

# PROJECT TEAM

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We are a diverse team of talented individuals with a sophisticated approach to the creation of mixed-income and affordable housing communities that enhance the lives of the people who live and work in them and the neighborhoods where they reside.

## The Standard on Fifth

### development team

**BEACON  
COMMUNITIES**  
developer/owner

*Dara Kovel*  
CEO

*Michael Polite*  
Senior Vice President

*Jessica Sheldon*  
Senior Development Director

**UPTOWN  
PARTNERS**  
developer/owner

*Brittany McDonald*  
Executive Director

*Sabreena Miller*  
Real Estate & Development Manager

### consultant team

**Architecture**  
*Rothschild Doyno Collaborative*

**Construction**  
*Tober Construction*

**Green Building**  
*New Ecology*

## THE PROJECT TEAM

**DEVELOPER:** **Beacon Communities Services LLC/Beacon Communities Development LLC**  
(jointly referred to as "BCD" or "Beacon")  
Two Center Plaza, Suite 700  
Boston, MA 02108  
<https://www.beaconcommunitiesllc.com>

Beacon Communities Development LLC (BCD) is a full-service development company with expertise in all aspects of multi-family housing. Since 1996, we have completed over 10,000 units of new construction or substantial rehabilitation. Beacon has designed, permitted and built developments ranging from the adaptive reuse of historic urban buildings to ground up construction to the moderate/substantial rehabilitation of occupied communities. All of our transactions have some element of permitting, planning, construction or financing complexity - most have all four. BCD works in partnership with its affiliates. These include our property management company, Beacon Residential Management Limited Partnership (BRM) and their Community Engagement staff, and our in-house design company, Beacon Concepts. We are a multi-site team with headquarters in Boston, Albany, and Pittsburgh.

Dara Kovel, Chief Executive Officer  
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*Dara has spent her career in affordable housing, with earlier roles at Mercy Housing California, Johnathan Rose Companies, and the Connecticut Housing Finance Authority, where she was Chief Housing Officer.*

Michael Polite, Senior Vice President  
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*Prior to Beacon, Michael was CEO of Ralph A Falbo and Catalyst Communities, where he developed over 30 years of experience in western Pennsylvania and eastern Ohio.*

Jessica Sheldon, Senior Development Director  
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*Jessica has over a decade of experience in developing high quality affordable and mixed use buildings that respond to community needs. Prior to joining Beacon, she developed affordable housing for a northern California non-profit organization.*

**CO-DEVELOPER:****Uptown Partners**

445 Fort Pitt Blvd, Suite 240  
Pittsburgh, PA 15219  
<https://www.uptownpartners.org/>

Uptown Partners of Pittsburgh was founded in 2007 as a non-profit organization of residents, institutions, business owners and other concerned stakeholders to improve community quality of life — and to collaboratively create a vision and pathway for Uptown’s much-needed revitalization. Uptown Partners achieves their goals by pursuing an action plan that: ensures the development of a clean, safe, green, and equitable neighborhood; rebuilds a mixed-income population by reclaiming vacant, blighted properties and encouraging new residential development; attracts new neighborhood retail and commercial business, while supporting existing business owners; fosters green, quality design in all development projects; and creates a healthy environment where the arts flourish and are integrated into the urban landscape.

Brittany McDonald, Executive Director

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**PROPERTY MANAGER: Beacon Residential Management Limited Partnership (BRM)**

BRM and its affiliates manage over 150 communities with over 19,000 apartments in 13 states and the District of Columbia. Founded in 1969, BRM has earned a reputation among residents, public agencies, and community partners as a best-in-class manager of affordable and mixed-income housing. BRM’s communities range from suburban new construction to urban historic rehabilitation, to the conversion of public housing into newly constructed mixed-income developments. BRM’s properties range in size from 28 to 1,000 apartment homes. We manage both family housing and age-restricted housing for senior populations as well as both market and affordable communities. Dedicated community engagement staff ensure that we put in place a full complement of services that will enhance the well-being and address the needs of all residents; that we partner with local providers and leverage programs and services available in the community to benefit residents, and that the spaces and amenities built as part of construction and renovation support engagement and the effective delivery of programs and services.

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**ARCHITECT:**                      **Rothschild Doyno Collaborative**  
2847 Penn Avenue  
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<http://rdcollab.com>

Celebrating 33 years in business, Rothschild Doyno Collaborative (RDC) is a collection of talented and passionate individuals who seek to make the world a better place. Their approach focuses on collaborating with clients to leverage their unique assets and attributes in order to create meaningful design solutions. Located in Pittsburgh's vibrant Strip District, the twenty-nine person firm is led by six principals with a highly skilled staff that includes twelve registered architects, two certified planners, eleven LEED-Accredited Professionals, two Certified Passive House Consultants, and one EcoDistricts-Accredited Professional, all of whom are committed to using their skills to advance collaborative design and thoughtful place-making for all people. They were recently awarded an AIA National Housing Award for Ohringer Arts in Braddock.

Geoff Campbell  
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**GENERAL CONTRACTOR:**                      **Tober Building Company**  
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Tober Building Company provides clients with tailored general contracting services that expertly apply resources, experience and leadership toward successful project delivery. Detail oriented and results driven, their project management team keeps the project running smoothly, effectively communicating expectations to everyone involved—field employees, subcontractors, architects, owners and beyond. Possessing 35+ years of cumulative construction industry experience, Tober Building Company's (TBC) construction team is well versed in project estimating, management, feasibility and finance. Leveraging this comprehensive experience and knowledge ensures that our clients receive quality work, fair pricing and dedicated attention to each project, regardless of its scale or scope. Over the years TBC has fostered relationships with the industry's top craftsmen, suppliers and vendors, all of whom adhere to our high standards in quality and ethics. TBC utilizes a comprehensive planning system, collaborating with clients at the beginning of each project to establish clear guidelines (i.e. budget, schedule, etc.) and open communication. TBC's services include pre-construction, construction and post-construction to answer the client's needs and guarantee their satisfaction and success.

Todd Tober, President  
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**LEED/SUSTAINABILITY  
CONSULTANT:**

**New Ecology, Inc.**  
15 Court Square, Suite 420  
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<https://www.newecology.org>

New Ecology (NEI) is a mission-driven nonprofit committed to bringing the benefits of sustainable development to the community level, with an emphasis on underserved populations. Their services include leading integrated design teams, providing technical assistance and review on sustainable design, writing specifications, ensuring that projects are built as intended, providing field inspection of green features, conducting renewable energy assessments, interfacing with local utilities, developing energy management strategies for existing buildings, facilitating LEED certification, and ground-breaking work in measuring the costs and benefits of green building.

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**LEGAL COUNSEL:**

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Berman Indictor LLP represents for-profit and non-profit developers, tax credit investors, lenders, and state and local government authorities involved in affordable housing and other redevelopment transactions. For almost 30 years, our attorneys have delivered innovative legal strategies to address the issues surrounding the development of low income housing and other redevelopment projects. Our affordable housing experience is multifaceted and combines the capabilities of both real estate and tax attorneys.

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