



Rogers School

RFP Submission

Fairhaven, MA



Prepared by:
Arch Communities, LLC
Lanagan & Co. Inc.



Lanagan & Co., Inc.

—REAL PROPERTY BROKER—



R E S I D E N C E S
AT THE ROGERS SCHOOL
FAIRHAVEN, M.A.



MOUNT VERNON GROUP
ARCHITECTS



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January 11, 2021

Town of Fairhaven
Attn: Mr. Mark Rees, Town Administrator
40 Court Street
Fairhaven, MA 02719

Re: Request for Proposals
Sale and Development of the Former Rogers Elementary School
100 Pleasant Street, Fairhaven, MA

Dear Mr. Rees:

We are pleased to submit our proposal to the Town of Fairhaven to redevelop the former Rogers Elementary School into a vibrant, mixed-income community for seniors and the positive impact it will have on Fairhaven Center. For a multitude of reasons, we feel that our development team is uniquely positioned to help the Town of Fairhaven realize its vision for this long awaited and important project. Our team has a proven history of working together to create strategic partnerships with municipalities, local organizations and other community stakeholders that is strengthened by our in-depth understanding of the intricate Federal and State programs needed to bring these projects to fruition.

We look forward to meeting with you and discussing our development plan for the Rogers School in more detail. As the main point of contact for this submission, please contact Rich Relich at (781)424-7328 or via email at rich@archcommunities.com with any questions or if any additional information can be provided. Thank you for your consideration.

Sincerely,

Richard C. Relich
Principal
Arch Communities LLC

Jason P. Lanagan
President
Lanagan & Co., Inc.



Development Approach

The Town of Fairhaven has worked extensively for many years to successfully maintain the Rogers Elementary School and those efforts have now made the historic redevelopment a reality. The first gift to the Town from Henry Huttleston Rogers, the Rogers School was built in 1885 and over the years has played a critical role in the history of the Town's educational system. We understand that the community has strong ties to the Rogers School with generations of its residents having attended the school or having taught there. Our development team appreciates the community's strong bond to the Rogers School and we wholeheartedly agree that it is a gem for the Town and certainly a building worthy of restoration and preservation. Our development team is comprised of people of varying and diverse backgrounds and experiences. The central aspect that ties our team together is our mission to redevelop the Rogers School in a way that is architecturally attractive, historically sensitive, environmentally sustainable, community orientated and economically positive for the Town of Fairhaven.

Proposed Use

Our redevelopment proposal for the Rogers School includes the adaptive reuse of the historic portion of the school and a new construction addition that will provide quality housing for Fairhaven's seniors. The redeveloped property, known as The Residences at Rogers School, will consist of 62 apartments for active seniors age 55+ with a unit breakdown of 56 one-bedroom apartments and 6 two-bedroom apartments. The majority of rents will be designated as affordable and will range between 30% to 60% of the Area Median Income Level with the balance of apartments renting at market rate levels. We anticipate that the typical resident will be independent seniors no longer wanting or able to remain in a house, but with a desire to remain in the Fairhaven community and live in close proximity to services and retail offered in the Center of Fairhaven. With the senior population continuing to grow, we anticipate that the redeveloped property will attract seniors who do not currently live in senior-friendly housing and will benefit from the use of an elevator, one-story living, supportive services and residing with other seniors of similar interests and needs.

Proposed Rent Levels

<u>Unit Type</u>	<u>Unit SF</u>	<u>60% AMI</u>	<u>Market-Rate</u>
1 BR/1Bath	690-1,040	\$860	\$1,000
2 BR/1Bath	1,050-1,175	\$990	\$1,200



Proposed Unit Mix

<u>Unit Type</u>	<u>30% AMI</u>	<u>60% AMI</u>	<u>Market-Rate</u>	<u>Total</u>
1 BR/1Bath	6	46	4	58
2 BR/1 Bath	1	3	2	6
	7	49	6	62

The following overview highlights some of the key features of our development plan for the Rogers School:

