duration of the project. We are committed to early and expert-level adoption of the most advanced technologies to design and build our client's projects most efficiently.

We bring the following technology expertise to every project:

### 3D Modeling

- Revit
- AutoCAD
- Rhino
- Sketchup

### Reporting

- Smartsheet
- Microsoft
- Bluebeam

### Video

- Premiere
- After Effects
- Audacity
- Lumion

### Presentation

### Rendering

- Photoshop
- Lumion
- V-Ray

### Prezi

- InDesign
- Illustrator
- PowerPoint

### Programming

- Dynamo
- Grasshopper

## QUALITY ASSURANCE & QUALITY CONTROL PROCESS

On each project we undertake, DREAM produces high quality and accurate deliverables that reduce delays and unnecessary change orders during construction. To achieve this, we utilize a constructability program based on the following principles:

- Constructability Quality Assurance & Quality Control (QAQC) reviews are performed in the early phases (SD & DD) along with standard internal document review conducted by our Senior Project Architects.
- Team members that are assigned to document QAQC constructability reviews are experienced Construction Administrators; either registered architects, accredited by CSI as Certified Construction Contract Administrators, or with over 20-years' experience in the construction phase of project delivery.
- Our senior construction knowledgeable staff attend all early pricing meetings in situations where the Contractor is brought on board for pre-construction services or when an outside cost estimator material is provided.
- Our senior construction knowledgeable staff work with project teams to identify and implement practical Value Engineering solutions; not just for the sake of cost cutting, but rather, to lower cost while maintaining value.
- Our commitment to continued collaboration and communication continues throughout the project. Internally, our construction administration staff continuously works with project teams to identify and avoid constructability issues that could arise during construction.
- For the purposes of quality management on the project, we have hired a peer review of the architectural documentation as prepared by the architecture and engineering team at select milestones of the project development. The focus of the peer review is to affirm that the architectural portion of the set generally conforms to industry best practices: 1) to check overall clarity, consistency and coherence of the architectural documentation, 2) to check general conformance of the design with applicable codes, 3) to check coordination across disciplines among major building systems and 4) to check for common issues of constructability and feasibility arising from conflicts in building systems or detailing. Our experienced team of construction knowledgeable professionals is led by:

Associate Principal, Director of Project Management, Greg Zurlo — brings over 25 years of experience in project management, with a unique focus on construction administration. Greg guides our professional practice standards and oversees the constructability QAQC review program at DREAM.

Clerk of the Works, Jean Vatelia — with over 25 years of experience in project management, construction administration and building operations, including working for Janey Construction and Northeastern University as their Clerk of the Works; and, as Construction Field Engineer for the Central Artery Tunnel Project for 14 years.

## WHAT DIFFERENTIATES DREAM COLLABORATIVE?

DREAM Collaborative was founded in 2008 on the premise that quality design can and should have a positive and lasting impact on communities. Our **Core Values** help define what sets DREAM apart from other firms:

### **EQUITY & THE GREATER GOOD – We redefine what is possible in architecture and urban development to improve life for individuals and communities.**

Most of DREAM's design projects to date have been in Boston's underserved neighborhoods, where DREAM is challenging conventional thinking about urban living and empowering urban communities to build a stronger, sustainable future. As one of the very few minority-owned design firms in the Boston area, DREAM's culture actively supports the hiring and professional development of minorities, women, and young professionals, and encourages teaming with local minority and women-owned subcontractors. We are proud to reflect the diversity of the communities we serve, and to provide exceptional design and service to clients who also value and support diverse businesses and communities.

### **AUTHENTIC RELATIONSHIPS – We foster well-being through respect, honesty, and by treating others as they would like to be treated.**

We know how to engage community members and clients in an authentic way and work with local officials to get projects moving and keep them on track while respecting the needs of multiple stakeholders. We invite diverse perspectives to inform our work and take pride in being a pleasure to work with. We look forward to creating a genuine connection with the Cambridge Housing Authority team. DREAM will also leverage our existing relationships and strong reputation to benefit the CHA project.

