



Fairhaven Board of Selectmen

November 5, 2018 Meeting Minutes

Present: Chairman Daniel Freitas, Vice Chairman Charles Murphy, Clerk Robert Espindola, Town Administrator Mark Rees, and Administrative Assistant Vicki Paquette.

Chairman Freitas called the meeting to order in the Town Hall Banquet Room at 6:36 p.m. The meeting was recorded by Cable Access.

A moment of silence was given for retired Town employees Roger Pinard and Steve Espindola, brother to Selectmen Espindola.

MINUTES

Mr. Murphy motioned to approve the minutes of the October 22, 2018 meeting, open session. Mr. Espindola seconded. Vote was unanimous. (3-0)

TOWN ADMINISTRATORS REPORT

- Mr. Rees told the Board that the Town was successful in submitting the Green Communities application by the October 26, 2018 deadline. Mr. Rees thanked School Superintendent Dr. Baldwin and Public Works Superintendent Vinnie Furtado for their hard work and assistance
- Mr. Rees updated the Board regarding the interviews for the new Conservation/Sustainability Officer. The interview panel has completed their interviews and will meet with Mr. Rees to make their final selection
- The newly hired Building Commissioner, Kris White, started work on October 29, 2018 and has been quickly getting familiar with Fairhaven
- Town Hall custodian, Kevin Fournier and Mr. Rees met with Shaun Kane from About Time Restorations, the company that maintains our town hall bell and clock. They learned how the Town can manually operate the bell so that it can ring continuously for one minute at the 11th hour on Veterans Day
- Human Resources Director, Anne O'Brien has been scheduling preliminary meetings with the Town Unions
- Mr. Rees reminded the Board that Southeastern Regional Planning and Economic Development (SRPEDD) will hold 2 public meetings to discuss the route 6 traffic study

COMMITTEE LIAISON REPORTS

- Mr. Murphy said the Sister City is currently having their Manjiro Festival in Tosahimizu, Japan. The Town's will be in 2019
- Mr. Murphy said the Commission on Disability will meet in November.
- Mr. Espindola congratulated the Cable Advisory and Local Cable Access Department for their hard work putting on the Halloween Haunted Open House on October 24, 2018
- Mr. Espindola said the Dog Park Committee is making progress on finding a suitable location
- Mr. Espindola announced that the CGI videos that are being produced for the Town are nearly completed
- Mr. Freitas told the Board he attended the ribbon cutting for the Sea Green tax service

MARINE RESOURCES COMMITTEE

Mr. Rees reminded the Board about the resignation of Chairman Freitas on the Marine Resources Committee. Selectman Espindola agreed to be the Selectman's liaison for that committee and Chairman Freitas agreed to take over another committee as representative.

Mr. Murphy made a motion to appoint Selectman Espindola to the Marine Resources Committee as the Selectman liaison. Mr. Freitas seconded. Vote was unanimous. (3-0)

Mr. Murphy made a motion to appoint Selectman Freitas to the Millicent Library Trustees and to accept the resignation of Selectman Espindola on this committee. Mr. Espindola seconded. Vote was unanimous. (3-0)

Mr. Murphy made a motion to appoint Selectman Freitas to the Southeastern Regional Transit Authority (SRTA) and to accept the resignation of Selectman Espindola on this committee. Mr. Espindola seconded. Vote was unanimous. (3-0)

OFF BROADWAY SCHOOL OF DANCE

Mr. Murphy made a motion to approve the application from Off Broadway School of Dance for the use of the Town Hall auditorium for a dance recital on December 21-23, 2018. Mr. Espindola seconded. Vote was unanimous. (3-0)

WEDDING CEREMONY

Mr. Espindola made a motion to approve the application for the use of Town Hall for a wedding rehearsal and ceremony for Kathryn Olsen and Ross Moniz on Friday, January 18, 2019 from 5-6 and Saturday, January 19, 2019 from 3-6, to require the fees but waive the insurance binder. Mr. Freitas seconded. Mr. Murphy abstained because he is the officiant. Vote passed. (2-0-1)

GOAL SETTING WORKSHOP

Selectmen discussed a new date and time for their goal setting workshop that was recently postponed on October 27, 2018. A new date and time was decided on of Sunday, November 11, 2018 after the parade.

TAX RATE CLASSIFICATION HEARING

At 6:56 p.m. Chairman Freitas opened the public hearing for the Tax Classification. In attendance were the members of the Board of Assessors (BOA), Chairman Ronnie Manzone, Pam Davis, Ellis Withington, Assistant Assessor Delfino Garcia and Finance Director Wendy Graves. Ms. Graves passed out a spreadsheet showing the tax rates from 2003-2018 for the Board to see the comparisons. (Attachments A & B)

Mr. Murphy made a motion to go with the BOA recommendation against residential Exemption. Mr. Espindola second. Vote was unanimous. (3-0).

Mr. Murphy made a motion to go with the BOA recommendation against adopting a small commercial business exemption. Mr. Espindola second. Vote was unanimous. (3-0).

Mr. Murphy made a motion to go with the BOA recommendation of a split tax rate with a minimum residential factor of .870137. Mr. Espindola second. Vote was unanimous. (3-0).

There was no public comment. Chairman Freitas closed the public hearing at 7:02 p.m.

ROGERS SCHOOL REVIEW OF PROPOSAL

The Board met with Zachary Mayo from New England Preservation and Development, LLC. Mr. Mayo presented plans for the Rogers school to create 14 loft condo units and four period style houses on 10,000 square foot lots. Mr. Mayo showed the Board preliminary plans and said the plans will be developed further once he knows he can go forward. (Attachment C) Mr. Mayo assured the Board that he will be onsite for the construction. His project manager will be his grandfather, Michael Risstucia, who is an experienced builder in historical buildings.

The Rogers Reuse Committee hired architect Stephen Kelliher to look over Mr. Mayo's proposal. (Attachment D)

Mr. Kelliher's spoke to the Board and explained that he has many years of experience in rehabbing antique buildings .He handed out examples of his past work. (Attachment E) Mr. Kelliher's estimation is that Mr. Mayo's project, although sound, is roughly 1 million dollars too low. Mr. Kelliher stated that he felt Mr. Mayo's project can be good for the Town and will build the neighborhood up and not destroy it. He suggested that the Board require a performance bond to ensure that the work will be completed. Mr. Mayo presented a letter from local developer, Keith Silvia, explaining the cost per square foot for a residential house to be built. (Attachment F) Mr. Mayo feels Stephen Kelliher's costs are higher based on the commercial rate for building.

Rogers reuse committee members, Doug Brady, Barbara Acksen and Gary Lavalette, told the Board the overall goal of the committee was to save Rogers School. They felt this was the best use of the building before the Town has to spend a lot of money.

Local Real Estate Agent and resident, Tim Evans, told the Board as President of the Fairhaven Historical Society he feels this is a great opportunity for the Town and a good use for Rogers School.

Rogers reuse member, Nils Isaksen had a few questions for Mr. Mayo concerning the construction at Rogers School.

Mr. Isaksen: *How will the vehicles enter and exit while doing construction?*

Mr. Mayo: through Pleasant Street and straight to the highway.

Mr. Isaksen: *How will you contain the property?*

Mr. Mayo: with fencing, chain link, closed in, sealed off. After hours will have pad locks and motion sensor lights.

Mr. Isaksen: *How will you hide the condensers on the South Street side?*

Mr. Mayo: out of sight with landscaping

Mr. Isaksen: *What will you do with the trash during and after construction?*

Mr. Mayo: There will be dumpsters in the fenced in area. After, the household trash will be designated space hidden behind the building.

Mr. Isaksen: *Will you live there?*

Mr. Mayo: The property will have a condo association. Yes, I would like to live there.

Selectman Espindola stated that he had a series of questions/answers for Mr. Mayo for consideration in advance of the meeting. (Attachment G)

Finance Committee members Padriac Elliot and Robert Furtado had concerns about the overall costs of the project and would like to see a performance bond. Project manager, Michael Ristuccia assured the Board that the lenders of this project will help to bring this to completion.

Selectman Espindola stated he would like to see a performance bond or some sort of security and would never agree to selling by putting the Town at risk. Both Chairman Freitas and Selectman Murphy both agreed that they will do what they feel is in the best interest of the Town.

The Chairman called for a short 2 minute recess at 8:12 pm

At 8:14 pm Chairman Freitas reopened the meeting.

RECOMMENDATIONS FOR SPECIAL TOWN MEETING

Mr. Rees reviewed the articles and motions for Special Town meeting with the Board. Resident Bernie Roderick stated his concerns to the Board for Article 9: Zoning bylaw amendment:

Consolidated Marijuana Zoning. Mr. Rees explained that any Town Meeting member can make an amendment on the Town meeting floor. Planning Board Member, Cathy Melanson, told the Board the Planning Board changed the language of the bylaw for the best interest of the Town.

Mr. Murphy made a motion to support the Planning Board's decision for Article 9: Zoning Bylaw Amendment: Consolidated marijuana zoning and move to adoption. Mr. Espindola seconded. Vote was unanimous. (3-0)

Mr. Murphy made a motion for adoption for Article 10: Sale of Rogers School. Mr. Espindola seconded. Vote was unanimous. (3-0)

Mr. Murphy made a motion for adoption for Article 11: Rezoning of Rogers School Property. Mr. Espindola seconded. Vote was unanimous. (3-0)

Selectmen discussed Article 13: Petition the State legislature to change the package store/all alcohol license issued to Total Confections, LLC, 115 Huttleston Ave. Mr. Espindola feels that the Board should not defend this article. He is worried that this will set a precedence for anyone else who adds to their current license and then wants to change it. He has concerns that this could add to the number of marijuana licenses in the future. Cathy Melanson, owner of Total Confections explained to the Board that she would just like the opportunity to take the license way from the bakery. This won't add to the marijuana licenses because it is already an existing license.

Mr. Murphy made a motion for adoption for Article 14: Street Acceptance: Doane Court. Mr. Espindola seconded. Vote was unanimous. (3-0)

FREE CASH

Finance Director, Wendy Graves, handed out a free cash estimate for FY 2018 to the Board. The Town's certified free cash amount as of June 30, 2018 was 6,187,820.14. (Attachment H)

Selectman Espindola feels the Town is in a good way and are very conservative and maybe the Town is in the position that it can afford to be a little less conservative next year. All Selectman thanked Wendy Graves and Town Accountant Anne Carreiro for their hard work.

BASK INC

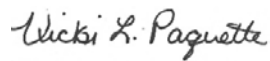
Selectmen discussed the recent check from BASK, inc for \$17,136.76 for the period ending September 30, 2018. Tim Keogh, president of BASK, Inc. was in attendance to meet with the Board and to explain that Bask did not request any tax credits or discounts from the Town. They hire local people to work for their company and have a commitment to the community. Their goal is to continue to be a quiet success in town. (Attachment I)

OTHER BUSINESS

- Mr. Murphy reminded residents about the Veterans Day Parade, this Sunday, November 11, 2018
- Mr. Murphy reminded everyone to vote on Tuesday, November 6, 2018
- Mr. Espindola told the Board he recently attended the Father's Day Road race banquet. The organizers of the race gave away over \$20,000 in awards, mostly back to Fairhaven. Over the past years of the race more than \$250,000 has been donated back to the community
- Mr. Espindola reminded residents about the Bells of Remembrance and Veteran Day. Town Hall will ring the bell for one minute on Veterans Day at 11:00 am
- Chairman Freitas showed stickers that were donated anonymously that say "I VOTED," he encouraged everyone to "get out and vote" and he will be happy to see everyone wearing their sticker

At 8:45 pm Mr. Murphy made a motion to adjourn. Mr. Espindola seconded. Vote was unanimous.

Respectfully Submitted,



Vicki Paquette
Administrative Assistant
(Approved 11/19/2018)

Documents appended:

A: Tax Rates 2003-2018

B: Tax Rate Classification FY19

C: New England Preservation and Development proposal

D: Stephen Kelliher Architects Proposal

E: Projects completed by Stephen Kelliher Architects

F: Letter from Builder Keith Silvia

G: Selectman Espindola's Questions/Answers

H: Free Cash estimate FY 2018

I: Letter from BASK, Inc.

TOWN OF FAIRHAVEN

TAX RATE SETTING INFORMATION

2003-2018

TAX RATE	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003
R&O	\$11.67	\$11.75	\$12.04	\$12.18	\$12.15	\$11.50	\$10.77	\$10.27	\$9.56	\$8.89	\$8.30	\$7.86	\$7.92	\$8.12	\$8.35	\$10.93	\$11.82
CIP	\$23.47	\$23.76	\$24.27	\$24.45	\$24.50	\$23.21	\$21.58	\$20.63	\$19.30	\$17.87	\$16.51	\$15.67	\$15.61	\$16.09	\$16.66	\$17.62	\$17.65
% INC/DEC - R&O	-3.07%	-3.53%	-1.15%	0.25%	5.65%	6.78%	4.87%	7.43%	7.54%	7.11%	5.60%	-0.76%	-2.46%	-2.75%	-23.60%	-7.53%	84.67%
%INC/DEC - CIP	-3.30%	-2.82%	-0.74%	-0.20%	5.56%	7.55%	4.60%	6.89%	8.00%	8.24%	5.36%	0.38%	-2.98%	-3.42%	-5.45%	-0.17%	103.04%
LEVY %																	
R&O	74.17	73.37	73.81	74.44	73.79	73.68	74.77	74.29	73.65	74.63	74.87	75.51	77.24	76.41	75.36	75.11	74.98
CIP	25.83	26.64	26.19	25.56	26.21	26.32	25.22	25.71	26.35	25.36	25.13	24.49	22.76	23.59	24.64	24.89	25.02
MAX LEVY LIMIT	\$28,693,914	\$27,832,214	\$27,362,214	\$26,490,226	\$25,838,382	\$24,602,314	\$23,686,077	\$23,012,832	\$22,392,590	\$21,631,158	\$20,901,922	\$20,103,927	\$19,243,827	\$18,328,456	\$17,531,490	\$16,871,974	\$16,363,360
INC/DEC PRIOR YR	861,700	470,000	871,988	651,844	1,236,068	916,237	673,245	620,242	761,432	729,236	797,995	860,100	915,371	796,966	659,516	508,614	16,363,360
TOTAL VAL -R&O	1,821,454,765	1,735,546,770	1,676,161,570	1,616,429,584	1,567,999,037	1,571,013,997	1,643,990,895	1,664,771,423	1,724,276,967	1,816,496,043	1,884,061,962	1,929,314,756	1,857,031,061	1,718,388,814	1,582,158,983	1,159,501,600	1,038,083,400
TOTAL VAL -CIP	315,386,331	311,570,490	295,046,275	276,497,737	276,248,521	278,056,617	276,955,994	286,243,396	305,686,650	312,969,208	317,874,556	313,934,071	277,663,717	267,714,398	259,331,466	238,287,249	231,910,173
TOTAL VALUATION	2,136,841,096	2,047,117,260	1,971,207,845	1,892,927,321	1,844,247,558	1,849,070,614	1,920,946,889	1,951,014,819	2,029,963,617	2,129,465,251	2,201,936,518	2,243,248,827	2,134,694,778	1,986,103,212	1,841,490,449	1,397,788,849	1,269,993,573
% VAL - R&O	85.24%	84.78%	85.03%	85.39%	85.02%	84.96%	85.59%	85.32%	84.94%	85.30%	85.56%	86.01%	86.99%	86.52%	85.92%	82.95%	81.74%
% VAL -CIP	14.76%	15.22%	14.97%	14.61%	14.98%	15.04%	14.41%	14.68%	15.06%	14.70%	14.44%	13.99%	13.01%	13.48%	14.08%	17.05%	18.26%
CIP SHIFT	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.46%	1.37%
NEW GROWTH	\$223,121	\$381,519	\$274,034	\$176,154	\$122,197	\$165,458	\$119,020	\$99,206	\$144,094	\$116,629	\$175,768	\$206,980	\$273,987	\$155,579	\$233,737	\$271,082	\$172,369
UNUSED LEVY CAPACITY	\$35,419	\$36,625	\$20,455	\$41,744	\$19,105	\$81,959	\$3,585	\$10,428	\$8,750	\$9,901	\$16,099	\$20,166	\$250,062	\$99,859	\$208,397	\$218,964	\$32,160

NOTE:
R&O is Residential and Open Space property
CIP is Commercial, Industrial and Personal Property



Town of Fairhaven
Massachusetts
BOARD OF ASSESSORS
40 Center Street
Fairhaven, MA 02719

Attachment B

Ronnie J. Manzone, Chairman
Pamela K. Davis, MAA, Member
Ellis B. Withington, Member

Delfino R. Garcia, Asst. Assessor
Notary Public
Phone: (508) 979-4022
Facsimile: (508) 979-4018
Email: dgarcia@fairhaven-ma.gov

November 5, 2018

TO: Board of Selectmen

FROM: Board of Assessors

Subject: Tax Rate Classification FY19

As required by law, the Board of Selectmen must vote on the minimum residential factor, residential exemption and the small business exemption. We have provided examples of the CIP (Commercial, Industrial, Personal Property) shifts for the residential exemption in the attached spreadsheet. Our recommendations are shown on the accompanying sheet.

Values have increased slightly for Fiscal Year 2019. This will result in a small rate decrease in both rates as illustrated below:

FY2019 Residential Property \$11.67/1000

FY2018 Residential Property \$11.75/1000

FY2019 CIP Property \$23.47/1000

FY2018 CIP Property \$23.76/1000

The average single family home value for FY2018 was \$272,739 @ \$11.75 = \$3,204.70

The average single family home value for FY2019 is \$286,122 @ \$11.67 = \$3,339.02

(What will happen if we went to a single tax rate (S/R)? If we went to a single tax rate, the rate would be \$13.37/1000 for all property. The average residential value of \$286,122 would have a bill of \$3,825.42 vs. the \$3,339.02.)

Board of Assessors

Ronnie Manzone, Chairman
Pamela Davis, MAA
Ellis Withington



Town of Fairhaven
Massachusetts
BOARD OF ASSESSORS
40 Center Street
Fairhaven, MA 02719

Ronnie Manzone, Chairman
Pamela K. Davis, MAA, Member
Ellis B. Withington, Member

Delfino R. Garcia, Asst. Assessor
Notary Public
Phone: (508) 979-4022
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Town of Fairhaven
FY 2019 Residential Factor/Tax Classification Hearing
Questions requiring a vote by the selectmen of Fairhaven and
Recommendations of the Board of Assessors

- **Do you choose to have a residential exemption?**
 - (A residential exemption reduces the taxable valuation of each residential property that is a taxpayer's principal residence by a fixed amount. Fairhaven has not adopted this previously. This option is typically adopted in high rental areas and high concentrations of summer homes. Chosen by 14 out of 351 communities)
 - The Board of Assessors recommends **AGAINST** adopting this exemption. It raises the residential tax rate and raises taxes on all residential property except those houses owned and occupied that are assessed for less than the average home. It is also costly to administer with annual mailings.
- **Do you choose to have a small commercial business exemption?**
 - (A small commercial business exemption is an option that can reduce small business valuation by up to 10%. Fairhaven has not adopted this previously. This option has been adopted by 6 out of 351 communities)
 - The Board of Assessors recommends **AGAINST** adopting this exemption. The exemptions benefits the property owner and not the small business tenant. It is also costly and difficult to administer with annual mailings and reviews of financial data.
- **Do you choose to have a single tax rate or a split tax rate? If a split rate is desired, what residential factor is desired?**
 - The Board of Assessors recommends the split tax rate.
 - The Board of Assessors recommends a residential factor of .870137 which is the maximum shift of 1.75. This is the same shift as has been used in the past 14 years. Supporting documentation has been submitted by Wendy Graves, Director of Finance/Treasurer.

Board of Assessors
Ronnie Manzone, Chairman
Pamela Davis, MAA
Ellis Withington

November 5th, 2018

**Proposal for sale of the Former Rogers elementary
School Property.**

100 Pleasant Street, Fairhaven MA

From:

New England Preservation and Development, LLC

Zachary Mayo

27 Cherry St Medford MA 02155

781 658 8184

Zachary.Mayo88@gmail.com

To:

Town of Fairhaven

Mark Rees

40 Center St Fairhaven MA 02719

508 979 4023 ext.104

mrees@Fairhaven-ma.gov

Fax: 508 9794079

Transmittal :

I Zachary Mayo of New England Preservation And development hereby submit my Proposal for Sale, Demolition and decontamination, Preservation, Conversion and Redevelopment of the Former Rogers Elementary School and grounds at 100 Pleasant St Fairhaven MA. This proposal documents New England Preservation and Developments Capability and willingness to carry out the multiple stages described in this project proposal. The proposed scope will be carried out under direction of Zachary Mayo and his colleagues at New England Preservation and Development.

Zachary Mayo - Director of New England Preservation and Development

RECEIVED
MAY 27 11:30
TOWN OF FAIRHAVEN

Proposal for sale of the Former Rogers elementary School Property.

100 Pleasant Street, Fairhaven MA

From:

New England Preservation and Development. LLC

Zachary Mayo

27 Cherry St Medford MA 02155

781 658 8184

Zachary.Mayo88@gmail.com

To:

Town of Fairhaven

Mark Rees

40 Center St Fairhaven MA 02719

508 979 4023 [REDACTED]

mrees@Fairhaven-ma.gov

Fax: 508 9794079

Transmittal :

I Zachary Mayo of New England Preservation And development hereby submit my Proposal for Sale, Demolition and decontamination, Preservation, Conversion and Redevelopment of the Former Rogers Elementary School and grounds at 100 Pleasant St Fairhaven MA. This proposal documents New England Preservation and Developments Capability and willingness to carry out the multiple stages described in this project proposal. The proposed scope will be carried out under direction of Zachary Mayo and his colleagues at New England Preservation and Development.

Zachary Mayo - Director of New England Preservation and Development

Letter of interest.

Dear Town of Fairhaven.

New England Preservation and Development has taken a substantial interest in the preservation and development of a prize collection of fairhavens unique historic architecture. The original Rogers Elementary School building of 1885 is one of many great architecturally formulated public utilized facilities that Henry Huddleston Rogers donated to the town of Fairhaven over the course of his life. It would be a privilege for NEPD to preserve this beautiful building, restoring it the standard of which it was constructed over a century ago. Allocating the decontaminating grounds to the construction of new homes that architecturally compliment the Roger School and the surrounding neighborhoods aesthetic. In addition to our developments NEPD would like to give some attention to the surrounding park. Completed comprehensive redevelopments form Center St to South St restoring this prominent property to its former prestige. As director of New England Preservation and Development I will be working Closely with many colleagues at Cambridge Design and Development and other projects.