- The layout of the apartments will be open by design with high ceilings and an abundance of natural light enjoyed through oversized windows that feature low-e glass for optimal light transmission with the benefits of energy conservation.
- In the Rogers School historic portion, redevelopment efforts will include restoring and reusing much of the original building features such as the main entry lobby and stairwell, common hallways, classroom dividing walls and remaining artwork.
- Throughout the property, each apartment will have central air conditioning and modern kitchens equipped with an energy efficient refrigerator/freezer, dishwasher, garbage disposal, four-burner range/oven and a stainless steel sink. Bathrooms will be three-piece with a porcelain sink and low flow faucet as well as a water-saving toilet and walk-in shower with tub.
- Also within the Rogers School portion, the interior sidewalls will remain in the current footprint and eight apartments, four each on floors two and three, will coincide with the layout of the existing classrooms.
- Two of the one-bedroom apartments will be handicapped accessible with all other apartments handicapped adaptable.
- The Residences at the Rogers School will feature community amenities including a large community room with kitchen that opens onto an outside patio overlooking the park with outside seating, a library/computer room, a fitness area and wellness room in addition to laundry facilities, resident storage and management offices.
- The new site plan will feature attractive landscaping including low impact trees and shrubs along the exterior of the buildings creating a softer view from street level as well as for residents in their apartments. Site lighting will be low intensity, energy



efficient, directional lighting to minimize the impact on surrounding neighbors and will also enhance the historic nature of the property.

- The parking area designed outside of the new construction portion of the property and will provide 78 spaces designed for easy circulation and handicapped accessibility.
- While the former Union Street Right of Way that bisects the property creates significant challenges to redeveloping the site efficiently, our approach incorporates the required easement into the design by creating a covered driveway and drop off area underneath the new construction portion of the building. Residents will be able to be either picked up or dropped off under cover and protection from the elements with easy access to the interior lobby and elevator.
- Both the adaptive reuse of the historic building and the new construction will incorporate many sustainable and green building features including debris and waste management and recycling, utilizing low emitting materials such as low VOC paints, adhesives and flooring, using Energy Star Certified appliances, lighting and high efficiency HVAC systems.
- The original portion of the Rogers School will remain as it is currently and the exterior historic renovation scope of work will include: the restoration of the exterior façade including brick cleaning, repair and repointing where required; new full-size energy efficient windows throughout the building (new windows will maintain the original full size dimensions); roof restoration, repair and replacement. The lower addition will be removed entirely.
- The Residences At Rogers School development plan also includes enhancements to the green space and playground areas located on the south side of the site. We understand that these areas are integral to the community in a number of ways and continue to be a gathering space for children and families alike. Rogers School is often utilized as the starting point or the terminus for the Phoenix Bike Path and families in the neighborhood rely on the existing playground as a walkable option to get fresh air and socialization for their children. This location also serves as the bus stop for many children that reside in the vicinity of the Center of Fairhaven. Our proposal includes enhancements and improvements that can be made to this important community space already started by the Matty Oliveira Memorial Fund by increasing the size playground and reorganizing the green space to lend itself to greater community use and enjoyment. We anticipate working with the Town to complete a subdivision of this space to ensure it remains a benefit to the Town for years to come.



Financial Overview

Arch Communities has successfully developed challenging real estate projects throughout New England using a combination of funding sources that provide sufficient financing for housing developments such as the redevelopment of the Rogers School. Our track record was built upon the ability to secure the necessary funding to complete these types of complex projects often when conventional financing isn't sufficient and bringing the projects to fruition. While the process of securing the necessary funding is complex, the funding is a critical component of the project's overall capital stack that enables the feasibility of the project and results in a high quality development. Our current development under construction, the historic Wells School in Southbridge, MA, is being transformed into 62 apartments designated for seniors age 55+ is utilizing similar funding sources.