### **UNCOMPROMISING EXCELLENCE – We build confidence and trust by consistently holding ourselves to high standards of character and execution.**

At DREAM Collaborative, we have a proven track record of successfully navigating the challenges and nuances of projects within densely populated, historically significant, and culturally diverse city neighborhoods to deliver design solutions that exceed expectations and respect budgets. We do that through a steadfast commitment to quality and a collaborative approach that harnesses the passion of our clients and the wisdom of the community. We hold ourselves accountable and follow through on our commitments. Our team acts with integrity in all situations and is committed to continuously learning and improving.

### **ENTREPRENEURSHIP – We elevate outcomes for our partners and ourselves through passionate commitment, innovative problem-solving, and the mindset that we are each responsible for, and share, our success.**

Our projects contribute to the vitality of the local economy and provide opportunities for businesses and residents. Our design services are enhanced by our cross-disciplinary focus: we approach each project from both a design and investment perspective. We think like an owner and cultivate inventive solutions that raise the bar for everyone.

## COMMUNITY ENGAGEMENT / PERMITTING SUPPORT

At DREAM, we know how to engage community members in an authentic way and work with local officials to get projects moving and keep them on track while respecting the needs of multiple stakeholders. Our team has significant experience presenting at public meetings.

We also bring strong relationships with the BPDA, the Department of Neighborhood Development, Boston Water and Sewer, Boston Parks, Boston Inspectional Services, Boston Fire, Boston Police, The Assessor's Office, Boston Neighborhood Services, City Council Members and community leaders to the project.



Greg Minott presents at a Dudley Square community meeting.



A local community design charette hosted by the Asian Community Development Corporation to discuss future changes to Chinatown.



Greg Minott and Troy Depeiza with Congresswoman Ayanna Pressley.



Director of Design, Sara Kudra, leads an in-house design charette.

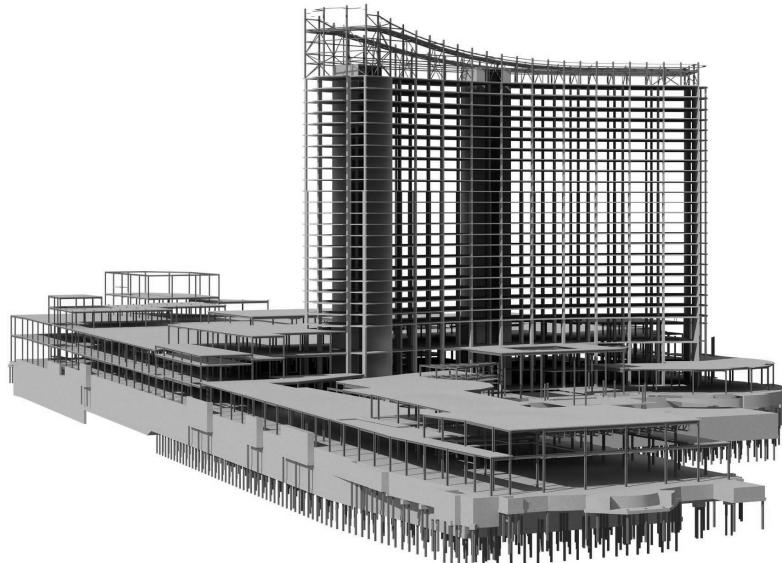
## PROJECT COLLABORATION TOOLS

DREAM Collaborative has extensive checks and balances in place to ensure excellent project reporting. Our project schedule software, Smartsheet, integrates key project team reviews, client reviews, and cost estimate reviews to ensure the goals of the project workplan are met. Careful tracking of key project milestones ensures that project requirements needed for the documentation phases are completed, thereby meeting the project schedule and budget. DREAM also utilizes Bluebeam to ensure that our project team is collaborating in real time on document coordination.



Our BIM expertise plays an important role in helping us successfully deliver a wide range of projects. DREAM's BIM leadership is maintained by 3D/BIM-qualified personnel who have managed multiple BIM-driven construction projects. In addition, DREAM has trained CAD personnel who are skilled on all of the leading software platforms and have experience in integrated project delivery.

The principal element of DREAM's BIM modeling is creating a full 3D representation of the developing design which ensures full detail resolution. We model the Revit components the same way that they will be built in the field to ensure clear direction of scope, pricing, as well as construction. When completing Architect of Record or consultant responsibilities, DREAM develops consultant models to be linked to a client Layout Model, following all BIM protocol established by the client.



Above is a BIM example of Encore Boston Harbor in Everett, MA.