Zachary is the owner / director of operations. Zachary will be overseeing the demolition / abatement process with **AA Wrecking** - Demo / Abatement Specialist under close supervision of **Daniel Simas** - Environmental Consultant . while simultaneously directing the design / engineering of the both new construction homes and Roger school condo conversions with, **Alex Van Prague** - Architectural Consultant, **Rene Robinson** - Drafter / Designer **CEC engineering** - Engineering Consultant.. Zachary will be working closely with **John Anderson**- Restoration Consultant of HnS restoration company and **Peter Losorto** - Historic Material Matching Specialist during the exterior restoration to ensure the building is restored correctly and accurately. Zachary will act as Project Manager for the four new construction homes being built. During the Rogers School interior construction phase, Zachary will be working alongside **JJ Silva** - Master Mason / Heavy equipment operator and **Lou Cimorelli** - Master framer specializes in post & beam construction, coordinating subcontractors until the completion of the project.



27 Cherry St
Medford Ma, 02155
781 658 8184

Rogers School Preservation

3 May 2018

OVERVIEW

We are planning to place building on national registry of historic buildings, restore and convert the original 1890s Rogers School building into 14 loft condo units. In addition, we plan to build four new construction single family homes in the area created by the demolition and abatement of the 1950s wing.

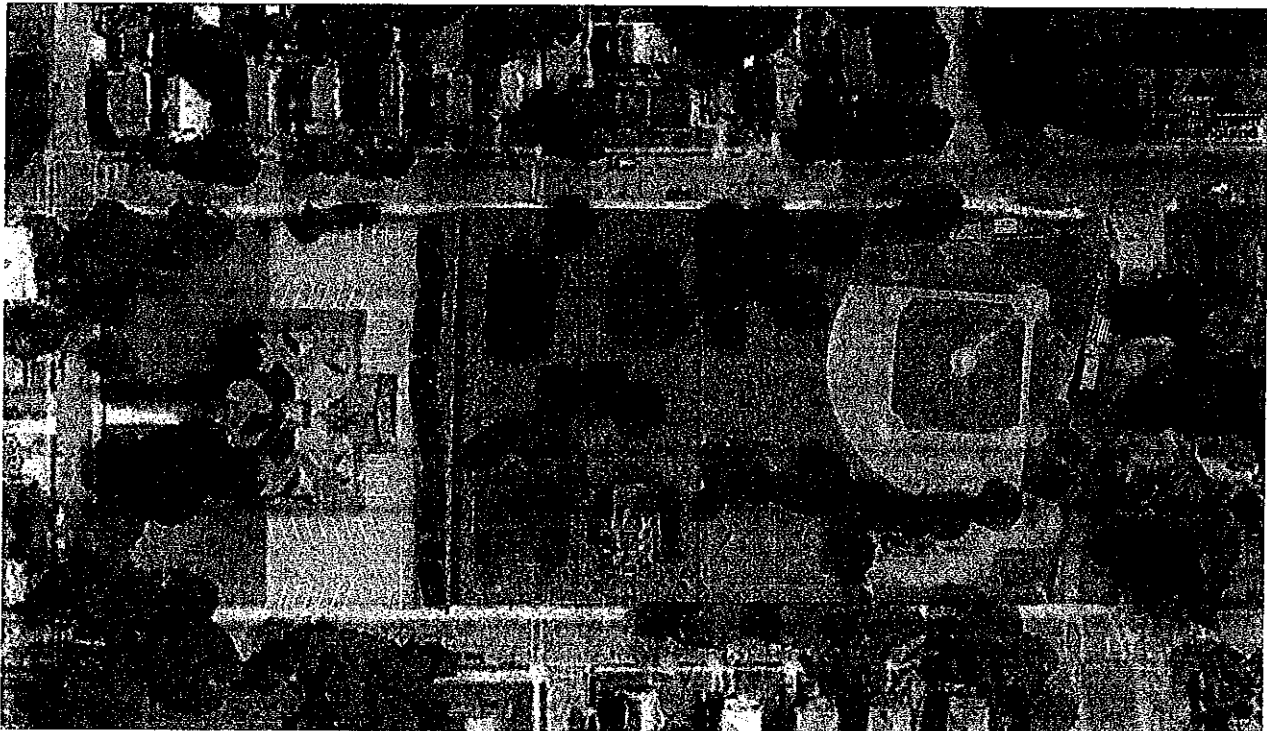
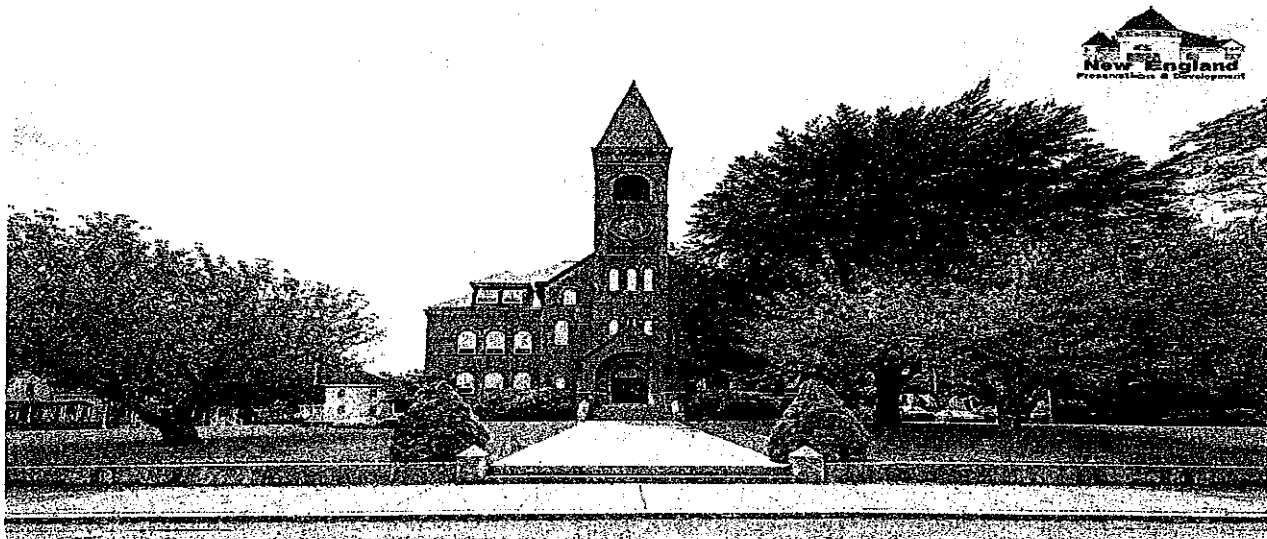


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Importance of preservation

The Rogers School building is a beacon of Fairhaven's historic, economy and culture which has been essential in developing the town we see today. Fairhaven's involvement in the whaling industry throughout the 1800s transformed the community from a fishing village to the architecturally charming town that makes up the current historic district. The Rogers School Building was built in 1885 and donated to the town of Fairhaven by Henry Huddleston Rogers. Raised in Fairhaven, Rogers was a leading figure in the exponentially growing crude oil drilling and refining business. His donations include the Grammar School building; Millicent Library, Town Hall, The George H. Taber Masonic Lodge building, Unitarian Memorial Church, Tabitha Inn, as well as Fairhaven High School. Rogers also funded the draining of the mill pond to create a park, and helped to install the town's public water and sewer systems. His descendants later donated the Forth Phenix grounds to the town.

Rogers, like the whaling industry that helped catalyze the town's early growth, has also left important influences in today's historic downtown. The Rogers School, as well as all of Rogers' donations, are exceptional examples of architectural attention to detail and unprecedented masonry craftsmanship that defined the architecture of that era. Rogers clearly had a love of architecture and spared no expense with these public donations that not only existed in the physical form, but also provided a venue for communal development for centuries. Although Rogers' original purpose for the building as a school is no longer a need of the town, this building's unique history adds true value to the community. Our proposed restoration will keep the building pristine and occupied in a manner that can benefit the community. Repurposing the Rogers School not only preserves a historic relic, but its residents could create upwards of \$70,000 taxed income for the town yearly.

1. Demolition / Abatement (New wing + Interior of Original)

The demolition and abatement of the 1950s addition will be the first step in the Rogers School restoration/conversion. The entire addition and much of the original Rogers School will be enclosed in fencing and required demo netting to code prior to the demolition process (as seen in demo sitemap). The demolition and abatement of the 1950s addition will be carried out by qualified and licensed AA Wrecking out of Johnston, RI. This will be under the close supervision of Daniel J. Simas and his team at Environmental Consulting & Management Inc. To avoid disturbing the downtown environment, there will be a designated trucking route that all of the subcontractors will follow during the entire process (as seen in trucking route map). AA wrecking will leave the site with a "clean workman site" with a "rough clean grade to surrounding grades". The demolition of the interior of the 1890s Rogers school will begin when Environmental Consulting & Management Inc. grants the site safe for interior demolition work. The scope of the demo work will consist of removing all plaster/drywall and debris, along with unnecessary non-load bearing walls throughout the entire building. It is our intention to save and refinish all flooring and most woodworking. At the end of the demolition process the existing granite curbing will be reinstalled, creating a clear property line between the Rogers school condos and the four single family homes.

Demo Process / stats

- Disconnect utilities: water, sewer, and electric
- Install temporary fence around entire affected project
- Abatement of hazardous materials within 1950s addition
- Demolition of 1950s addition structure, removal of all debris, including foundation and slab. Backfill to grade loam and seed affected area
- Move existing granite curbing to define new land area for Rogers school Building as shown in proposed site plan on page 1

Estimated materials to be trucked off site / onsite:

- 600 CY of demo debris
- 2,640 CY of concrete, brick, terracotta block
- 500 CY of fill to bring to matching grade

- 300 CY of loam / seed.

Estimated time of completion: 90 Days

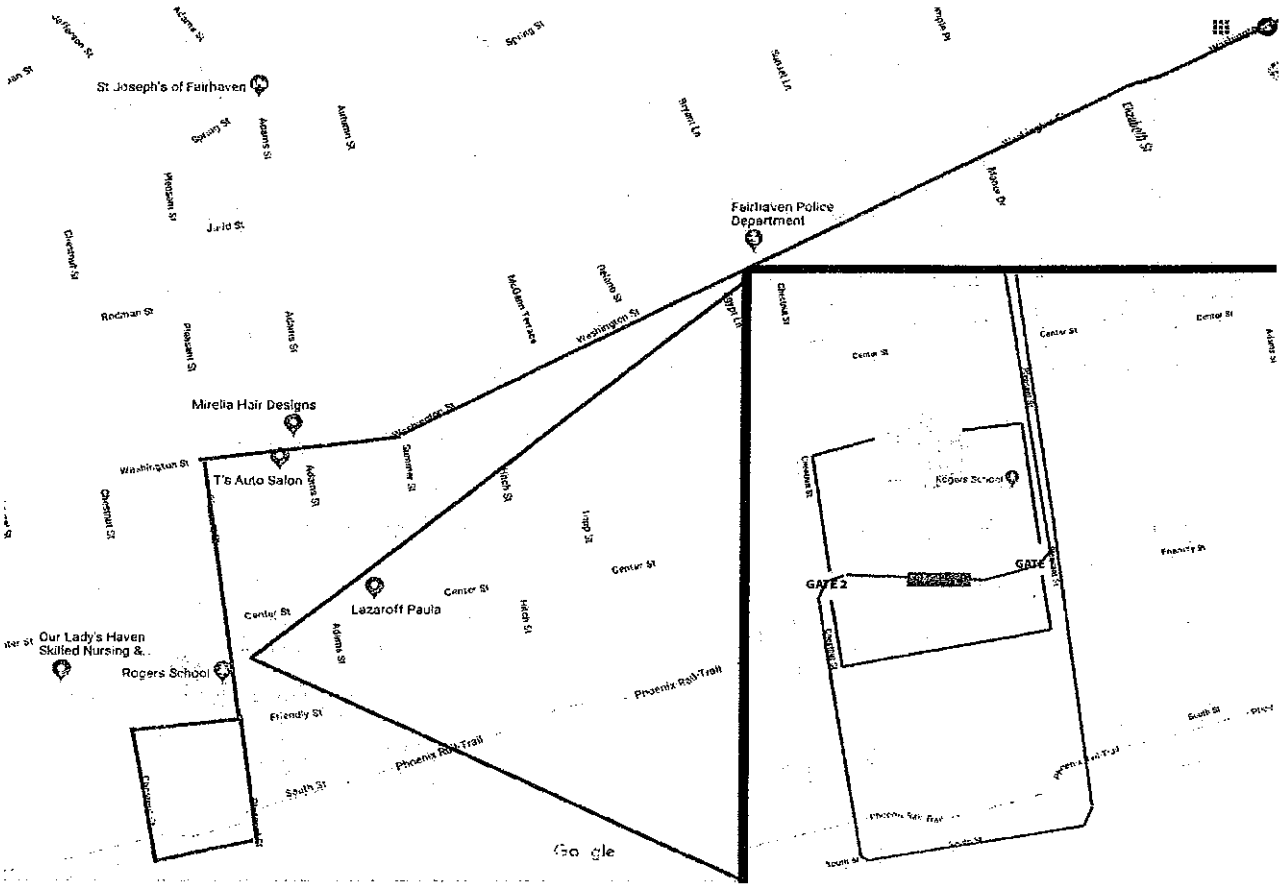
Abatement of original Rogers School building

During the demolition of the 1950s addition, work on the inside of the original school building will simultaneously progress as needed, including the removal of heating system and mechanicals and abatement of hazardous materials.

Environmental Clearances:

\$15,000

Total: \$625,000



2. Exterior restoration of 1890s Rogers School building

It is our intention to give the original Rogers School building a proper, thorough, and historically accurate exterior restoration. Using materials sourced through Tyson Brick, H&S Restoration will repair brick and slate work, resealing the building envelope. Brick and mortar color, size and texture will be matched appropriately. The rear entry will also be reconstructed using materials to match the facade of the existing building sourced by Tyson Brick.. The rear entrance can act as a service entrance, incorporating functional design for moving large items easily to the elevator. This will also minimize traffic around the reinstalled original or sourced front doors. All windows in the building will be replaced with new windows of same size and style, although we will not be using frosted glass. Most of the restoration work will be able to be done from a boom lift, meaning no bulky scaffolding will need to be installed.

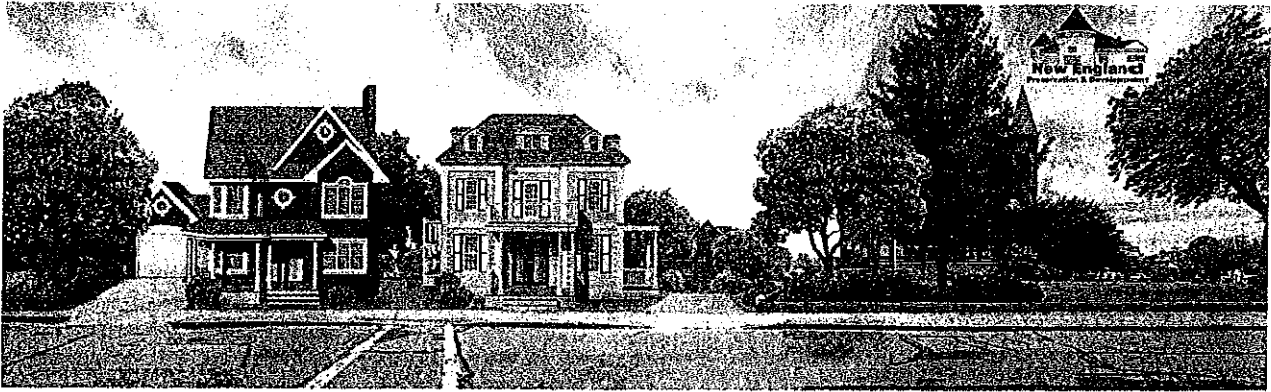
Restoration process and cost

- Repoint brick	\$80,000
-	
- Rebuild where old and new building joined	\$30,000
-	
- Repair / Replace slate on roof	\$40,000
-	
- Repair / Replace gutters and downspouts	\$15,000
-	
- Replace windows with energy efficient units to match existing as close possible	
- Repair / Replace rotted or decayed wood as needed	\$10,000
-	
- Replace entry doors front and rear	\$5,000

Total: \$180,000

3. Residential development of demo site

4 Houses



four homes constructed where the Rogers School 1950s addition once stood will be designed to match the aesthetic period of the surrounding homes and neighborhood, complimenting the historic surroundings. The home will be built with low maintenance exteriors with modern construction methods and energy standards. These 1800 - 2200 square foot homes will be open concept living area on the first floor with a family-friendly bedroom layout upstairs. Each house will have its own defined 10,000 sqft lot with large private back yards and driveway to accommodate up to three full size cars. The four houses will be sold separately with no affiliation to Rogers School Condo Association.

Construction process. (Per House)

- Excavate for foundation:	\$5,000
- Form and pour:	
footing with 4000 PSI concrete	
foundation walls with 4000 PSI concrete:	
Pour 4" 4000 PSI concrete floor	\$18,500
- Framing:	
Labor @ \$12/SQFT for 2200 SQFT: \$21,400	
Materials: \$29,237	\$50,637
- Roofing: 25 year architectural roof 16 Square @ \$350 / Square:	\$5,600
- Windows: Install Anderson 400 windows 24 @ \$370:	\$8,880

- **Install hardie plank siding and Azek trim:**

Labor: \$9,800

Materials: \$8,988

Total: 18,788

- **Deck:** Construct 14' x 18' deck on rear of house

Labor: \$3,000

2x10 PT framing: \$192

5/4x6 Composite decking: \$1112

4x4 PVC post: \$84

PVC Post sleeves and Caps: \$740

PVC Railing and balusters: \$937

Misc: \$200

Total: \$6,235

- **Install rough electric:**

\$10,000

- **Install rough plumbing:** 2 ½ bathrooms + kitchen + laundry

\$10,000

- **Install rough HVAC:**

\$8,000

- **Insulation:** (Walls R-21 + 1st Floor R-30 + Attic R-60):

\$9,000

- **Plaster**

Hang ½" Blue Board on walls and ceilings.

Hang ⅝" Blue Board on garage walls and ceiling.

Smooth finish plaster walls in house.

Textured finish plaster ceilings in house.

Textured walls and ceiling in garage. 220 Boards @ \$70: \$18,400

- **Flooring:** Install 2200 SQ/FT of 3 ½" Oak Flooring: \$20,900

-

- **Doors.**

- Install 16 solid core 6 panel Interior doors with nickel hinges+lock set @\$270: \$4,320

-

- **Interior trim:**

Window casings - 3 ½" Colonial casing.

Door casings - 3 ½" Colonial casing.

Baseboard - 5 ¼" Speed Base. \$12,500

Stair Finish: Oak stair treads, balusters + railings. \$12,500

-

- **cabinets:** Install solid wood construction cabinets: \$16,500

-

- **Counters:** Install granite kitchen counter with stainless steel kitchen sink. \$6,200

-

- **bathroom vanities and counters:** \$3,600

-

- **Finish electric:**

finish electric, White switch plates, White switches and outlets: \$4,000

Allowance for electrical fixtures:\$3,000

Labor: \$2,000 \$9,000

- **Install finish plumbing:**

Kohler 2 piece toilets: \$1,660

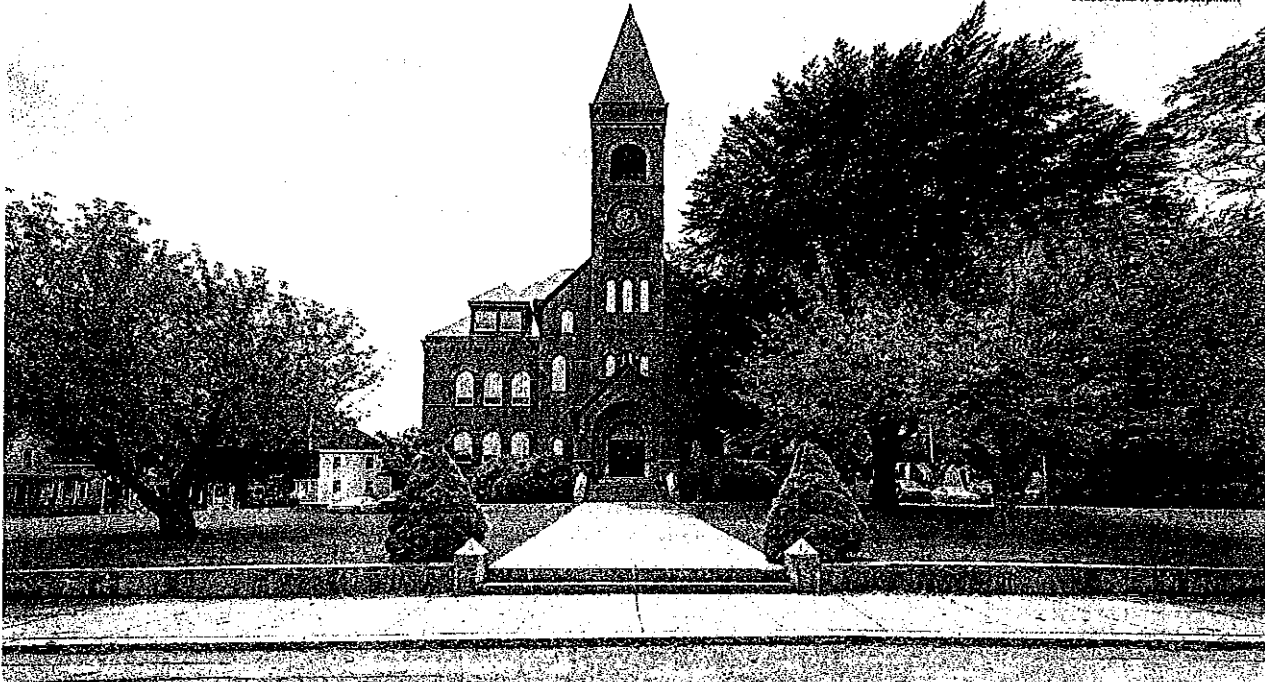
3 - Kohler Under mount sinks: \$330

2 - Fiberglass tubs / shower: \$2240

1 - 4'x3' fiberglass shower:	\$870	
3 - Kohler faucet + drain:	\$220	
1 - Washer Hook:	\$100	
Gas line for furnace:	\$300	
Water line for refrigerator:	\$40	
2 outside spigots:	\$120	
Labor:	\$2,000	\$6,000
- Install finish HVAC.		
Install 2 - 3 ton condensers:	\$5,800	
Install line set for condensers:	\$400	
Install 2 thermostats:	\$200	
Install Vent covers for feeds and returns:	\$1,000	\$5,800
- Closets. Install shelves and rods in closet:		\$8,000
-		
- Paint interior walls + ceilings + trim:		\$11,000
-		
- Tie in water + sewer lines to street:		\$17,000
-		
- Landscape. (Grade, loam, seed, Planting, walkway:		\$12,000
-		
- Appliances. (Range, Washer, Dryer, Dishwasher, Refrigerator:		\$8,000
	Total per house:	\$322,010
	Total 4 houses:	\$1,288,040

4. Original Rogers School building Interior

14 Units



The interior of original Rogers school building will be converted into fourteen loft-style condos using the existing interior layout to define the units. The basement first and second floor units will all consist of generally the same 1200 sqft two bedroom, open living area footprint, and finish with some variation level to level. These twelve units footprints will be defined by the existing four classrooms on each floor. Each garden level unit will have a private sunken patio with private side entrance as a second means of egress similar to the walk out as the town hall. (as seen on page 14) The basement units will have polished concrete floors with radiant heat through out. First floor and second floor units will keep the existing hardwood floors and most existing woodwork. The third floor will be split into two larger 2600 sqft penthouse units, one being the theater, and the other unit being the storage area. Both three-bedroom, two-bath units will have tall vaulted ceilings with an open concept living area. One will have the the bell tower as a private observation deck. In addition to the four top-to-bottom existing stairways, the building will be equipped with an elevator providing access to all levels.

Rogers School Condo Association / Dues

The fourteen units will be sold individually, each unit will pay into the condo association according to percentage of the building occupied. \$3000 from the sale of each unit will go into the reserve fund plus, 10% of the condo fee will also go into the reserve account monthly. This should be sufficient to cover unexpected and long term maintenance. Expected condo fee will be \$300 and up per month per unit. The building general maintenance, landscaping plowing, common area utilities and upkeep will covered by the monthly dues. Any leftover funds from the monthly association dues will be deposited into the reserve account. As the building will be freshly restored, very little upkeep is anticipated, and the account should continue to accumulate funds.

Rogers School elevator and accessibility

The Rogers School Condo will be outfitted with an elevator that will access basement to third floor levels. We intend to use one of four the existing venting chases, located in the center of the building on either side of the main hallways, to house the elevator and mechanicals. It is our intention to make the Rogers School condo building as accessible as possible to all levels of mobility complying with the Americans with Disabilities Act of 1990. The reconstruction of the rear entry, where the 1950s addition connects, can be rebuilt with accessibility in mind for the residents, as well as maneuvering large furnishings through the building away from the formal front entrance.

Rogers School Condo parking

The Rogers School Condo parking will accommodate up to 50 parking spaces, providing three off-street parking spaces for each of the fourteen units with an additional seven guest parking spaces. We propose that the parking expands to the east side of the building,, mirroring the existing parking lot and connecting the two in the space of the 1950s addition once stood. The entrance to the parking lot will stay on the Chestnut Street side, and no access to the parking lot will exist on the Pleasant Street side of the property. It is our intention to keep the access and additional traffic directed to Chestnut Street as we do not feel the residents at Our Lady Haven will be as directly affected by the additional traffic as the residents on the Pleasant Street side of the property would.

Roger School Condo utility and storage.

.All outside utilities into the building should be brought in under ground. Condensers for the HVAC will be located in the rear of the building and camouflaged by landscaping. All utility supplies, panels, meters, and other mechanicals infrastructure will be housed in the basement in a designated utility room. We intend to use the existing venting chases to route utilities throughout the building. Additional unit storage area will be provided in the basement.

Proposed walk out

Construction process

- **Basement Slab:** Pour 4" concrete floor in basement w/ polished smooth finish: \$17,000

- **Patio door opening:** Cut access for doors in foundation for each of the 4 basement units for patio: \$8,000

- **Excavate area for patio for basement units**
 Form and pour concrete walls for basement patio area.
 Install iron fence around patio area.
 Install pavers. \$24,000

- **Replace windows:**
 Install wood clad windows.
 Repair and replace wood trim as needed exterior. \$120,000

- **Frame:** new partition walls in each unit x 14: \$70,000

- **Rough electric:**
 Tie in from street to Building: \$30,000
 Tie units to main + panel x 14: \$56,000
 Wire in rough electric in units: \$8,571 x 14 Units :\$120,000 Total: \$206,000

- **Rough plumbing:** (Kitchen, Laundry & 2 Bathrooms)\$8,000 x 14 Units: \$112,000

- **Fire suppression system.**
(Bring in new main supply from street, install piping throughout, arm system) \$128,000

- **Insulation:** (Walls, Floors and Ceiling) x 14 Units:: \$42,000

- **Plaster:** (5/8" Blueboard on walls & ceiling. Plaster smooth walls, rough ceiling) \$135,000

- **interior doors;** \$35,000

- **Trim:** Install new interior trim to match building period all 14 units.
Materials: \$29,000
Labor: \$64,000 Total: \$93,000

- **kitchen**
Cabinets: \$15,000 x 14 units : \$210,000
Counters: \$5,000 x 14 units : \$70,000 Total: \$280,000

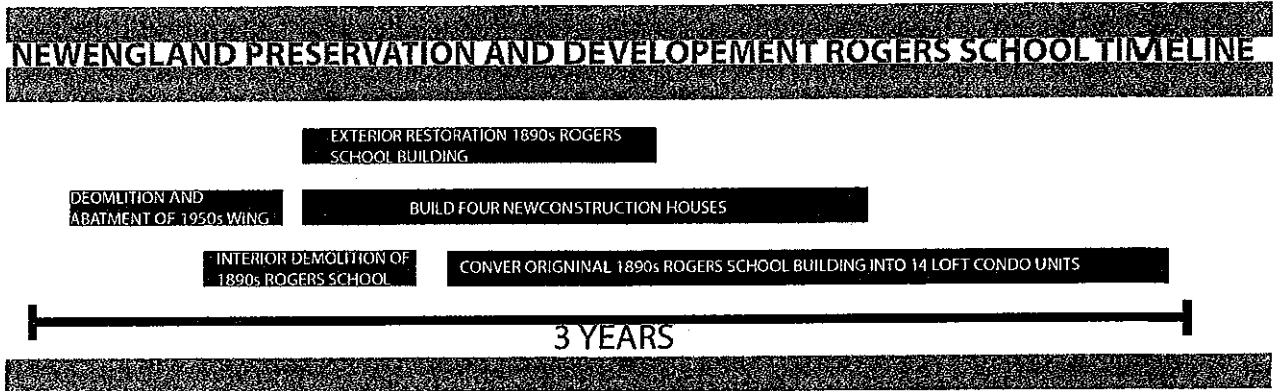
- **Finish electric,** White switch plates, White switches and outlets: \$3,000
Allowance for electrical fixtures:\$2,000 Total: \$70,000

- **Finish plumbing.**
plumbing labor: \$115,000
Vanities in bathrooms x 14 units : \$22,000
Granite counter in bathrooms x 14 units : \$28,000

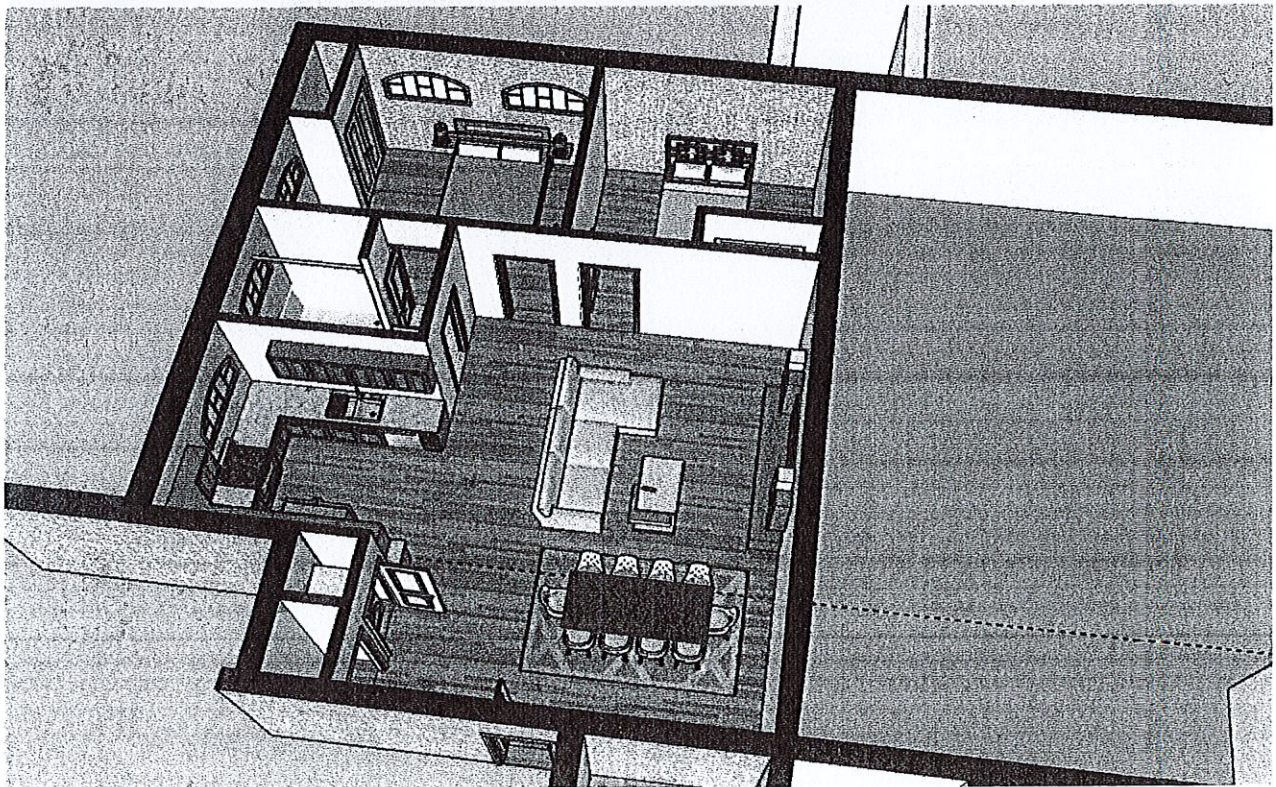
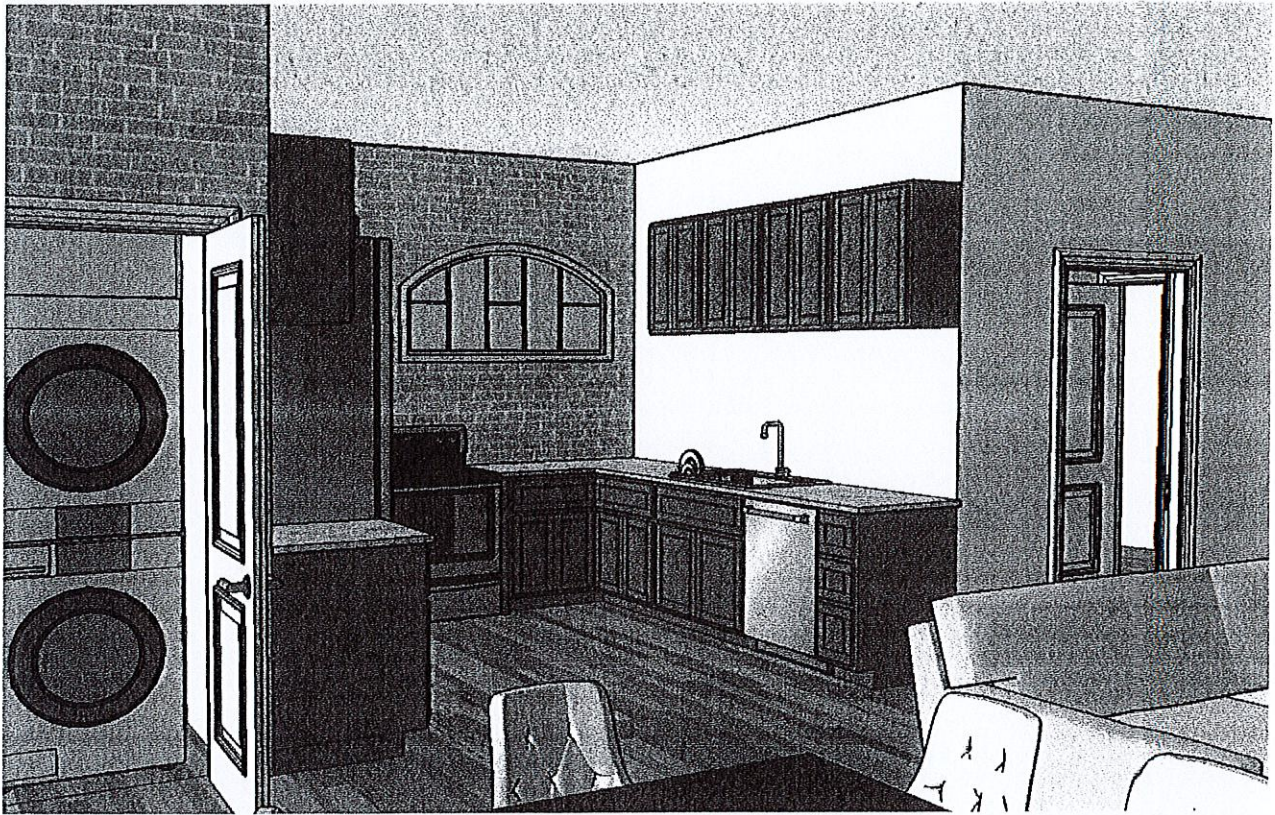
Undermount sinks in bathrooms x 14 units : \$2,800	
Faucets in Bathrooms x 14 units : \$5,600	
Toilets x 14 units : \$7,000	
Tubs / Showers enclosures x 14 units : \$33,600	
Kitchen faucet x 14 units : \$4,200	
Dishwasher connections x 14 units : \$1,400	
Refrigerator water line x 14 units : \$1,400	
Laundry hookup x 14 units : \$1,400	Total: \$222,400
- Finish HVAC: Install 3 ductless splits in each unit:	\$132,000
- Elevator: Install mechanicals + infrastructure + electrical	\$165,000
- Basement Radiant heat in slab:	\$30,000
- Floors (patch, sand and refinish hardwood floors) x 14 units:	\$96,000
-	
- Paint (walls, ceiling & trim)	\$160,000
-	
- Appliances (washer, dryer, rang, refrigerator & dishwasher)	\$84,000
-	
- Parking lot for cars:	\$60,000
	Total: \$2166,400

Rogers School Project Timeline

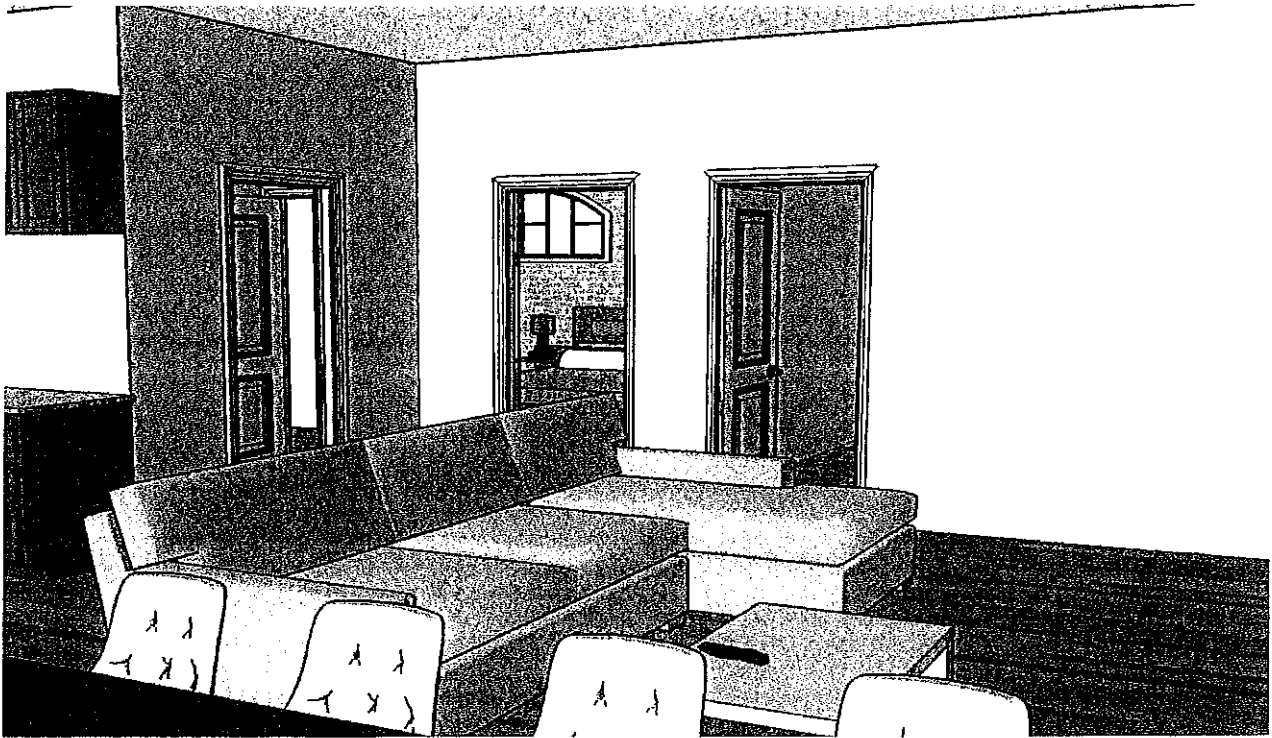
The Rogers School Project is a five phase project to completion: the demolition and abatement of the 1950s addition, interior demolition of the original Rogers School building, exterior restoration of the original Rogers School building, the building of four new construction homes, and the conversion of the interior of the original Rogers School building into fourteen condo units. These phases can occur simultaneously, and are staggered over the course the project timeline as seen below.



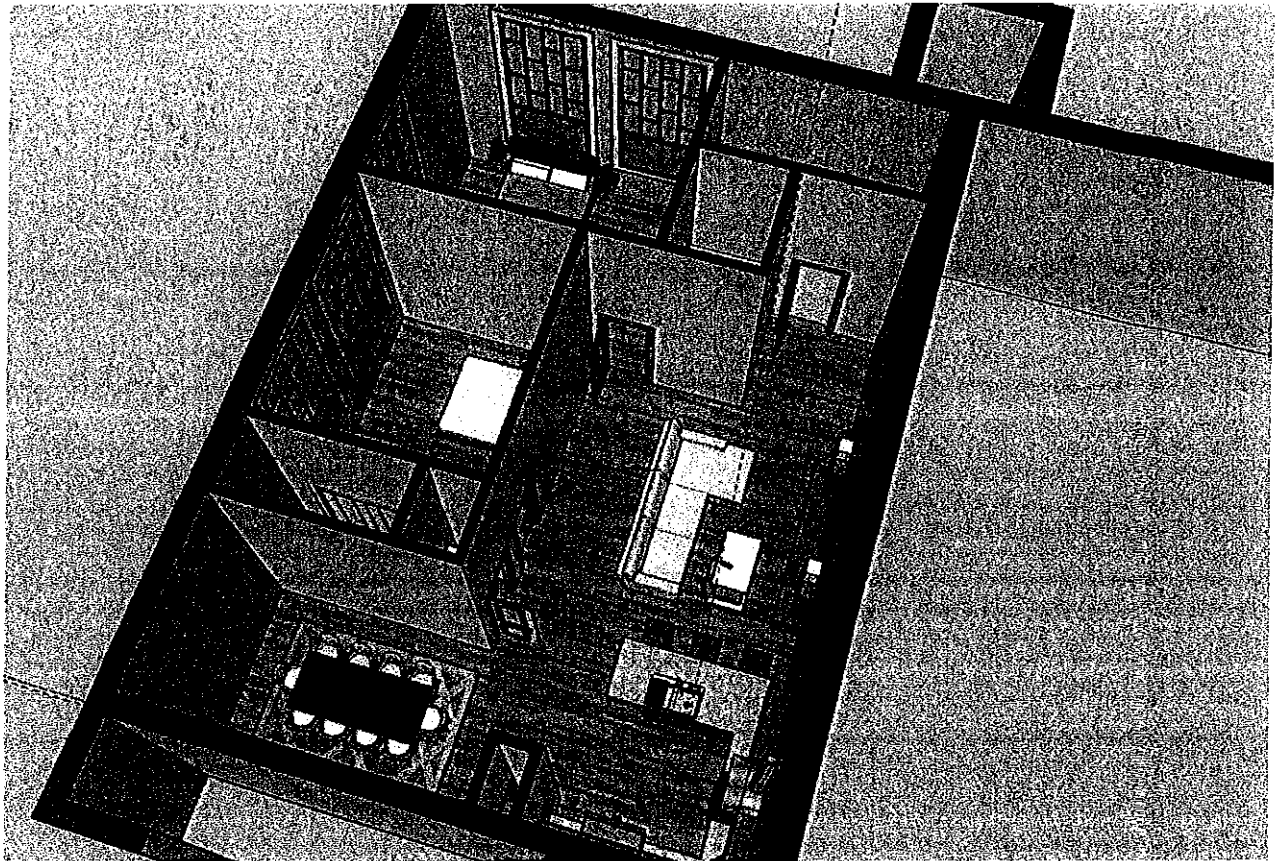
Rogers school - Basement Unit Renderings



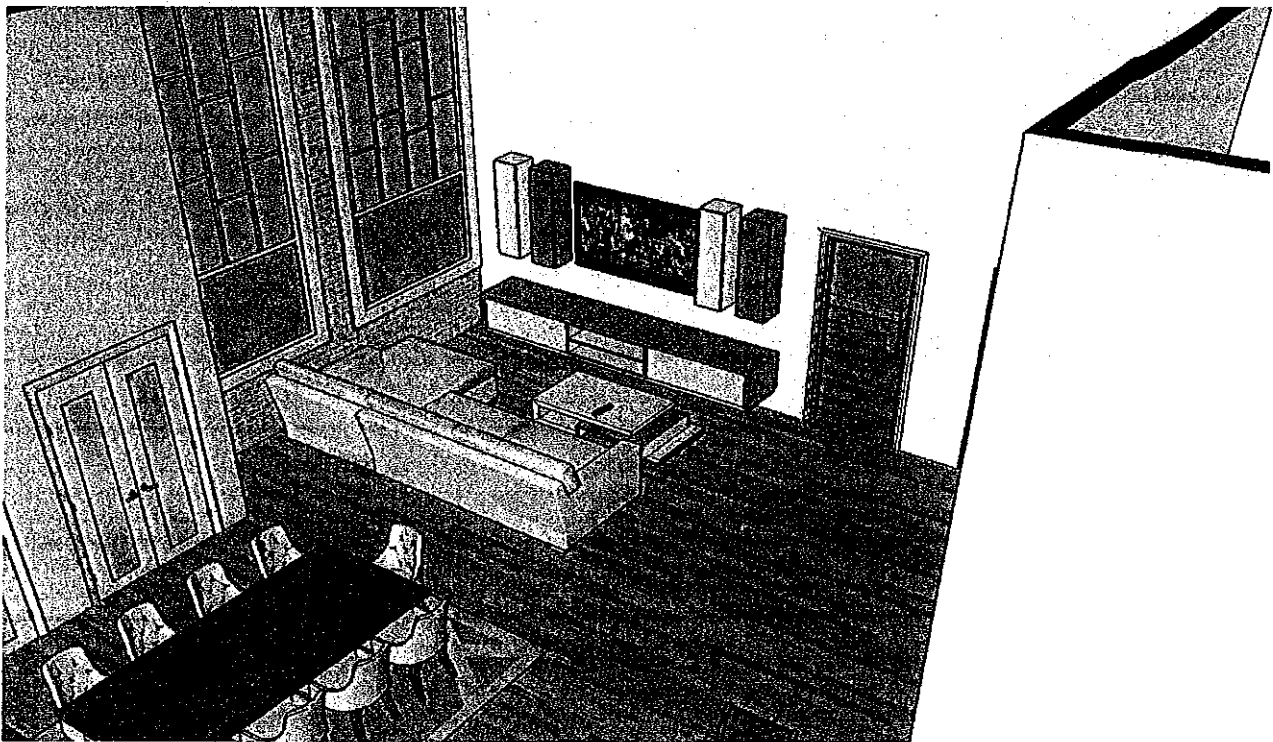
Rogers school - Basement Unit Renderings



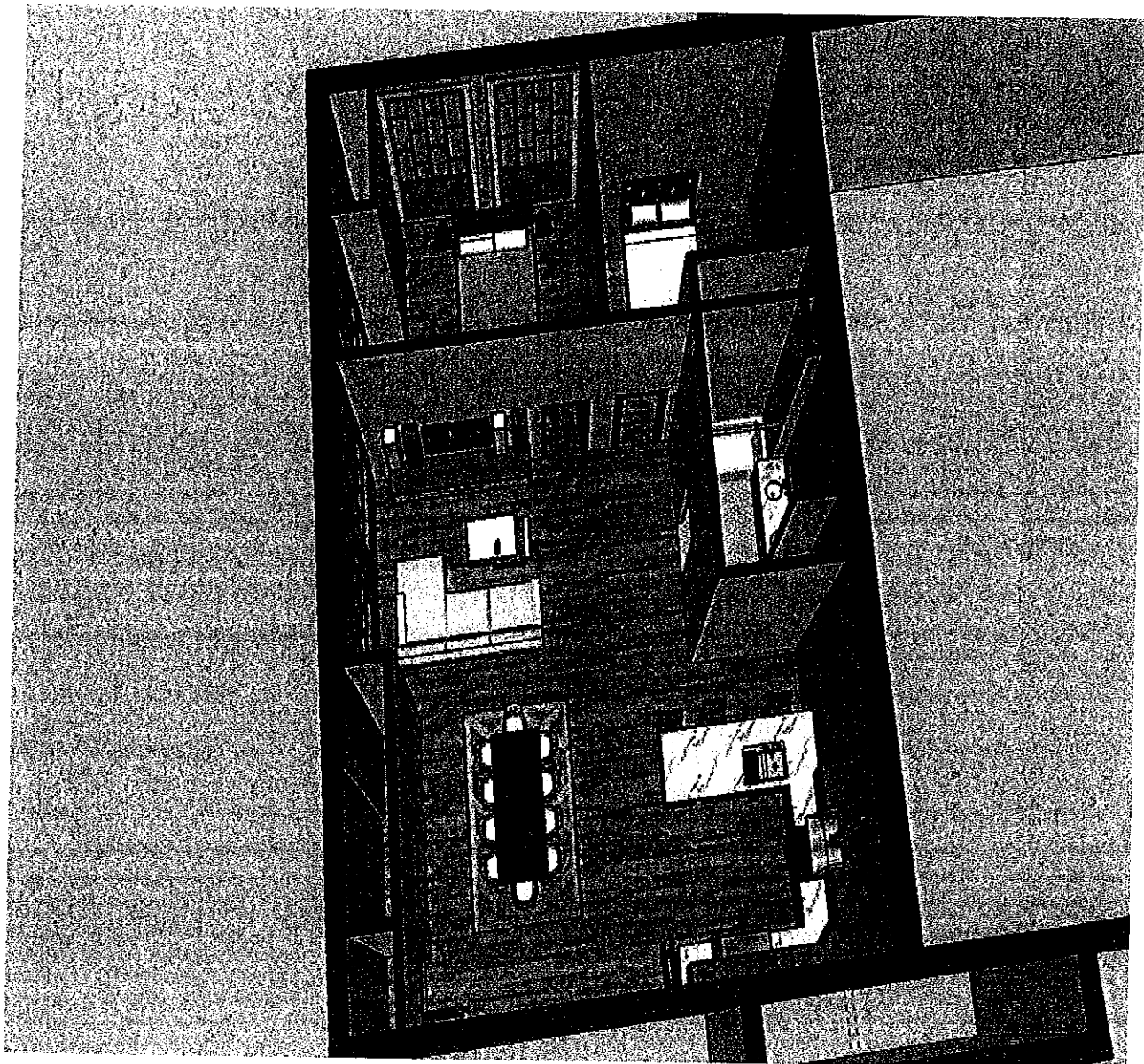
Rogers school - 1st Floor Unit Renderings



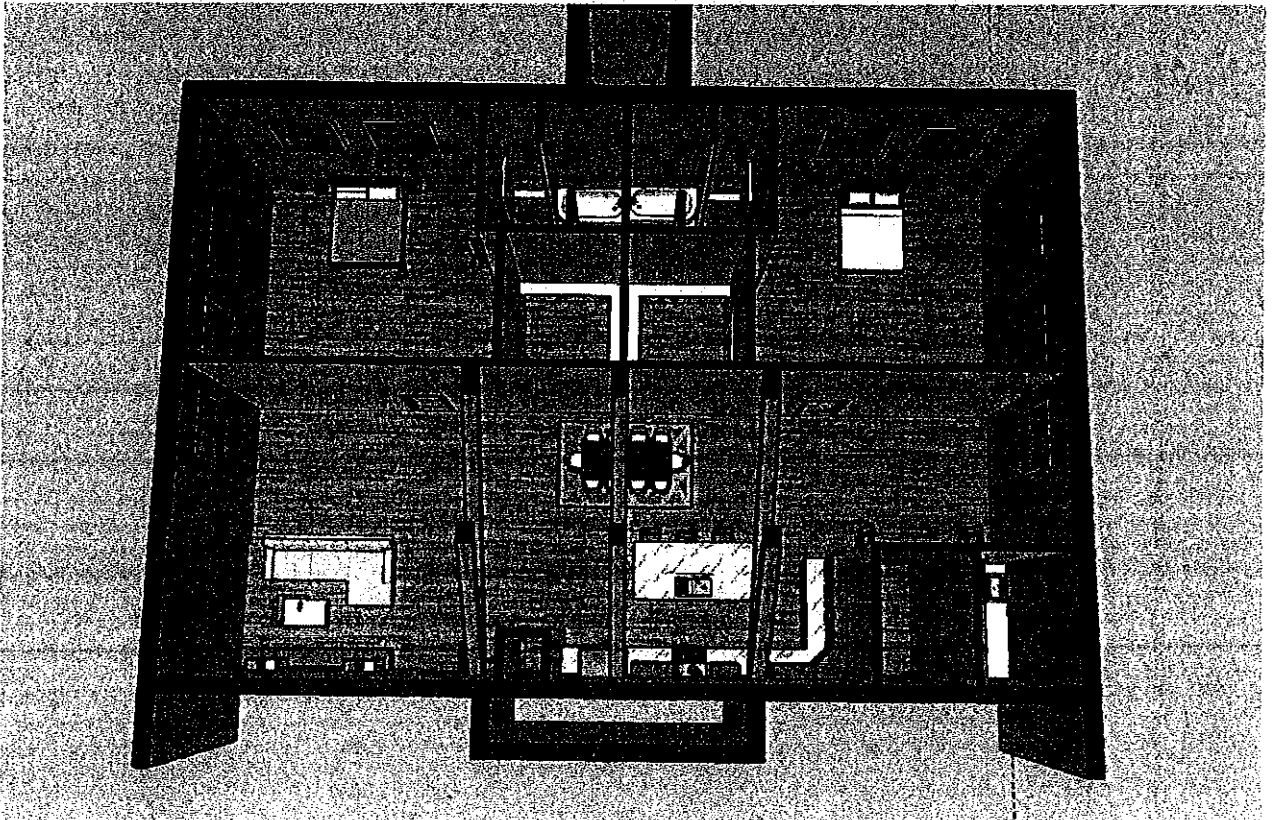
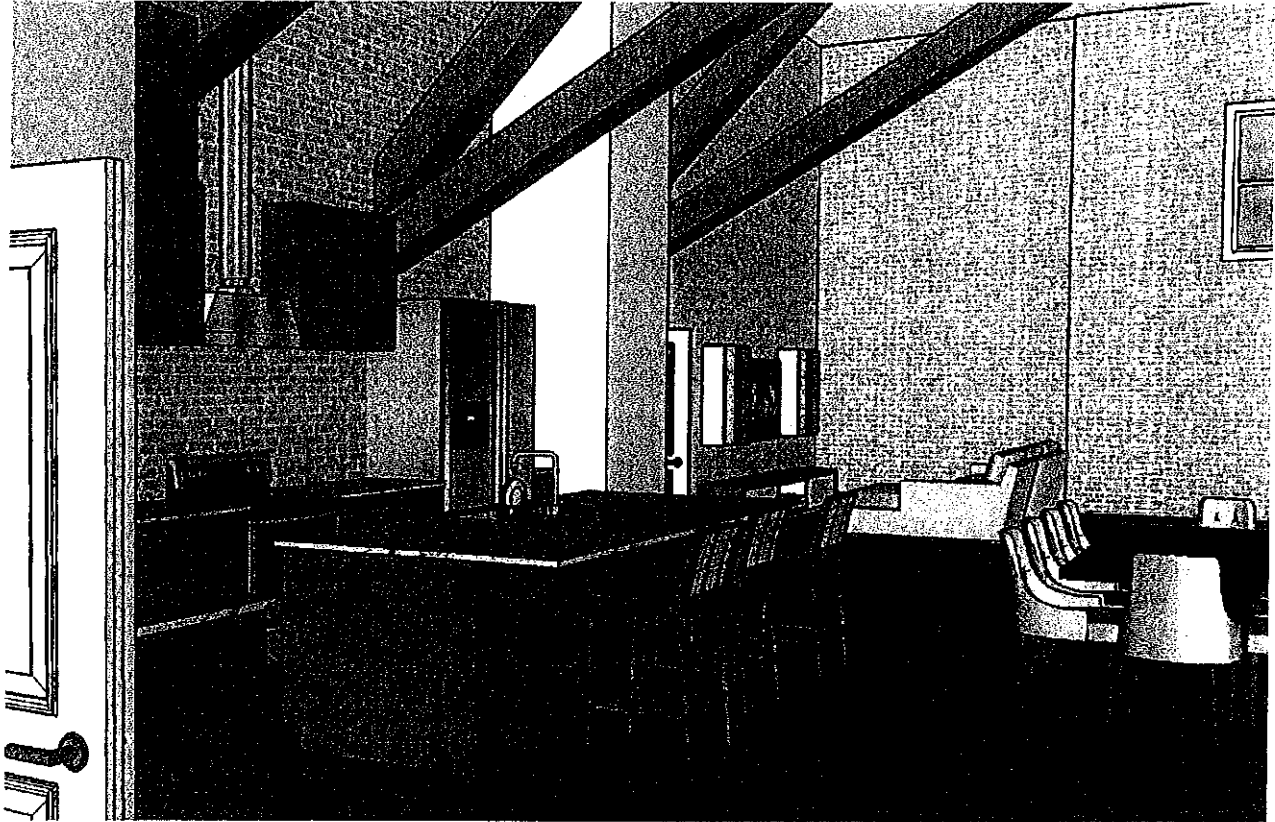
Rogers school - 2nd Floor Unit Renderings



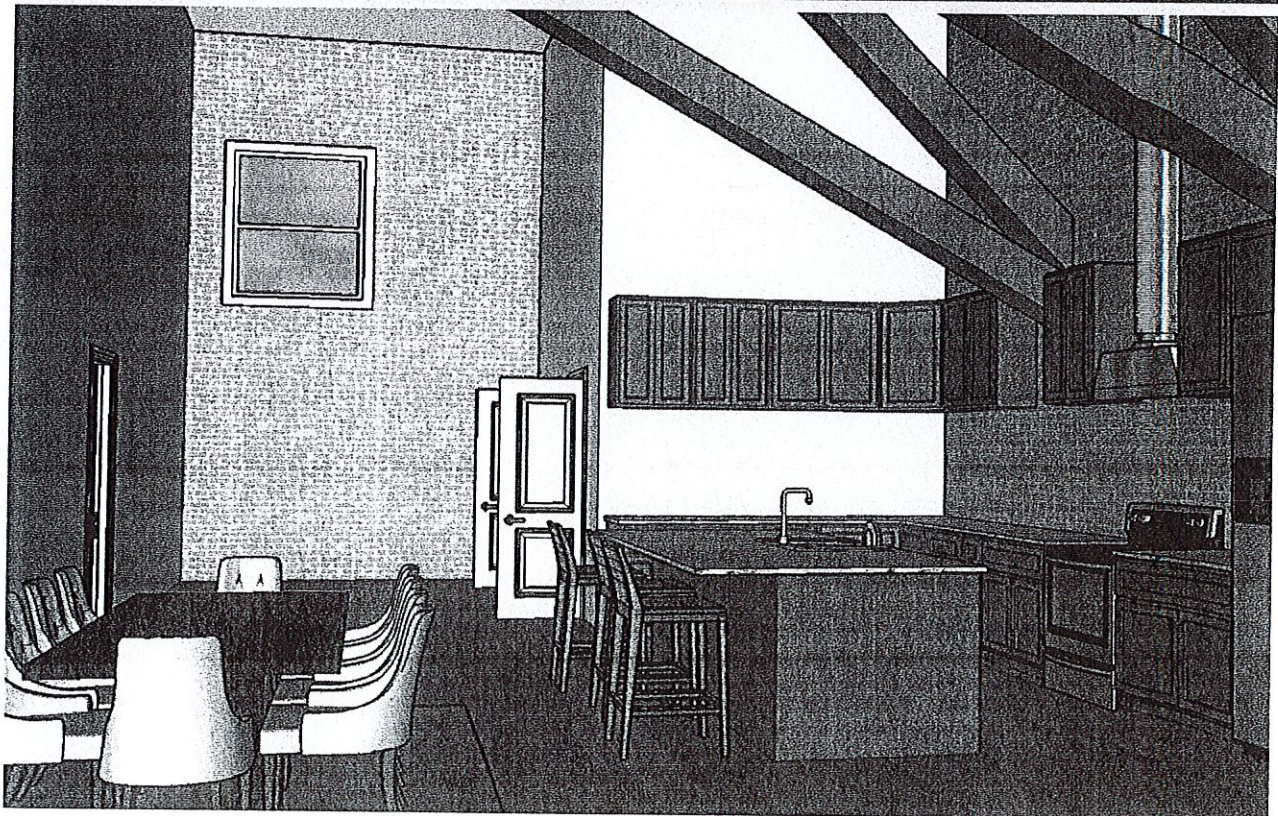
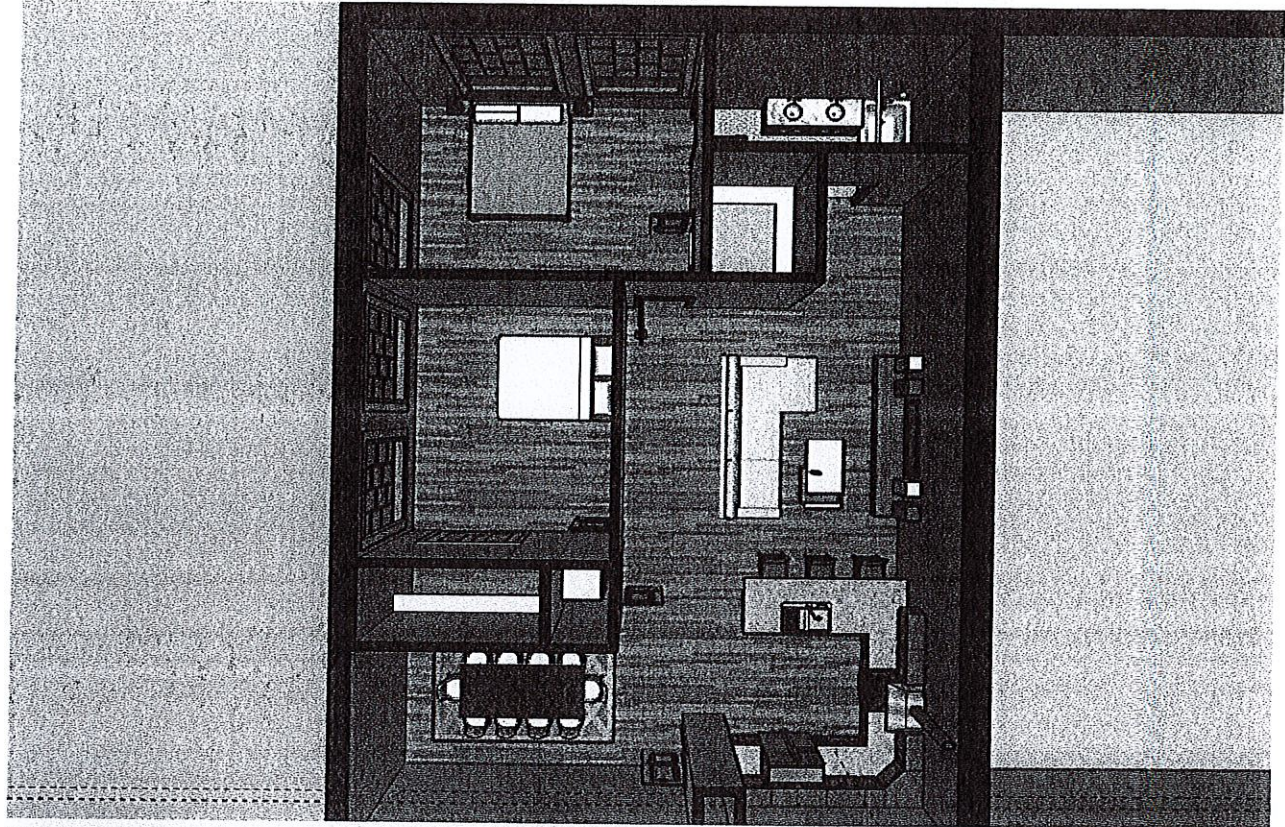
Rogers school - 2nd Floor Unit Renderings



Rogers school - 3rd Floor Unit Renderings



Rogers school - 3rd Floor Unit Renderings



Proforma

Project Name: Rogers School		
# Units: 14		
# Single family homes: 4		
	Budget	
USES		
Acquisition		
Properties	\$	35,000
Closing Costs	\$	15,000
<i>Subtotal: Acquisition</i>	\$	50,000
Construction		
Demolition	\$	625,000
Environmental Clearances	\$	15,000
On-Site Improvements	\$	150,000
Construction Cost 14 units	\$	2,100,000
Construction Cost 4 SF Homes	\$	1,300,000
<i>Subtotal: Construction</i>	\$	4,190,000
Professional Fees		
Architect	\$	50,000
Attorney	\$	90,000
Engineer	\$	20,000
Environmental Consultant	\$	60,000
Marketing/Advertising	\$	15,000
<i>Subtotal: Professional Fees</i>	\$	235,000
Carrying Costs & Other Project Fees		
Interest Costs	\$	140,000
Property/liability Insurance	\$	15,000
Real Estate Taxes	\$	10,000
<i>Subtotal: Carrying Costs & Other Project Fees</i>	\$	165,000
Developer Fee	\$	10,000
TOTAL PROJECT COST	\$	4,650,000
Net sales proceeds 14 units:		\$3,700,000
Net Sales Proceeds SF homes		\$1,900,000
TOTAL NET SALES PROCEEDS		\$5,600,000
PROJECTED PROFIT		\$950,000

Funding

New England Preservation and Development has solidified funding for the propose Rogers School Project with a highly reputable private commercial lender. Zachary and the lender have an established relationship and have worked together on multiple projects both completed and ongoing over the past few years. NEPD has a secondary source of funding arranged in the event the primary source withdraws.

Grants

The New England Preservation and Development will be seeking Historic and Federal grants/funds to help offset the cost of the historic restoration and abatement. NEPD will not accept any funding that takes away from the Town of Fairhaven's budget. It is our intention to restore this staple to downtown community without financially burdening the Town of Fairhaven and its residents.

Zoning and building

The acquisition of the Rogers School is contingent on the proposal being approved. It is important for the preservation of this building that Zoning, Building, Historic, and NEPD work closely together during this process, and as such, we would appreciate cooperation from the town to facilitate an efficient zoning and permitting process. We would be seeking a variance for lots size for the construction of the four houses. The lot size required is 15,000 sqft, we request that we be allowed to build on lots 10,000 sqft to better match the size of lots in the neighborhood. NEPD would appreciate any available discount in the permitting process the town could extend to aid in the preservation of this town landmark.

Vetting

The New England Preservation and Development will be happy to turn over subcontractor quotes for work listed above at the time of the vetting process.

Preserving the existing park

In addition to Preserving the Rogers School and building four new homes, NEPD would like to extend their services to the existing park on the South Street end of the property. The existing park, with the exception of the new play structure, looks as though it could use some preservation and development of its own. NEPD is willing to address the rehab of the park during the Rogers school project. We propose to; redo the basketball court, detailing the baseball field and any green space throughout the park, replace any rotted timber around the play structure, and also instal 10 benches throughout the park. The rehab of the park will provide the neighborhood with a safe communal play area as well as become a stopping point on the Phenix rail trail.



- A Walk outs - patios
- B Parking Entry
- C Basketball Court
- D New Baseball Diamond
- E Bike Path
- F Private driveway off street parking
- G Rest Entry

New England Preservation & Development, Zachary Mayo

Zachary is the owner / director of operations. Zachary will be overseeing the demolition / abatement process while simultaneously directing the design / engineering of the both new construction homes and Roger school condo conversions. Zachary will be working closely with the restoration company during the exterior restoration to ensure the building is restored correctly and accurately. Zachary will act as Project Manager for the four new construction homes being built. During the Rogers School interior construction phase, Zachary will be working alongside, and coordinating subcontractors until the completion of the project.

NEPD Rogers School project team

Zachary Mayo - Director of Operations

Mike Ristuccia - restoration consultant.

Alex Van Prague - Architectural Consultant.

Rene Robinson - Drafter / Designer.

Brittney Burges - Office Manager.

CEC engineering - Engineering Consultant.

John Anderson- Restoration Consultant

AA Wrecking - Demo / Abatement Specialist.

Daniel Simas - Environmental Consultant

Peter Losorto - Historic Material Matching Specialist.

JJ Silva - Master Mason / Heavy equipment operator.

Lou Cimorelli - Master framer specializes in post & beam construction.

Ian Mazmanian - Energy Efficiency Consultant

Zachary Mayo's Background

Zachary Mayo grew up helping his grandfather rig, relocate, and restore historic houses in Andover, MA and the Merrimack Valley area. It was a natural transition for him to become a designer and developer. He studied architecture at Boston Architectural College for five years, pursuing his Bachelors of Architecture degree.

Zachary directed his full attention to residential design and energy efficient construction methods, and proceeded to take off designing and building homes for customers both North and South of Boston. ZDM Building, under Zachary's direction, became involved building Net Zero Energy frame/envelope units with strict historic aesthetic look in the towns of Sudbury and Lexington MA.

Zachary then began to expand his portfolio by developing and building new homes. Very carefully, he acquired his first parcel to subdivide in Barrington, RI. The zoning time frame quickly showed to be longer than expected.

Zachary has worked worked under the direction of prominent, award-winning designers and developers in the Boston area throughout his career in all aspects of construction, restoration, and design. His range of duties included CAD draftsman / designer, framer, project managing, zoning calculation, heavy equipment operation, sourcing reclaimed materials and customer relations.

At his last engagement, under the late David Aposhian of Cambridge Design & Development, Zachary was David's right hand man and apprentice. He worked very closely with David in all aspects of the business. David and Zachary designed multiple residential development projects varying in size from a personal single family home for Cambridge's largest broker to a reclaimed / raw material-inspired 11 unit loft condo building. David and Zachary shared a passion for timber beams, and they too incorporated antique beams into several of their projects together. David, being the founder of Long Leaf Lumber in Cambridge, passed along the play book on reclaiming / repurposing Southern Yellow Pine beams, allowing Zachary to put together a full scale milling operation.

At the end of David's life, Zachary held sole responsibility for directing the four person design office, twenty field employees spread across a milling operation in the heart of Somerville, and two full scale job sites. The first project located in Cambridgeport, is expected to be the most expensive single family home in the area. The other project was David's personal home in Somerville. That project is currently in the final framing phases and should wrap up before the end of year.

Zachary also assumed the tasks of outfitting a five-story parking facility with multiple avenues of security, brokering existing developments to other local developers, dealing directly with the lenders (\$4.3 Million construction loan), handling customer relations, reclaiming granite and brick sourcing, Oversaw large plow operation, zoning calculation, and permitting.

Zachary, on his own, has worked on multiple projects in towns throughout Massachusetts. These endeavors have ranged from to full historic home relocation and design, to construction (including 6 net zero building envelopes). Currently he has projects, in various stages of development, in both Barrington, RI and Cambridge, MA. His style leans toward clean lined New England architecture mixed with reclaimed industrial materials. He believes that visually, often less is more. In his free time Zachary enjoys fishing, backcountry skiing and mountain biking.

Projects to date

- **22 Bass Creek Rd, Fairhaven Ma.** Design / Construct.
- **Tempelton Compound, Dogwood St, Fairhaven, MA.** Design / Construct.
- **22 Seward Rd Stoneham, MA.** Design / Construct.
- **Three Zero net energy units, Sudbury, MA.** Construct/ Energy consultant.
- **Three Zero net energy units, Lexington, MA.** Construct/ Energy consultant.
- **136 Pleasant St, Cambridge, MA.** Architectural Project Manager.
- **124 Heath St, Somerville, MA.** Zone / Design / Permit / Construct, Project Manager.
- **132 Heath St, Somerville, MA.** Zone/ Design / Consult.
- **76 Mt Vernon, Somerville, MA.** Zone / Design / Consult.
- **Martin Ave Subdivision, Barrington, RI.** Zone / Design / Permit / in construction process 2 homes
- **Cambridge Design and development:** Project Manager / Director 1.5 years before company was dissolved after its founder's death.

Ranking Criteria.

1. New England Preservation and Development is willing to pay the town of Fairhaven \$35,000 for the Roger School building and grounds (Chestnut st to Pleasant St 250ft) x (Center St to far point of paved pad 373ft). The Rogers School has been appraised at \$285,00. The cost of demolition and decontamination the existing addition will be far more than the appraised price of the building to get the site clean and safe for occupation. It is my understanding the town of Fairhaven has previously spent \$35,000 on a usage study for the Rogers School. The proposed price reimburses the town for the \$35,000 spent on this study.
2. NEPD Will Fund the Rogers School Preservation Project through: Raymond C Green Funding LLC. Zachary has an established lengthy relationship with this lender, both in projects past and current. The lender has walked the grounds and building and understands the scope of the project and is excited to be involved.
3. A. The direct economic benefit to the Rogers school Preservation Project to the town of Fairhaven is a residual real estate tax income of approx \$80,000 a year. B. The indirect revenue benefit of the Rogers school Preservation Project, is a series of jobs for local citizens and contractors during the course of preservation and Development. After the project completion the build and ground will require constant upkeep and maintenance.
4. Personally, I have worked in all phases of the Rogers School Preservation Project proposal in past projects and ventures, in more recent year running Cambridge Design and Development for developer David Aposhian was personally Management three full scale urban development. These projects task included but were not limited to Simultaneously: Managing office tasks, Directing design team, Working with customer, Permitting + Zoning, Manage project teams (excavation, Rough frame, Finish), sourcing and milling antique beams and hardwood to be used on these project. The Scope and scale of these multiple projects were greater in capacity then the Proposed Rogers School Preservation Project. Also there project were spread out a few mile over a very dense urban environment adding to the challenge. Fortunately the Propose Rogers School Project is broken into phases (Demolition decontamination of the 1950s addition and preservation of the original 1885 Rogers School building). followed by the (Interior conversion to condo units and development of newly cleared grounds). Each phase is similar in task to be completed making the site operations function more smoothly during each phase.
5. NEPD as a new company has no experience with historic restoration, although its staff has considerable experience both individually and together in some instances. Zachary entered his building career nearly 15 years ago working directly with his grand father,

award winning restoration specialist. Together relocating and restoring of many historic homes in Merrimack Valley area. Zachary later worked with a developer framing netzero building envelopes with historical facades approved by the towns of Lexington and Sudbury MA. In recent years Zachary has worked with Cambridge / Somerville renowned urban developer David Aposhian restoring and repurposing existing homes and building in the metropolitan area. Many of these projects incorporated a strong historical presence in exterior facade and interior structural elements and finishes. Zachary worked closely with Architect Alex Van Prauge designing these projects. Alex has worked on many other historical projects in the boston area. Zachary and Alex have worked with **Lou Cimorelli** - Master framer who specializes in post & beam construction jointing these historic building with new construction elements.

6. Referring back to the tasks and operations Mentioned in Question 4. These projects were all carried out under the same financial source, Raymond C Green Funding LLC,
7. that I intend to use on the Rogers School Preservation Project. These projects combined scope and budget were substantially greater than the proposed project. It was my duty to manage drawing funding from the Raymond C Green Funding LLC and allocating the fund appropriately to keep the project running smoothly. I have had a long standing relationship with the funding source through many project completed, ongoing, and proposed. The working relationship between the parties has a strong background.
8. . The preliminary designs for the Roger school Preservation Project have been completed and are included in the proposal package. A more complete and detailed plans are to follow in the event this proposal is accepted. A complete permit set could be composed in short notice if the project moves forward. (B). Construction in the form of demolition and decontamination of site and exterior restoration of original building can commence upon completion of building / zoning permitting. It is our intention to keep the project moving constantly to completion once started.
9. NEPD intends to offer equally qualified and competitive Fairhaven residents, minorities and women first right to positions available.
10. NEPD intends to keep the original 1885 Rogers School building as authentic as possible with our preservation and conversion. The exterior facade will not change at all with the exception of replacing windows with similar style new windows. The interior of the building will be changed a little as possible, Making use of the original building layout to define the unit space. It is our intention to keep and refinish as much flooring and interior trim as possible.
11. As mentioned in the proposal it is NEPDs intention to put the original 1885 Rogers School building on the national historic registry in order to keep the building preserved to a set standard.

12. In the short term NEPD is looking to complete the demolition of the 1950s addition and decontamination of the the site and original building. Upon decontamination the exterior Restoration of the building will commence. After completion of decontamination and restoration (1 year) the grounds will be graded clean graded ready for construction and the building ready for conversion. Long term the interior conversion of the original 1885 Rogers School building will take place simultaneously to the construction of the four homes. It is our intention to sell both house and condo units throughout construction process.(2 years) In the extended longer term after all homes and condos are to sold NEPD will have no direct connection to the property. The Rogers School condo association will deal directly with any happenings and decision regarding the building and grounds. The homes will be individually owned and maintained. Personally I would like to keep a unit in the original Rogers School building for myself longterm.

Background of organization

1. New England Preservation and Development
2. 27 cherry st Medford MA 02155
3. 27 cherry st Medford MA 02155
4. 781 658 8184
5. Zachary Mayo 192 Balsam St Fairhaven Ma 02719
6. NEPD is a LLC.
7. EIN#: 83-1355007
8. NEPD is a newly formed entity for this project particularly and others similar being bid. NEPD is a company that will continue after the completion of the Rogers School Project. NEPDs staff has worked individually and together on a vast range of development projects.
9. No, Not under NEPD or any other entity.

PROPOSAL FORM COVER SHEET (Form 1)

SUBMITTED TO: Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

DATE RECEIVED BY TOWN: _____

SUBMITTED BY:

Name: Zachary Mays MGR

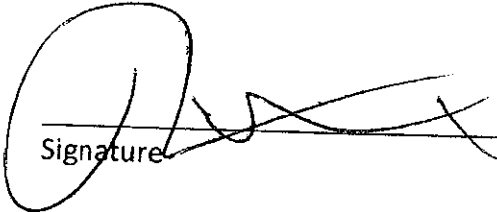
Firm: New England Preservation + Development

Address: 27 Cherry St
Medford MA 02155

Telephone: 781 658 8184

Set forth by the Town of Fairhaven, the accompanying proposal is submitted to purchase the Rogers School in the Town of Fairhaven, MA, described therein.

I am fully aware of the requirements established by the Town for selection of a Developer and except these requirements. **The attached information is complete and accurate.**


Signature

Zachary Mays Director/Manager
Title

7/26/18
Date

BACKGROUND OF PROPOSING ORGANIZATION (Form 2)

Proposed Purchase Price \$ _____

1. Full Name of Organization:
2. Main Office of Organization:
3. Local Address of Organization:
4. Telephone Number(s):
5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

(Use separate sheet of paper and attach if further principals are involved).

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

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

7. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is:
8. Number of years organization has been in business under current name:
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects?
(If answer is 'yes', please state circumstances).

10. Authorization:

Dated at:

This 26 day of July, 2018.

NAME OF ORGANIZATION: New England Preservation and Development

BY: Zachary Mayo

TITLE: Director / Manager

11. Attestation

Zachary Mayo, being duly sworn deposes and says that he/she is the Director / Manager of New England Preservation + Development and that all answers to the foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 26 day of July, 2018.

Kristine A. Watt

Notary Public:

My Commission expires:

KRISTINE A. WATT
Notary Public Massachusetts
My Commission Expires May 1, 2020

NOTE: This application must bear the written signature of the applicant.

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, the application must be signed by a partner and designated as such.

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.

Form 3

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

HAZARDOUS MATERIAL RELEASE

**HAZARDOUS MATERIAL RELEASE
("Hold Harmless" Agreement)**

**RELEASE REGARDING HAZARDOUS MATERIALS
ROGERS SCHOOL
100 PLEASANT STREET
FAIRHAVEN, MA 02719**

The Town assumes no liability for any release of hazardous materials on this Property.
The Proposer has not relied upon any representations by the Town with respect to hazardous materials, except to the extent disclosed herein.

The Proposer agrees to release and hold harmless the Town of Fairhaven from any liability arising out of any hazardous materials that may be present on the Property.

PROPOSER: Zachary Mayo AS DATE: 7/26/18
NGR


Kristine A. Watt 7/26/18

KRISTINE A. WATT
Notary Public Massachusetts
My Commission Expires May 1, 2020

Form 4

CERTIFICATION OF NON-COLLUSION

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


(Signature of individual submitting bid or proposal)

New England Preservator + Development
(Name of business)

Kristine A. Watt 7/26/18

KRISTINE A. WATT
Notary Public Massachusetts
My Commission Expires May 1, 2020

1-1-04 5

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

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

(1) REAL PROPERTY:

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

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

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

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

Lessor/Landlord Lessee/Tenant

Seller/Grantor Buyer/Grantee

Other (Please describe): _____

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

NAME

RESIDENCE

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

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

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

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

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

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

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

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

New England PISCAR + David Men - Zachary Mayo MGR
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

[Signature] 07/26/2018
AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM/DD/YYYY)

Zachary Mayo Director/Manager
PRINT NAME & TITLE of AUTHORIZED SIGNER

Kristine A. Watt 7/26/18

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

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to :

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

THE RAYMOND C. GREEN COMPANIES

Real Estate Investments and Financing

155 Federal Street
Suite 1300
Boston, MA 02110

(617) 859-4599
Fax: (617) 859-7694
E-Mail: ray@raygreen.com

July 24, 2018

Zachary Mayo
New England Preservation & Development, Inc.
27 Cherry Street
Medford, MA 02155

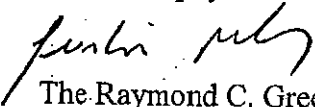
Re: Rogers School Development Project, Fairhaven, MA

Dear Zach,

This letter shall confirm our interest in providing funds towards the remediation of the Rogers School Building and for the construction of four single family homes at the Property. Said financing will be subject to the terms and conditions of a loan commitment letter to be issued by Lender upon its review and approval of the approved development plans. This letter shall not be deemed a formal loan commitment.

Sincerely,

Justin Murphy



The Raymond C. Green Companies
155 Federal Street, Suite 1300
Boston, MA 02110
617-947-8070
justin@raygreen.com
www.raygreen.com

Review of a proposal
for the
Rogers School
100 Pleasant Street
Fairhaven, MA



October 30, 2018



STEPHEN KELLEHER ARCHITECTS, INC.

57 Alden Road

Fairhaven, MA 02719

Phone: (508) 992-2007 Fax: (508) 992-2021

steve@stephenkelleherarchitects.com

STEPHEN KELLEHER ARCHITECTS, INC.

Rogers School Development Proposal Review

Introduction

This former elementary school building, located at 100 Pleasant Street in Fairhaven, MA, was the first gift of Henry H. Rogers to the Town of Fairhaven. The school, designed by architect Warren Briggs, incorporated the best features in schoolhouse design, including a spacious auditorium on the third floor. Originally the building had living quarters for the custodian, assuring security and the uninterrupted operation of the furnace on cold winter nights. The school was built in 1885, at a time when greater interest in education was sweeping the country,

When the building's exterior brick began to discolor just five years after the school's construction, Rogers had all the brick removed and replaced. Fairhaven did not have electric service when the school was built. The building was wired for lights in 1890. With an addition built in the 1950s and two portable classrooms added to the rear, the building was used as an elementary school for 128 years, until June 2013. In August 2016, the bell was removed from the school's tower to be stored for safekeeping.

The town is currently exploring potential future uses for the building.

Kirk and Company had been retained to conduct a study of potential uses for the building. Their study concluded in May of 2018. They carefully studied and estimated costs to ascertain the most feasible venues to make the rehabilitated building active again. Their report estimated the following;

If used as a Public Elementary School	\$16,900,000
If used as School Administration / Municipal Office Space	\$ 5,400,000
If used as Multi-Family Condominiums	\$ 8,425,000
If used as Multi-Family Apartments	\$ 4,486,000
	to
	\$ 9,175,000
If used as Commercial Office Space or Retail	\$ 7,021,000
If the building was demolished and the land sold as Single-Family house Lots	\$ 745,000

The Kirk and Company study analyzed local supply and demand data of various reuse scenarios, including reuse of the property as a public school, municipal and commercial office, and housing-related uses in order to inform our discussion on market and financial feasibility of the various proposed uses. They estimated construction and development costs, market rents and sales prices for various uses, current supply and additions to supply in the pipeline, and potential demand for each of the uses.

The Kirk and Company study estimated that the condominiums could be sold for roughly \$2,100,000 less than the cost of development. The apartments could rent at an implied capitalized value of \$4,486,154 or the construction of the apartments could also be \$1,790,300 more than the low income housing and historic tax credits and mortgage. The commercial office space would have a capitalized value of \$3 to \$4,000,000 less than the development costs. The single family house lots would be sold at a net loss of \$23,000. They informed the town that most commercial options would not be viable for the building. They suggested that an institutional user would best utilize the site and building for their use and make the necessary improvements as needed without having to undertake a large capital improvement project immediately.

The Proposed Development

General

New England Preservation & Development is proposing to restore and convert the original 1890 Rogers School building into 14 condominium units and plan on placing the building on national registry of historic buildings. In addition, they plan to abate and demolish the 1950s wing and build four new single family homes in that area.

The architecture of the building is impressive and reflective of the best civic architecture of the period. The character defining features of this period pose very difficult challenges. One being the raised basement which sets the first floor significantly above grade, thus contributing to additional costs for accessibility, compliance with the Americans with Disabilities Act (ADA), and for any use that would require direct and constant public access.

Both the original and 1950's buildings are not particularly conducive to residential reuse due to the window spacing, window sill height in basement and on the third floor, size and relationship of the different spaces, including the rafter beam spacing and height on the third floor, and the connection to the 1950s addition.

The original Rogers School Building

The developer intends to perform a historically accurate exterior restoration to the exterior of the original Rogers School building. The restoration will repair the brickwork and slate roofing, resealing the building envelope. Brick and mortar color, size and texture will be matched appropriately. They also intend to reconstruct the rear entry using materials to match the existing building. They are proposing that the rear entrance act as a service entrance, incorporating functional design for moving large items easily to the building's new elevator.

All windows in the building will be replaced with new windows of same size and style, although they will conform to current energy efficiency requirements. They intend to perform most of the restoration work from a boom lift. The developer feels it is important for the preservation of this building that the historic commission and New England Preservation & Development work closely together on the restoration of the building.



The interior of the original building will be converted into fourteen condominium units using the existing interior layout to define the units. The basement, first and second floor units will all be roughly 1200 sq ft two bedroom, open living area units and with some variation from level to level. These twelve units footprints will be defined by the existing four classrooms on each floor. Each basement level unit will have polished concrete floors with radiant heat and are intended to have a private sunken patio with private side entrance that can act as a second means of egress. First floor and second floor units will keep the existing hard wood floors and most existing woodwork. The third floor will be split into two larger 2600 sq ft, three-bedroom, two-bath units. Both are intended to have tall vaulted ceilings with an open concept living area. One unit will include the bell tower as a private observation deck.

There may be an issue with constructing sunken patios for the basement level apartments. The building code requires building foundations extend to a minimum of four feet below grade. The foundation of the Rogers School might be only a foot or two below the basement floor level. In order to conform to code requirements the floor of the sunken patios may need to be two or three feet above the basement floor level. There is a possibility providing an insulated foundation to meet code requirements.

The sills of the windows in the basement and on the third floor are six feet and more above the floor level. The building code requires at least one window in each bedroom to be an emergency egress window with the sill of the window being no more than 44 inches above the floor. Therefore, areaways will need to be constructed at basement level bedroom windows and those windows openings will need to be enlarged to conform to code requirements. On the third floor, either the floor level will need to be raised or steps and raised platforms will need to be constructed so that the sill of the dormer windows will be no more than 44 inches above the floor. There is also the potential of applying for a variance from the building code. (The previous edition of the building code allowed an exception to the window sill height requirement in fully sprinklered buildings.) The estimate that follows includes the construction of the areaways and platforms.

The building code requires impact resistant windows for buildings within one mile of the coast. These windows are more expensive and take more time to install than "typical" windows. SKA's cost estimate reflects this cost difference.

The existing structure on the storage room side of the third floor will need to be modified in order to allow for an apartment. The stage on the auditorium side of the third floor will need to either be removed to provide for a single level apartment (or raised if that area is to be used as a bedroom in order to comply with the window sill requirement mentioned above.)

The layout of the condominium units proposed by New England Preservation & Development do not allow natural light into the living area of the units. (As mentioned earlier, the existing window opening spacing is not convenient to residential uses.) The layouts being proposed also have access to bathrooms and bedrooms directly from the living area without being recessed or



off a small hallway. Stephen Kelleher Architects, Inc has suggested alternate layouts for units on the basement, first and second levels. These layouts also include a suggested rear entry for the original building and areaways for the basement windows. These alternate designs are attached to this report. We have not suggested layouts for the third floor.

The developer proposes equipping the building with an elevator providing access to all levels. They will use one of four the existing venting chases, located in the center of the building on either side of the main hallway, to house the elevator and mechanicals.

A lift or handicap ramp is required to allow for handicap access to the building. SKA's cost estimate includes the cost of a two-stop elevator to accommodate the roughly five foot change in grade.

The developer intends to install a fire suppression system throughout the existing Rogers School building.

New England Preservation & Development is proposing providing three off-street parking spaces for each of the fourteen units with an additional eight guest parking spaces, a total of 50 parking spaces . (The zoning bylaw only requires two spaces for each of the housing units.) They will mirroring the existing parking lot so that parking is provided on both the east and west sides of the building. The two areas will be connected in the space where the 1950s addition once stood. The entrance to the parking lot will stay on the Chestnut Street side, and no access to the parking lot will exist on the Pleasant Street side of the property. It is their intention to keep the access and additional traffic on Chestnut Street because they do not feel the residents at Our Lady Haven, which is located across the street, will be as directly affected by the additional traffic as would the residents on the Pleasant Street side of the property.

The developer will bring all utilities into the building underground. Condensers for the HVAC will be located in the rear of the building and camouflaged by landscaping. All utility supplies, panels, meters, and other mechanicals infrastructure will be housed in the basement in a designated utility room. They plan on using the existing venting chases to route utilities through the building.

Each of the fourteen condominium units will pay into the Rogers School Condo Association according to percentage of the building occupied. \$42,000 from the sale of the condominiums will go into the reserve fund. This should be sufficient to cover unexpected and long term maintenance. The condo fee is expected to be \$300 and up per month per unit. The building general maintenance, landscaping plowing, common area utilities and upkeep will covered by the monthly dues. Ten percent of the condo fee will also go into the reserve account monthly. Plus any leftover funds from the monthly association dues will be deposited into the reserve account. The reserve account should continue to accumulate funds because the building will be newly restored and little upkeep is anticipated.



The Single Family Houses

New England Preservation & Development is proposing to construct four homes in the location of the 1950s addition to the Rogers School. They intend to design them to match the aesthetic period of the surrounding neighborhood. The houses will be built with low maintenance exteriors using current construction methods and conforming to energy standards. These 1800 - 2200 square foot homes are proposed to feature open concept living areas on the first floor with a family-friendly bedroom layout upstairs. Each house will have its own defined 10,000 sq ft lot with large private back yards and driveway to accommodate up to three full size cars. The developer would need to seek a variance for the lot size. The lot size required is 15,000 sq ft. They believe the smaller lot would better match the size of lots in the neighborhood. The four houses are to be sold separately with no affiliation to Rogers School Condominium Association. Our construction cost estimate is attached.

Henry Huttleston Rogers Memorial Park

New England Preservation & Development is offering their services to rehabilitate the existing park on the South Street end of the property. According to them the existing park, with the exception of the new play structure, looks as though it could use some work. They are willing to address the rehab of the park during the Rogers school project. They propose to; rehabilitate the basketball court, "detail" the baseball field and any green space throughout the park, replace any rotted timber around the play structure. They will also add 10 benches throughout the park. They feel these improvements to the park will provide the neighborhood with a safe communal play area as well as become a stopping point on the Phoenix Rail Trail.

The Proposed Schedule

The development of the Rogers School Project is being broken down into five phases by the developer. They are;

- Demolition and abatement of the 1950s addition
- Interior demolition of the original Rogers School building
- Exterior restoration of the original Rogers School building
- Construction of the four new homes
- Conversion of the interior of the original Rogers School building into condominiums

The developer is proposing a staggered overlapping of the phases so that some are occurring simultaneously over the course the project timeline. They are proposing the development of the Rogers School would occur over a three year period. The timeline appears to be a little condensed particularly for a developer with limited experience. Stephen Kelleher Architects, Inc. feels that three and a half to four years might be more appropriate.



Financing Resources

New England Preservation & Development mentioned seeking Historic and Federal grants/funds to help offset the cost of the historic restoration and abatement. However, Federal Historic Rehabilitation Tax Credits and Massachusetts Historic Rehabilitation Tax Credits are major sources of capital funding for the adaptive reuse of historic properties are only available for income-producing buildings which are listed in the National Register of Historic Places and are substantially rehabilitated according to the Secretary of Interior's Standards for Rehabilitation. Therefore the building does not qualify for these programs because it is not income producing.

The Town of Fairhaven may want to take the advice of Kirk & Company if the town wants to help this development along. They recommended, that "..... the town should take a role in helping finance the property through their allocation of Community Preservation Act (CPA) funds"

New England Preservation and Development claims to have solidified funding for the proposed Rogers School Project with a reputable private commercial lender. Apparently they have an established relationship the lender and have worked together on multiple projects both completed and ongoing over the past few years. They also state that a secondary source of funding has been arranged in the event the primary source withdraws.

Developer Requests

The developer would need to seek a variance for the lot size. The lot size required is 15,000 sq ft. They believe the smaller lot would better match the size of lots in the neighborhood. They are requesting cooperation from the town to facilitate an efficient historic, zoning, and building permitting process. They are also requesting any available discount in the permitting process the Town of Fairhaven could extend.

The Developer

The developer is New England Preservation and Development which is owned by Zachary Mayo. Mr. Mayo has roughly eight years of experience. He has been working on his own for the last few years. The majority of his experience has been developing single family homes. He has renovated a few three family buildings and, while working for another company, helped develop a eleven unit building. He is currently developing two houses in Barrington, RI which are under construction. Mr. Mayo is planning on taking on the roles of jobsite superintendent and general contractor. Mr. Mayo is going to be assisted by his grandfather, Michael Ristuccia, a Fairhaven resident, who has a number of years of experience contracting and some experience as a developer.

Mr. Mayo stated that he has a lender lined up and a letter of interest from the lender. A copy of that letter is attached.

Developer's Proforma

New England Preservation and Development included a proforma with their proposal. There are a few understatements in the proforma. Those items are listed below along with more realistic estimates. Other items listed in the proforma will need to be revised because of the increases in the items listed. The proforma lists the projected sales proceeds for the housing. We assume those proceeds breakdown as the two-bedroom condos selling for \$260,000, the three-bedroom units for \$290,000, and the single family homes for \$475,000. These will most likely increase due to the change in projected costs. A suggested proforma is attached.

	NEPD Proforma		SKA Estimate
Purchase Price	\$ 35,000	Appraised Value	\$ 285,000
Construction Cost of Condos	\$ 2,100,000	SKA Estimate	\$ 3,328,747
Construction Cost of Houses	\$ 1,300,000	SKA Estimate	\$ 1,864,168
Architectural Fee	\$ 50,000		\$ 300,000
Civil Engineering Fee	\$ 20,000		\$ 50,000
Real Estate Taxes	\$ 10,000		\$ 33,398

Recommendations

The design of the condominium units should be revised to correspond with code requirements and more resident friendly layouts. The projected construction costs should be revised to correspond with the attached unless sub-contractors provide less costly quotes. (The developer provided several quotes from sub-contractors that were very aggressive.) The related proforma should be revised as well. See the attached.

Mr. Mayo of New England Preservation and Development has experience developing single-family homes but does not have experience renovating a building of a size or type similar to the Rogers School. This lack of experience is a concern. However, with the assistance of his grandfather, Michael Ristuccia, he might successfully complete this project. SKA recommends that the town require England Preservation and Development provide a performance bond to help assure completion of the project.

If the Town of Fairhaven wants to help this development along, the town should sell the property to New England Preservation and Development for less than the appraised value. They should assess the real estate tax based on that reduced sales price. They should allow the lot size variance from 15,000 sq ft to 10,000. The town could also provide financing via CPA funds as noted by Kirk & Company.

Rogers School Cost Estimate

		SKA Amounts	Developer Amounts
Rogers School			
Abatement and Demolition	from developer proposal	625,000	625,000
Restoration			
Repoint masonry	Quote	118,420	80,000
Rebuild @ former old / new building including 2 stop elevator		215,500	30,000
Replace slate roof (175,210 to replace)		40,000	40,000
Gutters & Downspouts		29,750	15,000
Replace windows & exterior trim		390,000	10,000
Replace front & rear doors		5,000	5,000
Boom Lift		<u>25,000</u>	<u>0</u>
	Sub-Total	823,670	180,000
Conversion			
See below for breakdown of costs		<u>2,505,077</u>	<u>2,289,400</u>
Rogers School Total		3,328,747	2,469,400

Estimate for New Houses (Costs shown are per house.)

Excavate for foundation	With Foundation		5,000
Concrete foundation, footings, walls & basement slab	Quote	23,500	18,500
Wood floor, wall and roof framing		88,920	50,637
Roof shingles Ice & water shield No gutters or downspouts	Quote	5,600	5,600
Windows		36,000	8,880

		SKA Amounts	Developer Amounts
Siding	included with wall framing		18,788
Deck - 14 x 18		12,450	6,235
Electrical including light fixtures		12,500	10,000
Plumbing including fixtures	Quote	11,500	10,000
HVAC (rough)	Quote	10,000	8,000
Insulation	Quote	6,810	9,000
Plaster	Quote	18,400	18,400
Flooring, wood and tile		27,000	20,900
Doors (interior and exterior)		8,600	4,320
Interior Trim		6,650	12,500
Stairway		6,360	12,500
Kitchen Cabinets		17,800	16,500
Countertops		4,250	6,200
Bathroom Vanities & counters		4,300	3,600
Electrical - (SKA amount includes light fixtures)		12,500	9,000
Plumbing (SKA amount includes fixtures)	Quote	11,500	6,000
HVAC condensers & thermostats	Quote	8,900	5,800
Closets -		2,250	8,000
Painting		12,900	11,000
Water-Sewer tie-in		17,000	17,000
Landscaping	Quote	12,000	12,000
Appliances		<u>8,000</u>	<u>8,000</u>

	SKA Amounts	Developer Amounts	Developer Cost Est Math error
Sub-Total	385,690	322,360	
Tax on Materials	<u>80,352</u>	<u>0</u>	
Total per house	466,042	322,360	
Total for 4 houses	1,864,168	1,289,440	

Estimate for conversion of Rogers School

Basement Floor Slab - 4 inches of concrete		30,800	17,000
Sawcut patio door openings - 4	Quote	8,000	8,000
Sawcut window openings - 20		30,000	0
Patios for Basement units - excavation, retaining walls, fencing and pavers	Quote	35,000	24,000
Areaways for Basement Level Bedrooms		14,500	0
Replace windows	SKA amount is with Restoration above		120,000
Replace interior trim as needed		40,000	NEPD amount w/ above
Partition framing		84,600	70,000
Electrical- Rough & Finish	Quote	250,000	206,000
Plumbing - Rough & Finish including Vanities	Quote	334,000	112,000
Fire Supression System		150,000	128,000
Modify 3rd Floor Roof Structure		50,000	0
Window Platforms for 3rd Floor Bedrooms - 6		36,000	0
Insulation	Quote	20,000	42,000
Blueboard with Skimcoat	Quote	135,000	135,000
Interior Doors - 146		62,650	35,000

	SKA Amounts	Developer Amounts
Patio Doors - 4	17,600	0
Interior Trim	93,000	93,000
Kitchen Cabinets and Counters - 14	308,000	280,000
Finish Electrical	with rough above	70,000
Finish Plumbing	with rough above	222,400
HVAC - 14 units	Quote 132,000	132,000
Elevator - Car, electrical & shaft	165,000	165,000
Basement Radiant Heat	30,000	30,000
Patch, sand & repair hardwood floors	96,000	96,000
Painting	160,000	160,000
Appliances - 14 sets	112,000	84,000
Parking Lot	Quote 60,000	60,000
Landscaping	10,000	0
Huttleston Park Improvements	10,000	0
	Sub-Total School Conversion	2,289,400
		Developer Cost Est Math error
Tax on Materials	30,927	0
	Total School Conversion	2,289,400
Demolition & Abatement	625,000	625,000
Rogers School Total	3,328,747	2,469,400
Four Single Family House Total	1,864,168	1,289,440
Total Construction Cost of Development	5,817,915	4,383,840

Rogers School Proforma

	SKA Amounts	Developer Amounts
Acquisition		
Property	285,000	50,000
Closing Costs	<u>15,000</u>	<u>15,000</u>
Acquisition Sub-Total	300,000	65,000
Construction		
Demolition	625,000	625,000
Enviornmental Clearances	15,000	15,000
On-Site Improvements	0	150,000
Construction Cost - Condominiums	3,329,000	2,470,000 *
Construction Cost - Single Family Homes	<u>1,865,000</u>	<u>1,290,000 **</u>
Construction Sub-Total	5,834,000	4,550,000
Professional Fees		
Architect	300,000	50,000
Attorney	90,000	90,000
Civil Engineer	50,000	20,000
Enviornmental Consultant	60,000	60,000
Marketing / Advertising	<u>15,000</u>	<u>15,000</u>
Professional Fees Sub-Total	515,000	235,000
Carrying Costs & Other Project Fees		
Interest Costs	200,500	140,000
Property / Liability Insurance	22,500	15,000
Real Estate Taxes	34,000	10,000
Performance Bond	<u>85,000</u>	<u>0</u>
Carrying Costs Sub-Total	342,000	165,000
Total Project Cost	6,991,000	5,015,000
Net Sales Proceeds - Condominiums	5,495,000	3,700,000
Net Sales Proceeds - Single Family Homes	<u>1,940,000</u>	<u>1,900,000</u>
Total Net Sales Proceeds	7,435,000	5,600,000
Projected Developer Overhead & Profit	444,000	585,000 ***

* The developer's cost estimate included a math error

** This number was reduced to the nearest thousand

*** This number includes the "Developer's Fee" line of the developer's proforma

THE RAYMOND C. GREEN COMPANIES

Real Estate Investments and Financing

155 Federal Street
Suite 1300
Boston, MA 02110

(617) 859-4599
Fax: (617) 859-7694
E-Mail: ray@raygreen.com

July 24, 2018

Zachary Mayo
New England Preservation & Development, Inc.
27 Cherry Street
Medford, MA 02155

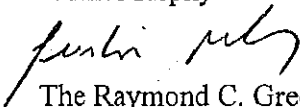
Re: Rogers School Development Project, Fairhaven, MA

Dear Zach,

This letter shall confirm our interest in providing funds towards the remediation of the Rogers School Building and for the construction of four single family homes at the Property. Said financing will be subject to the terms and conditions of a loan commitment letter to be issued by Lender upon its review and approval of the approved development plans. This letter shall not be deemed a formal loan commitment.

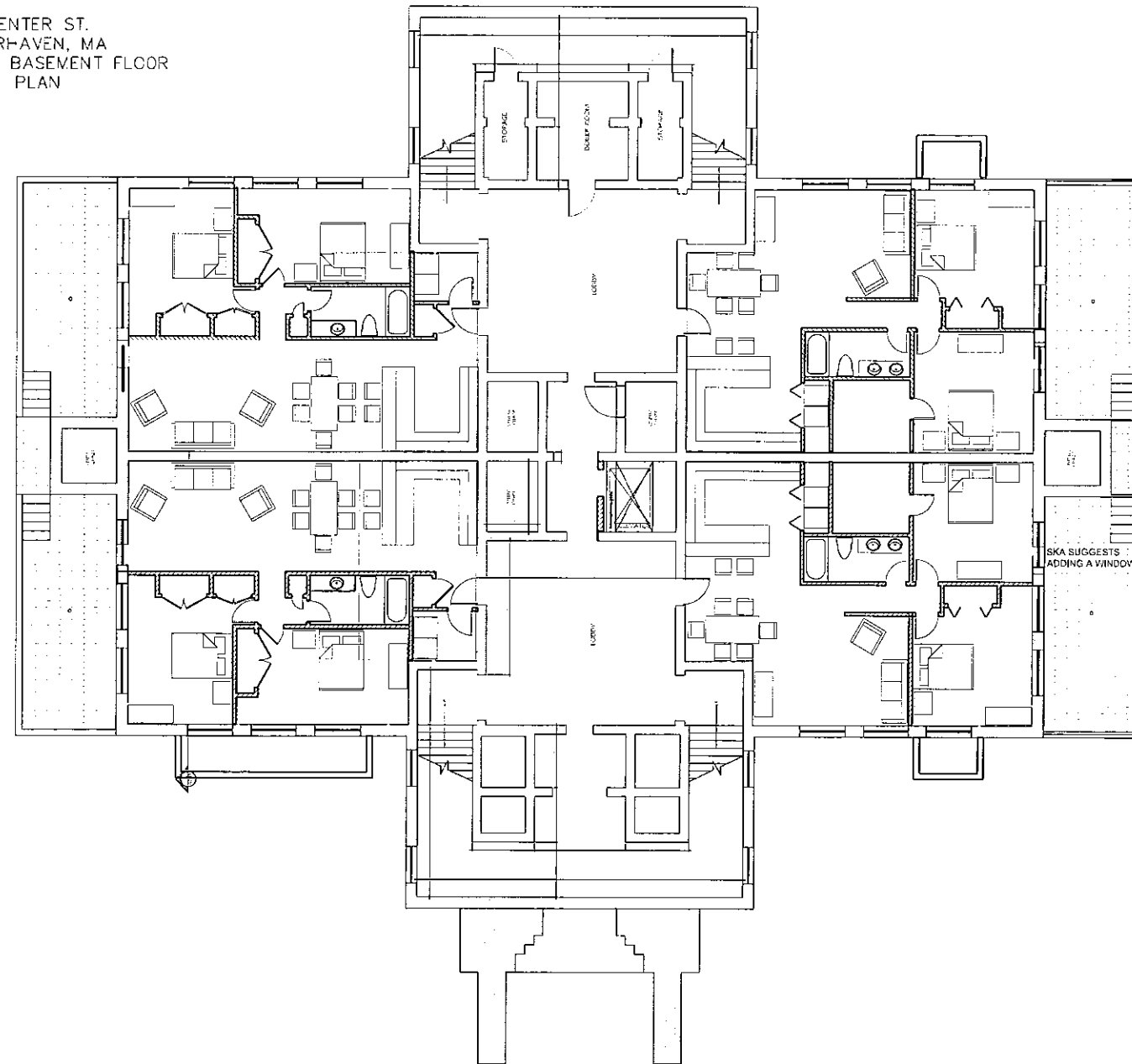
Sincerely,

Justin Murphy



The Raymond C. Green Companies
155 Federal Street, Suite 1300
Boston, MA 02110
617-947-8070
justin@raygreen.com
www.raygreen.com

CENTER ST.
FAIRHAVEN, MA
PROPOSED BASEMENT FLOOR
PLAN



Stephen Kelleher Architects, Inc.
Fairhaven Center for Business
57 Alden Road
Fairhaven, Massachusetts 02719
508-992-2007 Fax 992-2021

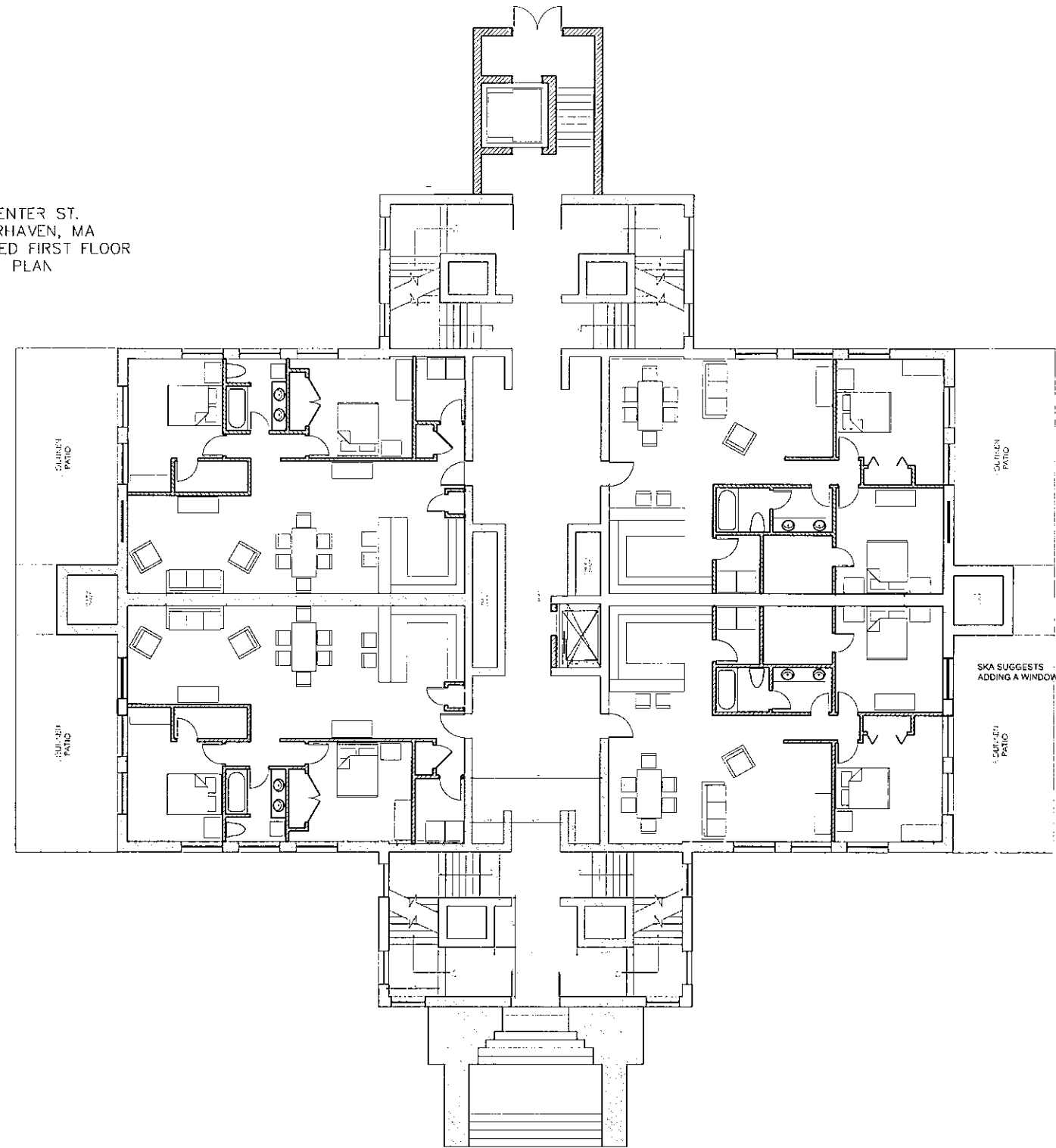
Rogers School
100 Pleasant Street
Fairhaven, Massachusetts

BASEMENT PLAN

Drawn By:	PQ
Checked:	SLK
Date:	10.26.2018
Scale:	1/8" = 1'-0"

PL-1.0

CENTER ST.
FAIRHAVEN, MA
PROPOSED FIRST FLOOR
PLAN



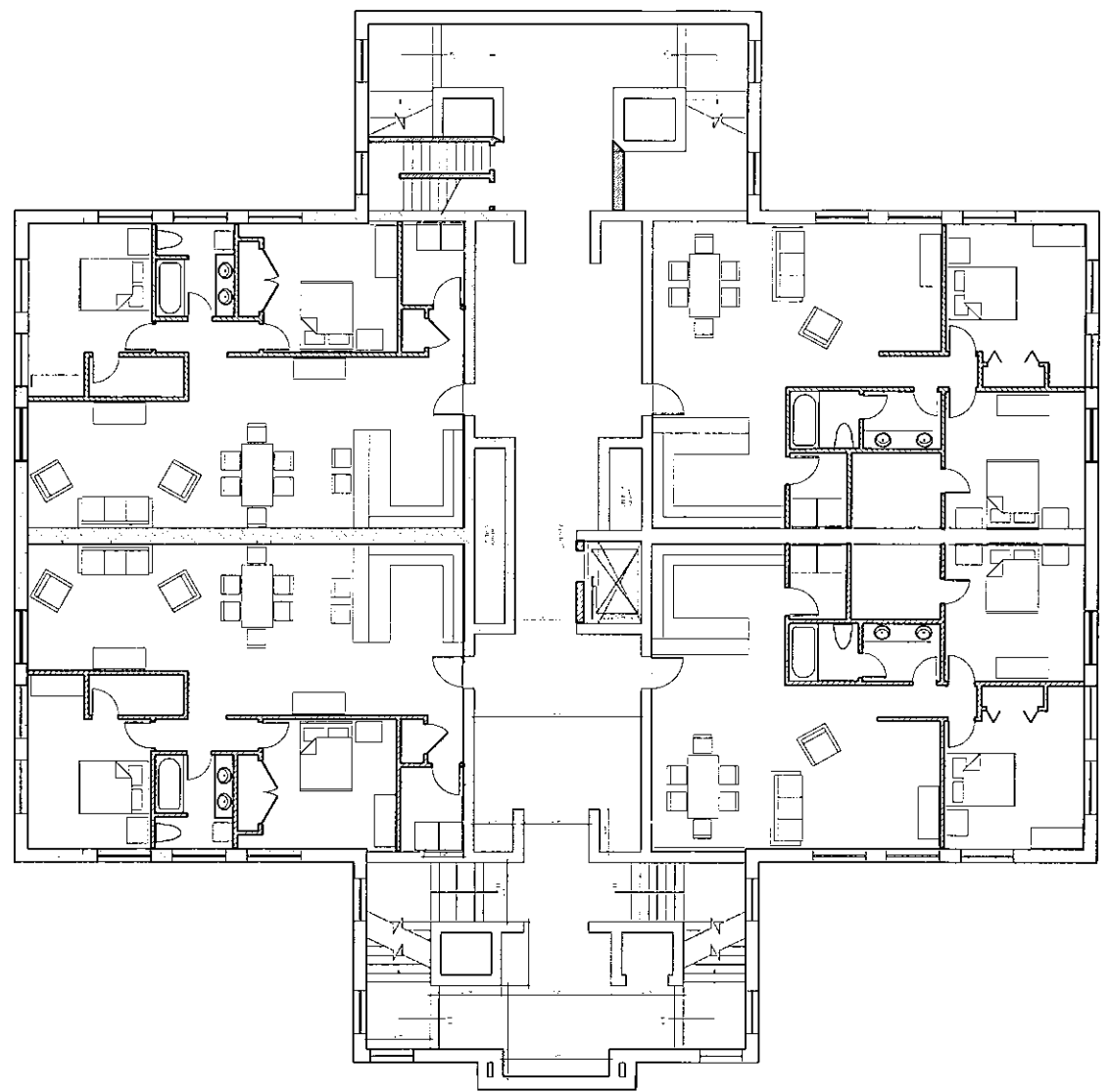
Stephen Kelleher Architects, Inc.
Fairhaven Center for Business
57 Alben Road
Fairhaven, Massachusetts 02719
508-992-2007 Fax 992-2021

Rogers School
100 Pleasant Street
Fairhaven, Massachusetts

FIRST FLOOR PLAN

Drawn By	PQ
Checked	SLK
Date	10.26.2018
Scale	1/8" = 1'-0"

PL-1.1



SKA SUGGESTS
ADDING A WINDOW



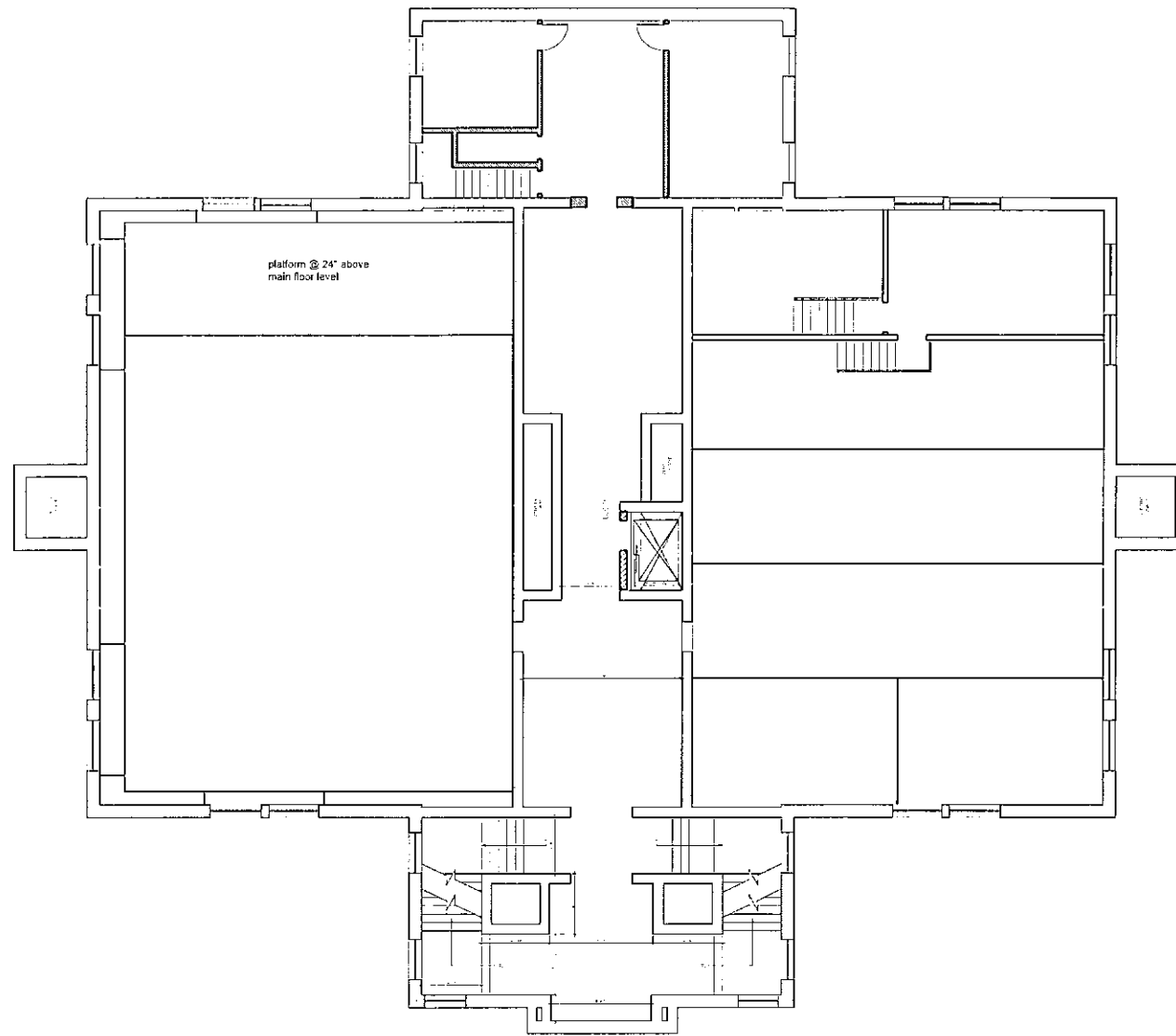
Stephen Kelleher Architects, Inc.
Fairhaven Center for Business
57 Alden Road
Fairhaven, Massachusetts 02719
508-992-2007 Fax 992-2021

Rogers School
100 Pleasant Street
Fairhaven, Massachusetts

SECOND FLOOR PLAN

Drawn By	PQ
Checked:	SLK
Date	10.26.2018
Scale	1/8" = 1'-0"

PL-1.2



platform @ 24" above
main floor level

A PROPOSED PLAN OF THE
CONDOMINIUMS WAS NOT
PREPARED FOR THIS LEVEL



Stephen Kelleher Architects, Inc.
Fairhaven Center for Business
57 Alden Road
Fairhaven, Massachusetts 02719
508-992-2007 Fax 992-2021

Rogers School
100 Pleasant Street
Fairhaven, Massachusetts

THIRD FLOOR PLAN

Drawn By: PQ
Checked: SLK
Date: 10.26.2018
Scale: 1/8" = 1'-0"

PL-1.3

The Boys Club Building

New Bedford, MA

Scope:

Phase I: Schematic design with hazmat abatement.

Phase II: Construction documents, and administration.

Completion Date:

2009

Project Description:

The Boys Club building was an adaptive re-use of an existing 1894 historic building designed by Architect, Nat C. Smith, (1866-1943) and located in the central section of down town New Bedford. The project was to convert an unused dilapidated three story building into new condominiums and apartments varying in size from 1700 sf to 3100 sf. Units include two bedrooms, two bathrooms, a kitchen, living room, dining room, and laundry. Some units feature loft spaces with eighteen foot ceilings, a grand central staircase, full HVAC systems, and fireplaces. The design of the units stayed true to the building's original identity adding modern amenities while restoring the character and details. The buildings exterior was renovated and cleaned keeping the brick and stone facade of the building intact to maintain it's historical elements. The complex is in walking distance to shops, offices, museums, theaters, nightlife, and other civic amenities. The building is connected to the mixed use Standard Times building and directly across the street from the library, and City Hall, making it convenient to just about everything down town.

Staff Assigned:

Stephen L. Kelleher, AIA
Principal In Charge

Edwin A. Sargent, AIA
Project Architect

Design Cost:

Hourly

Construction Cost:

\$160 / SF

Reference:

Buyers Professional Realty Services
Jim Muse, Principal
145 Rear Union Street
New Bedford, MA 02740





The Taber Building

New Bedford, MA

Scope:
Schematic Design through Construction Administration.

Completion Date:
2004

Project Description:
The historic Taber Building, located in Downtown New Bedford was built in 1924. In 2004 the renovations were completed, converting the one time grocery store and inn into 3,600 square feet of rentable commercial space and four condominiums. The project included a complete restoration of the building's facade and roofing system. The work completed at the Taber Building was noted as being a "downtown success story" by former Mayor of New Bedford Frederick M. Kalisz, Jr.

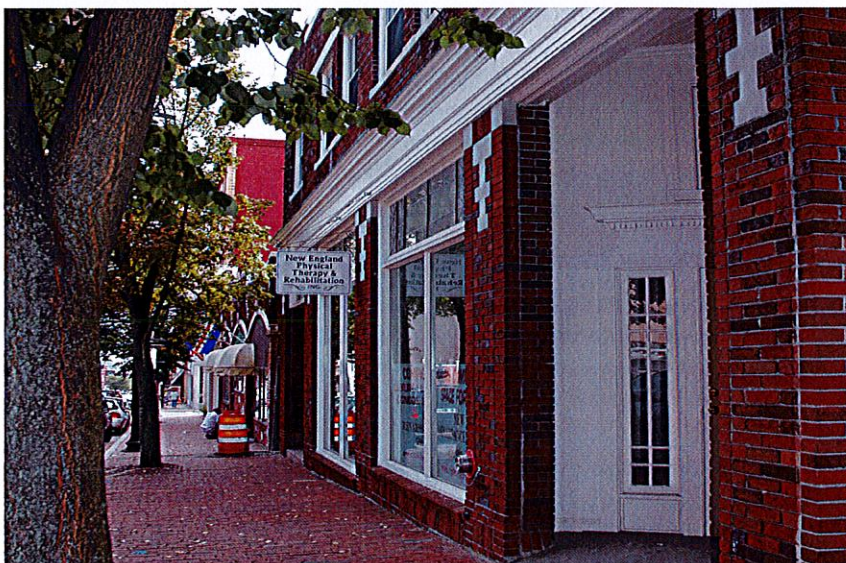
Staff Assigned:
Stephen L. Kelleher, AIA
Principal In Charge

George Mesquita, AIA
Project Architect

Design Cost:
\$15,436

Construction Cost:
\$800,000

Reference:
Buyers Professional Realty Services
Jim Muse, Principal
145 Rear Union Street
New Bedford, MA 02740





The Bristol Building

New Bedford, MA

Scope:
Schematic Design through Construction Administration.

Duration:
2002 - 2005

Project Description:
This adaptive reuse of an 1914 historic building was one of the three transformations taking place in the city of New Bedford in 2003. Noted as the “keystone” to historic downtown, this adaptive reuse and historic restoration aimed at bringing the building’s past back to life. The most notable change was the exterior of the building’s appearance, which was rehabilitated back to its original 1914 appearance. Included in this was cleaning the exterior terrazzo at the storefront units, re-pointing of the exterior facade, and historically refinishing the monumental second floor windows. The first floor was transformed into 7 retail units including a restaurant space with an exterior patio on Wing’s Court. The second floor was divided into 11 apartments, 2 studio spaces, 7 one bedroom units, and 2 two bedroom units. Three of the units, both studio spaces, and 1 of the one bedroom units, are handicap accessible. The building also included roof patios for the 4 units on Wings Court and a common roof deck with views of New Bedford Harbor.

Staff Assigned:
Stephen L. Kelleher, AIA
Principal In Charge

Matthew Allain - Project Manager

Design Cost:
\$179,329

Construction Cost:
\$2.9 Million

Structural Engineering:
HJ Bishop & Son

Fire Protection
Fire Protection Services, Fairhaven,
MA





The Hudner Building

New Bedford, MA

Scope:
Schematic Design through Construction Administration.

Duration:
2001 - 2003

Project Description:
Stephen Kelleher Architects provided complete design services through construction administration for this important rehabilitation project in historic downtown New Bedford. The Hudner Building was originally constructed as a commercial market in 1927, and was occupied as a bar room before renovation. The developer purchased the building and engaged SKA to convert the building into market rate condominiums with ground floor commercial space. Two stories were added to the original two story structure to create a total of 11 residential units, and 3 commercial units. Great care was taken to preserve the original character of the building. The project is one of several adaptive reuse projects of historic structures in downtown New Bedford that the firms has designed in recent years. It received two preservation awards, including the Elm Award presented by the New Bedford Historical Society and the Sarah R. Delano Award presented by the Waterfront Historic Area League.



Staff Assigned:
Stephen L. Kelleher, AIA
Principal In Charge

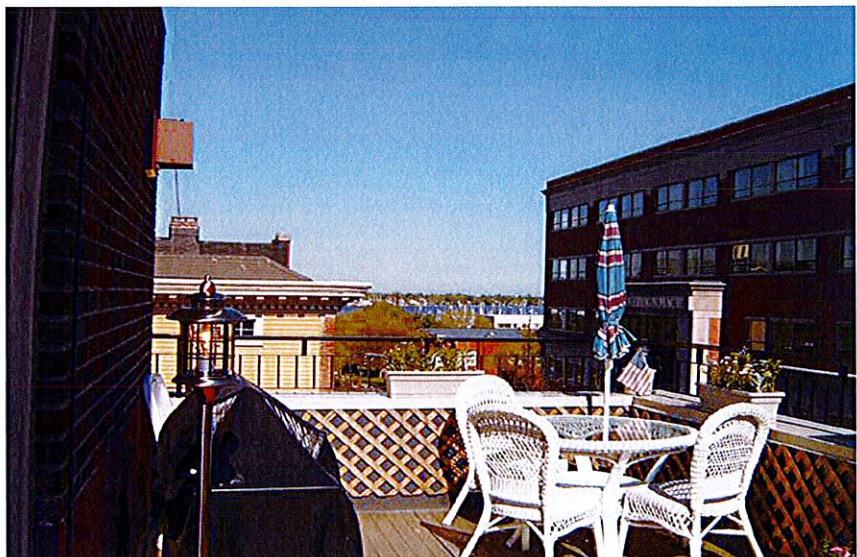
George Mesquita, AIA
Project Architect

Design Cost:
\$56,506

Construction Cost:
\$1.6 Million

Structural Engineering:
HJ Bishop & Son

Reference:
Jim Muse, President
Buyer's Professional Real Estate
508-984-7378





First Congregational Church

Fairhaven, MA

Scope:
Schematic Design through Construction Administration.

Completion Date:
2008

Project Description:
In 2004, an accessibility and renovation study was conducted to report the structural, mechanical, electrical, architectural, masonry, and roofing systems for the First Congregational Church (1844), in conjunction with providing cost estimates for upgrading each system. Also included was a proposed design solution to make the community area of the church completely handicap accessible in compliance with the Massachusetts Architectural Access Board regulations. This included a new LULA elevator and the addition of two new unisex handicap accessible restrooms.
The structural, masonry, and flashing work was completed on the 80' brick church tower, along with repairs to the main roof. New plywood was overlaid on the roof diaphragm before the new underlayment, and forty year architectural shingles and new gutters were installed.

Staff Assigned:
Stephen L. Kelleher, AIA
Principal In Charge

Construction Costs:
Elevator & Associated Work: \$217,000
Roofing: \$139,800
Masonry: \$25,000
Painting: \$15,000

Contractors:
Sherwood Building Co.
Flagship Roofing and Sheet Metal
Paul Choquette & Co.
John Gibb Painting



Attachment F

**KEITH SILVIA
CUSTOM BUILDER
LIC.# 037065**

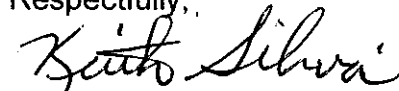
21 HOLIDAY DR.
FAIRHAVEN, MA.
02719
508-994-8398

November 4, 2018

To Whom It May Concern,

I am a local builder in this area and Mr. Ristuccia asked me what my cost per square foot is to build and basic level house. My basic level cost is \$160.00 per square foot and higher depending on homeowner's choices of finishes.

Respectfully,



Keith Silvia

Attachment G

The following are Selectmen Bob Espindola Comments / Questions for NEP&D, for consideration in advance of the Board of Selectmen meeting scheduled for Monday, November 5th, 2018.

I have read through the SK Architects' report and have the following questions that I would like to send to the NEP&D so that they will have time to review prior to Monday night's meeting.

I have purposely not copied the other two (2) Selectmen due to concerns about potential Open Meeting Law violation. This may be a bit on the conservative side, but that is where I would prefer to be. I do not want either of the other two to draw any inference from the questions I am asking at this time.

- 1) Given the significant disparity between the NEP&D and the SK Architects estimates for certain elements of construction, and the ultimate bottom line, will the NEP&D be able to obtain a letter from their lender stating their willingness to finance the project at the higher cost (or some revised figure that the NEP&D would outline between now and Town Meeting?
 - SK's projected cost is a very retail driven cost analysis. Architectural firms work with a general contractor to coordinate and carry out their projects to completion. Most of SK's projected costs throughout this proposal are consistent with what I or another contractor would charge to GC the project.
 - My lender and I will certainly be revisiting our project budget before moving forward. it is not feasible to get them back for another site analysis before the meeting. I am confident in our proposed cost as demonstrated by sub contractor proposal previously submitted.
 - will preface this next comment by saying I may very well be wrong but, when I first learned of this project, I was under the impression that the NEP&D had lined up financing partners that would allow the project to move forward without the benefit of tax credits. If the basis has changed, what was the reason? In any case, given the most recent documents indicate that tax credits would be required and there is reference to the Town supporting the project through CPA funding, I would ask the following questions;
 - a) How much CPA funding does the NEP&D estimate will be required from the Town each year and in total?
 - b) Is the project time-line realistic given the time it takes to apply for Historic Tax Credits?
 - Your original thought are correct, this project is not contingent on NEPD acquiring any tax credit, CPA funding or any other governmental funding.

- NEPD has financial commitments to complete all phases of the Rogers School Preservation project.
- NEPD will be seeking any other grants or funds available to assist providing such funds do not negatively affect the town of Fairhaven in any way.
- The project timeline will not be lengthened in seeking historic grants.
-

Issues to be addressed, in general (likely to be subject of SK Architects discussion);

Page 3

- “There may be an issue with constructing sunken patios for the basement level apartments”. Please comment on insulated foundation recommendation.
 - there is not an issue with the sunken patios. with adequate underpinning, new footing and foundation to house and support with drainage. the proposed level of the patios can be achieved.

- Are you in agreement with the increase in cost outlined by the SK Architects for Impact resistant windows (i.e. this code requirement was not factored into your proposal)?
 - My quote the windows took into consideration the windows would be impact resistant.
 - There is NO additional installation cost. Same side window units, same installation method Window unit weight is increased.

- “The layout of the condominium units do not allow natural light into the living areas of the units”. Have you (or your Architect) ever constructed a similar space that was subsequently occupied and, if so, were the occupants happy with it?
 -
 - This is a PRELIMINARY PLAN showing layout feasibility in an early iterative stage. It is currently uncertain if the town will allow me to preserve and Develop the Rogers School and grounds.
 - Therefore it is not wise to put forth the amount of time, money, and manpower it will require to work this design / plan to its final stages.

- "The layouts being proposed also have access to bathrooms and bedrooms directly from the living area without being recessed or off a small hallway" Have you (or your Architect) built out space with this type of layout in the past? Would you agree with the alternate layout recommended by the SK Architects and, if so, do you think that alternate arrangement would increase the cost of the project?
- Yes I have built spaces out like this in the past.
- Again this PRELIMINARY PLAN showing layout feasibility in an early iteration stage. I s we were looking to keep our units as open concept as possible.
- I Making small alteration to layout will have a ver minimal impact to cost. . (Note I believe SK's numbers throughout reflect a retail price)
- Page 4
- "SKA's cost estimate includes the cost of a two-stop elevator to accommodate the roughly five foot change in grade" What was NEP&D planning for this? NEPyD
- Please Note this PRELIMINARY PLAN showing layout feasibility in an early iteration stage.
- NEPD has express in the proposal that the Rogers School Condo and grounds will comply with the ADA act of 1990.
- NEPD intends to further develop the circulation route for disabled tenants as A comprehensive architectural and structural set of plans developed further prior to submitting to the building department.
- "...they do not feel the residents at Our Lady's Haven, which is located across the street, will be as directly affected by the additional traffic as ... property". Will a traffic study be included?
- NEPD does not feel a traffic study is warranted.

Page 5

- The houses will be built with low maintenance exteriors ... standards". What will the exterior material consist of?
 - NEPDS states in its proposal that the 4 houses exterior will consist of; Azek Trim, Hardiplank siding, Composite decking. with a 30 year Architectural shingle roof.
- In the Proposed Schedule, the Conversion of the interior of the original Rogers School building into condominiums is the last phase. How can NEP&D ensure the Town that, even if the first four (4) phases of the project come in over budget, NEPD will commit to completing this fifth

phase, which has been paramount in the eyes of those looking to preserve that building donated by Henry Huttleston Rogers

- Over the past few week it has come to NEPD's attention that this is a major concern of residents in town. Once the demolition and abatement of the 1960 wing is complete NEPD will begin the Rogers school interior simultaneous to the construction of the new houses. this should alleviate the concerns of non completion.

Page 6

- "They also state that a secondary source of funding has been arranged in the event the primary source withdraws". Will NEP&D be able to provide a letter from that letter, similar to what is being required of the primary lender?
 - Yes NEPD will be able to provide that letter, Hopefully prior to town meeting.

Page 7

- Recommendations.
 - "The project construction costs should be revised ... quotes from sub-contractors are very aggressive". Please comment and / or confirm that an estimate with less "aggressive" assumptions will be used and be cleared through the same financing pre-approvals.
 - SK's projected cost reflect a very retail driven cost analysis. Architectural firms work with a general contractor to coordinate and carry out their projects to completion. Most of SK's projected cost throughout this proposal are consistent with what myself or another contractor would charge a retail customer.
 - I will provide a letter for a reputable local builder (40 years service in Fairhaven) sumerazing the same.
 -
 - "This lack of experience is a concern. However with the assistance of his grandfather, Michael Ristuccia, he might successfully complete this project." This is, obviously, not a ringing endorsement. With that in mind, what assurances would the Town have that the

Grandfather would be committed to this project (i.e. considering his own work load and other priorities).

- My grandfather will be completing his current projects in process by April, 1, 2019. He is not planning on scheduling any further work so will have the time to be a full time consultant through completion of the project.

TOWN OF FAIRHAVEN
FREE CASH ESTIMATE - FY 2018

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FREE CASH</u>	<u>ADJ for 1 time</u> <u>Items</u>	<u>Revised</u>
FREE CASH REMAINING FROM 6-30-17			1,859,268.86	0	1,859,268.86
LOCAL RECEIPTS	8,693,349.00	6,837,000.00	1,856,349.00 <i>(A)</i>	-176,455.48 <i>(B)</i>	1,679,893.52
CHERRY SHEET	10,625,503.00	10,662,388.00	(36,885.00)	0	(36,885.00)
APPROPRIATION RETURNED	1,744,847.00	-	1,744,847.00 <i>(C)</i>	-377,899.95 <i>(D)</i>	1,366,947.05
TAX LIENS/FORECLOSURES	412,502.00	-	412,502.00		412,502.00
REC CTR ENTERPRISE CLOSE TO GF FY18	285,761.00	-	285,761.00	-285,761.00	-
OVERLAY-ALLOW ABATE & EXEMPT RETURN	-	-	-		-
CLOSE INSUR RECOV REVOLVER / GRTS / SRF TO G/F	260.00	-	260.00		260.00
CLOSE OUT FEMA IN SPEC REV FUND	-	-	-		-
			6,122,102.86	(840,116.43)	5,281,986.43
Reductions to Free Cash			(3,406.16)	0	(3,406.16)
Deficit Balances (See - Est Free Cash Calc Report)			<u>(250,099.00)</u>	<u>0</u>	<u>(250,099.00)</u>
FREE CASH ESTIMATE			5,868,597.70	(840,116.43)	5,028,481.27
CERTIFIED FREE CASH			6,187,820.14 <i>(E)</i>	(840,116.43)	5,347,703.71
DIFFERENCE: EST & CERT.			319,222.44		319,222.44

**TOWN OF FAIRHAVEN
GENERAL FUND-REVENUE SUMMARY
ESTIMATED REVENUE - ACTUAL**

LINE #		(12 MONTHS FY'18)	(12 MONTHS FY'17)	VARIANCE	(12 MONTHS FY'18)	VARIANCE
DETAIL		ACTUAL	ACTUAL	FY18 to FY17	TAX RECAP	FY18 Bud to
TAX RECAP		REV RECEIPTS	REV RECEIPTS		BUDGET	FY18 Actual
(PAGE 3)		7/1/2017 - 6/30/18	7/1/2016 - 6/30/17		FY 2018	
LOCAL RECEIPTS:						
1	MOTOR VEHICLE EXCISE	2,080,012.91	1,885,191.87	194,821.04	1,650,000.00	430,012.91
2	OTHER EXCISE					-
	a. Meals	337,244.13	328,025.25	9,218.88	250,000.00	87,244.13
	b. Room	252,048.36	243,714.68	8,333.68	250,000.00	2,048.36
	c. Other (includes Boat excise)	34,629.58	34,224.34	405.24	50,000.00	(15,370.42)
3	PENALTY & INT ON TAXES	444,644.72	291,266.26	153,378.46	325,000.00	119,644.72
4	PAY IN LIEU OF TAXES(include Urban Excise)	175,190.57	336,324.04	(161,133.47)	150,000.00	25,190.57
8	CHARGES FOR SERVICES-Solid Waste Fees	98,544.29	103,362.92	(4,818.63)	59,000.00	39,544.29
9	OTHER CHGES FOR SERVICES	51,446.30	81,925.00	(30,478.70)	-	51,446.30
10	FEES	220,200.50	240,141.27	(19,940.77)	220,000.00	200.50
11	RENTALS/LEASES	57,273.67	129,841.88	(72,568.21)	20,000.00	37,273.67
12	DEPT REVENUE-SCHOOL	2,790,659.37	2,560,621.79	230,037.58	2,350,000.00	440,659.37
15	DEPT REVENUE-RECREATION	252,457.99	19,204.00	233,253.99	245,000.00	7,457.99
16	OTHER DEPT REVENUE	992,518.34	745,616.69	246,901.65	800,000.00	192,518.34
17	LIC & PERMITS	517,216.73	526,475.89	(9,259.16)	450,000.00	67,216.73
19	FINES & FORFEITS	7,470.95	5,305.00	2,165.95	5,000.00	2,470.95
20	INVESTMENT INCOME	98,781.62	40,268.62	58,513.00	13,000.00	85,781.62
21	MEDICAID REIMBURSEMENT	87,562.12	51,737.27	35,824.85	-	87,562.12
22	MISC RECURRING	18,991.22	17,916.24	1,074.98	-	18,991.22
23	MISC NONRECURRING	176,455.48	19,426.54	157,028.94	-	176,455.48
	SUB TOTAL	8,693,348.85	7,660,589.55	1,032,759.30	6,837,000.00	1,856,348.85
STATE AID-CHERRY SHEET:						
	Chapter 70	** 7,580,960.00	7,526,930.00	54,030.00	7,580,960.00	-
	Charter Tuition Reimbursement	737.00	4,830.00	(4,093.00)	-	737.00
	School Transportation Reimburse	-	-	-	-	-
	Gen Gov't Aid	** 2,252,710.00	2,168,152.00	84,558.00	2,252,710.00	-
	Veterans Benefits	*** 537,416.00	547,480.15	(10,064.15)	590,827.00	(53,411.00)
	State Owned Land	154,041.00	154,187.00	(146.00)	154,041.00	-
	Exempt.Vet,Blind,Surviving & Elderly	** 99,638.99	97,153.24	2,485.75	83,850.00	15,788.99
		10,625,502.99	10,498,732.39	126,770.60	10,662,388.00	(36,885.01)
	State Reimb-MSBA HMS Roof	341,410.00	-	341,410.00	-	341,410.00
	State Reimb-Construction Sch Project-Ch 845	-	1,011,359.00	(1,011,359.00)	-	-
	SUB TOTAL	10,966,912.99	11,510,091.39	(543,178.40)	10,662,388.00	304,524.99
	REAL ESTATE TAXES	26,315,291.60	25,717,939.00	597,352.60		
	PERSONAL PROPERTY TAXES	1,037,420.14	946,495.58	90,924.56		
	SUB TOTAL	27,352,711.74	26,664,434.58	688,277.16	27,795,589.00	(442,877.26)
	TAX LIENS/FORECLOSURES (NOT BDGTED)	412,501.71	145,478.55	267,023.16	-	412,501.71
	TOTAL GENERAL FUND REVENUE	47,425,475.29	45,980,594.07	1,444,881.22	45,294,977.00	2,130,498.29
	Twn Acct reconciliation of G/F Revenue above to G/L:					
	BOAT EXCISE(Total for year x 50% transfer to Wtrway @ Y/E)	* 21,395.83	21,393.33			
	Total per General Ledger @ 6-30	47,446,871.12	46,001,987.40			

TOWN OF FAIRHAVEN
APPROPRIATION BALANCES
6/30/2018

Dept	NAME	BALANCE	ENCUMB	CARRY-OVER	TRANSFER @ ATM19	TURNBACK BALANCE	TRANSFER BACK to SRF
113	TOWN MEETING/ENCUMB	2,674.94				2,674.94	
114	MODERATOR	-				-	
122	SELECTMEN/ENCUMB/ARTICLES	248,315.03	2,092.36	32,028.40		214,194.27	*1
131-01	RESERVE FUND	83,214.68				83,214.68	
131	FINANCE	603.44				603.44	
135	TOWN ACCT/AUDIT/ENCUMB	5,283.58	-			5,283.58	
141	ASSESSORS/ENCUMB	14,617.08	363.91			14,253.17	
145	TREASURER/TAX TITLE/ENCUMB	15,568.65	134.99			15,433.66	
146	COLLECTOR/ENCUMB	4.29	-			4.29	
151	LEGAL SERVICES/ENCUMB	24,202.39	7,996.35			16,206.04	
155	INFORMATION TECH/ENCUMB	40,931.85	6,356.25			34,575.60	
161	TOWN CLERK/ENCUMB	2,332.49	1,588.36			744.13	
163	ELEC & REG/ENCUMB	5,862.13				5,862.13	
171	CONSERVATION/ENCUMB	5,353.55	-			5,353.55	
175-00/01	PLANNING/ECON / ENCUMB/ARTICLES	82,168.73	1,651.94	66,064.56		14,452.23	*2
176	APPEALS BOARD	1,248.91	-			1,248.91	
189	TOURISM/ENCUMB	2,437.96	1,419.29			1,018.67	
190	COMM DISABILITY/ENCUMB	900.00				900.00	
192	TOWN HALL/ENCUMB	120,152.61	52,667.32	60,000.00		7,485.29	
195	TOWN REPORT	275.00				275.00	
210	POLICE/ENCUMB/ARTICLES	271,927.95	10,651.45	247,170.00		14,106.50	
220	FIRE/ENCUMB/ARTICLES	31,796.09	4,571.38			27,224.71	*3
225	FIRE ALARM	1,950.00	636.50			1,313.50	
241	BUILDING/ENCUMB	14,585.80				14,585.80	
244	WEIGHTS & MEASURES	834.00	-			834.00	
291	CIVIL DEFENSE/ENCUMB	2,396.45	649.08			1,747.37	
292	DOG OFFICER/ENCUMB	15,897.31	698.52			15,198.79	
295	TREE DEPT/ENCUMB	19,997.70	-			19,997.70	
298	SHELLFISH/ENCUMB	66,212.19	7,264.33	33,242.22		25,705.64	
300	SCHOOL/ENCUMB/ARTICLES	501,726.61	74,098.49	119,600.00	58,590.00	249,438.12	*4
301	G.N.B.V.H.S.	-				-	
302	B.C. AGRICULTURAL SCH	-				-	
403-32	HARDSURFACING	-	-			-	
403-39	SUB DIVISION MGT FEES/ENC	-				-	
403-34	DRAINAGE	703.07	465.95			237.12	
403-38	STREET RESURFACING	30,309.06	27,666.60			2,642.46	
403-71	SIDEWALK REPAIRS	-	-			-	
420	HIGHWAY / ENCUMB	838,916.69	54,265.96	665,592.20		119,058.53	
405	ENGINEERING	235.00				235.00	
421	BPW ADMN/ENCUMB	1,882.15	-			1,882.15	
424	STREET LIGHTS	18,127.83	13,000.00			5,127.83	
510	HEALTH/ENCUMB	49,073.68	16,316.13			32,757.55	
541	COA/ENCUMB	13,609.98	1,868.94			11,741.04	
543	VETERANS/ENCUMB	267,747.69	18,590.20			249,157.49	
611	LIBRARY	-				-	
640	RECREATION CTR	42,409.27	1,854.98			40,554.29	
650	PARK	11,902.21	2,040.92			9,861.29	
670	HISTORICAL COMM	500.00				500.00	
671	ACADEMY BUILDING	3,676.71	-			3,676.71	
672	FIRE MUSEUM	300.44	-			300.44	
673	FORT PHOENIX	-				-	
674	OLD STONE SCHOOL HOUSE	93.22				93.22	
675	MANJIRO BLDG MAINT	3,000.00				3,000.00	
690	CULTURAL COUNCIL	850.00		850.00		-	
691	FINE ARTS	-				-	
692	MEMORIAL DAY	87.00				87.00	
710	DEBT SERVICE	54,527.12				54,527.12	
911	FHVN RETIREMENT	-				-	
918	FICA	31,339.82				31,339.82	
913	UNEMPLOY COMP.	51,476.08	10,000.00			41,476.08	
924	GROUP INSURANCE	297,210.97				297,210.97	
925	TOWN INS/WORKERS COMP	44,518.14	1,869.00			42,649.14	
950-37	UNPAID BILL OF PRIOR YR	2,796.20				2,796.20	
TOTAL		3,348,763.74	320,779.20	1,224,547.38	58,590.00	1,744,847.16	

= G/F enc amt = G/F c-over amt = Transf on C-over

G/F TURNBK

Not included as deduction in above #:

001-820 (intergov/state)	(201,974.00)
001-820 (charter school)	(11,845.00)
001-830 (intergov/county)	<u>(221,053.29)</u>
AGREES TO BAL IN EXPD LEDGER	2,913,891.45
	=====

***1 Selectmen Turnback Detail:**

Current Budget	38,419.14
Encumbrance	354.19
Wage & Salary Reserve FY18 Article	<u>150,000.00</u>
Rogers School Repurpose STM 5/7/16 Art 7	2,075.00
Sewer tie-in N, Fhvn Fire Stat STM 6/30/16 Art 2	6,500.00
Wind Turbine Electric FY18 Article	<u>16,845.94</u>
	<u>214,194.27</u>

***2 Plan & Econ Turnback Detail:**

Current Budget	9,635.38
Encumbrance	-
Econ & Develop Comm FY 18 Article	4,073.47
Town Master Pan ATM'17 Article 21	<u>743.38</u>
	<u>14,452.23</u>

***3 Fire Turnback Detail:**

Current Budget	6,179.62
Encumbrance	42.09
IV Pumps ATM'18 Article 24A	21,000.00
Ambulance FY'18 Article	<u>3.00</u>
	<u>27,224.71</u>

***4 School Turnback Detail:**

Current Budget	1,097.43
Encumbrance	6,674.55
HMS Floor ATM'17 Article 9D	13,766.19
HMS Roof STM 5/7/16 Article 11	<u>227,899.95</u>
	<u>249,438.12</u>

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**TOWN OF FAIRHAVEN
ESTIMATED FREE CASH CALCULATION**

9/14/2018

	<u>6/30/2013</u>	<u>6/30/2014</u>	<u>6/30/2015</u>	<u>6/30/2016</u>	<u>6/30/2017</u>	<u>6/30/2018</u>
UNDESIGNATED FUND BALANCE	2,916,152.90	3,010,500.43	4,164,459.75	6,227,664.50	5,148,320.57	7,104,193.29
MINUS: PROP TAX REC & RE TAX REC	(647,437.28)	(517,329.73)	(806,103.56)	(479,757.44)	(667,863.63)	(481,741.94)
MINUS: PROP TAX REFUNDS ISSUED AFTER FISCAL Y/E	(1,358.21)	(109.32)	(989.35)	(3,712.21)	(3,773.76)	(27,326.00)
MINUS: DEFERRED RE TAX RECEIVABLE	(2,073.56)	(5,905.78)	(11,383.54)	(16,934.54)	(22,663.36)	(18,803.06)
MINUS: ROLLBACK TAX RECEIVABLE	-	-	(43,949.42)	-	-	(123,201.81)
ADD: CREDIT BAL / MINUS DEBIT BAL DEFERRED PROPERTY TAX	(88,759.84)	(225,778.73)	50,394.83	(370,448.80)	(143,506.12)	72,726.48
	2,176,524.01	2,261,376.87	3,352,428.71	5,356,811.51	4,310,513.70	6,525,846.96
<u>REDUCTIONS TO FREE CASH:</u>						
MINUS: CASH RECONCILIATION VARIANCE	(97.87)	-	(30.14)	(400.92)	(336.31)	(2,892.14)
MINUS: DUE FROM RETIREMENT	-	-	(17.27)	(151.34)	(46.92)	(64.02)
MINUS: DUE FROM STATE	-	-	-	-	-	(78,711.00)
MINUS: P/R W/H DEBIT BALANCE	(50.40)	(31.78)	-	-	-	(36.23)
MINUS: PREPAID VACATION	(5,085.30)	(1,244.48)	(442.65)	(43,374.66)	(13,004.15)	(450.00)
DEFICIT BALANCES NOT YET REIMBURSED:						
MINUS: FUND BALANCE 22 - DEFICITS	(337.40)	-	-	-	-	(17,582.20)
MINUS: FUND BALANCE 23 - DEFICITS (no deduction)	(3,220.94)	(1,086.00)	(1,086.00)	-	-	-
MINUS: FUND BALANCE 24 - DEFICITS	-	-	(246.67)	-	-	-
MINUS: FUND BALANCE 26 - DEFICITS	-	(2,994.61)	(0.01)	(1,817.42)	-	(6,167.41)
MINUS: FUND BALANCE 27 - DEFICITS	(37,472.57)	(57,255.73)	(60,035.24)	(87,667.20)	(39,321.98)	(129,119.07)
MINUS: FUND BALANCE 28 - DEFICITS	-	(39.06)	-	-	-	(552.51)
MINUS: FUND BALANCE 82 - DEFICITS	-	(1,796.51)	-	(1,084.51)	-	(2,280.51)
MINUS: FUND BALANCE 89 - DEFICITS	(12,018.57)	(32,183.60)	(3,593.15)	(140,323.42)	(63,561.29)	(99,360.82)
MINUS: FUND BALANCE 84 - DEFICITS	-	-	-	-	-	-
MINUS: ALLOW FOR ABATE & EXEMPTIONS DEFICITS	(9.22)	-	-	-	-	-
MINUS: O/S RECEIVABLE RECON VARIANCES-TAX TITLE	(2,063.00)	(2,063.00)	-	-	-	(810.90)
TWN ACCT EST CALC BEFORE FREE CASH IS CERTIFIED	2,116,168.74	2,162,682.10	3,286,977.58	5,081,992.04	4,194,243.05	6,187,820.15
ADD: DOR allowed the Working Deposit Reserve to be netted against URFB Health Claims deficit	-	-	-	-	-	-
ESTIMATED FREE CASH CALCULATION:	2,116,168.74	2,162,682.10	3,286,977.58	5,081,992.04	4,194,243.05	6,187,820.15



BASK

Attachment I
Bask, Inc.
2 Pequod Road
Fairhaven, MA 02719
Telephone (774) 305-4749
E-mail Tim@cometobask.com
www.cometobask.com

6-1

October 30, 2018

Mr. Mark Rees
Town Administrator
Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

Dear Mr. Rees,

On December 1st, 2014, Bask, Inc. (f.k.a. Coastal Compassion, Inc.) and the Town of Fairhaven entered into a Host Community Agreement (HCA). The agreement including terms for Bask to provide certain benefits to the Town by way of gift or grant in accordance with M.G.L 44 53A.

The stated purpose of the HCA is to assist Fairhaven in addressing any public safety, health or other effects or impacts that Bask may have on the Town. As part of the terms of the HCA, Bask, Inc. has agreed to pay the town 3% of gross receipts to the Town of Fairhaven on a quarterly basis.

The HCA included a 6-month 'Grace Period' from the commencement of sales to registered and qualified patients. We have calculated the first quarterly HCA payment period from July 15 to September 30th of 2018. The next HCA payment, due 30 days after December 31st, 2018, will be paid for the period of October 1st, 2018 through December 31st, 2018.

In addition to the 3% payments, the HCA included commitments from Bask to hire local, qualified employees and use local vendors, suppliers, contractors and builders from the Fairhaven area. For the \$3,000,000+ redevelopment of our facility at 2 Pequod Road, we were very diligent about hiring contractors, vendors and suppliers from the Fairhaven area where possible. We currently employ 26 staff members and we have hired 7 Fairhaven residents. The majority of our staff are from the greater South-Coast region. In addition, all real and personal property owned or operated by Bask is treated as taxable.

We have provided a detailed sales report for the period ending 9.30.18 for Bask, Inc. which comes from our Seed-To-Sale compliance software program which is regulated by the Department of Public Health. The HCA payment for that Period Ending 9.30.18 is \$17,136.76. We do expect to see modest growth in revenue for the period ending 12.31.18.

While the Town of Fairhaven has sole discretion on where to allocate funds from the HCA, we hope the payments can be allocated towards public safety, community wellness programs and other initiatives for the support of the health and safety of the citizens of Fairhaven.

Please do not hesitate to contact me with any additional questions,

Sincerely,



Timothy Keogh
President