A significant portion of the equity for this development will come from the syndication of Federal and State Tax Credits in addition to other sources of funding from the Massachusetts Department of Housing and Community Development, MassHousing and conventional financing. While it is somewhat difficult to pinpoint the exact sources of funding at this point as programs and the availability of funds within the programs are constantly changing and evolving, it is anticipated that the sources of funding will be as noted below:

Source of Funds

Federal Housing Tax Credit Equity	\$10,300,000
State Housing Tax Credit Equity	\$ 3,600,000
Affordable Housing Trust/HOME Funds	\$ 2,550,000
Conventional First Mortgage	\$ 1,720,000
Housing Stabilization Funds	\$ 1,000,000
Community Based Housing Funds	\$ 750,000
Facilities Consolidation Funds	\$ 550,000
Town CPA/other Local Funds	\$ 550,000
Deferred Developer Fee	\$ 350,000
Total	\$21,370,000

Purchase Price

Arch Communities is proposing to purchase the parcel(s) from the Town of Fairhaven for \$285,000.00.



Community Revenue and Participation

It is anticipated that the development team and the Town will negotiate a Tax Incremental Financing Agreement (TIF), or similar, that will set the project's real estate tax liability over a ten-year period. The TIF Agreement will also help facilitate other sources of funding with requirements of TIF Agreements. In addition to the TIF Agreement, the project will request from the Town for a contribution of local funds as required by the state funding agency when tax credits and other funding sources are allocated to projects in that community. While there is no set formula or designation for specific funding sources, typically projects receive funding from local CDBG, CPA or HOME programs depending upon availability. We have included \$550,000 from the Town of Fairhaven's CPA program within our development budget as the redevelopment of the Rogers School will qualify as a historic preservation and redevelopment project and will also be creating affordable housing for the Town. Due to the extensive scope of redevelopment of the historic portion of the Rogers School that will yield only 8 apartments, the demolition of the addition and the anticipated hazardous material abatement necessary within the school and the addition, we are also requesting relief from any Town building fees including the Building Permit fee.

Job Creation

It is anticipated that the project will create approximately 120 construction related jobs and 2 full-time management related positions consisting of one Property Manager and one Property Maintenance position. Local subcontractors and vendors will be utilized as much as possible throughout construction and following project completion.

Timeline

Following developer designation by the Town, our development team will complete all necessary due diligence documentation needed to submit a funding application to the Massachusetts Department of Housing and Community Development for tax credits and soft funding sources. Required due diligence will include a market study, appraisal, environmental assessment as well as detailed architect and engineer drawings and site plans. During this time, our development team will also be working with the Town of Fairhaven to secure all required local approvals for the development. In addition to site control, local site approval and zoning approval for the project is a requirement for funding.



The following is a list of key items that will need to be completed as part of the funding applications for the project:

- Phase I/21E environmental report and subsequent studies, if needed.
- Geotechnical analysis.
- Appraisal and market study completed by approved entity.
- Site control in form of Land Disposition Agreement/Purchase and Sales Agreement allowing for sufficient timeframes to secure funding and hold until closing.
- Planning and Zoning approvals for the project.
- Architectural plans for interior and exterior, property survey, site plan, stormwater plan.
- Letters of support from Town of Fairhaven personnel and local agencies, State Representative, State Senator, etc.
- Complete financial pro forma including construction and operations.
- Construction and Permanent Lender term sheets and Letters of Interest from equity investors.

Each agency operates separately and independently of each other and has funding rounds scheduled at different times throughout the year. Application rounds for the competitive 9% tax credit allocated by MA DHCD are typically due annually in February of each year with a Pre-Application round due in December. To be eligible for the Pre-Application round, projects are required to have completed the above including having all local approvals secured prior to the application. Due to the high demand for tax credits allocated by the DHCD throughout the state, we anticipate that it will take two rounds to secure the necessary funding to formalize the purchase of the property and begin the construction phase of the project. That being said, our development team will immediately begin the design and local approval process after developer designation with the plan on receiving site and zoning approval to be eligible for the next Pre-Application round. During that time period, we envision meeting with Town personnel, Fairhaven community groups and the Rogers School neighborhood to complete a design that incorporates community input and feedback. We estimate that the construction phase will be approximately 14 months followed by a 6-month lease-up period. Pursuant to the requirements of the tax credit program, the ownership entity will maintain ownership of the property for a minimum of fifteen years as evidenced by Arch Communities continued ownership all of its tax credit properties developed to date.

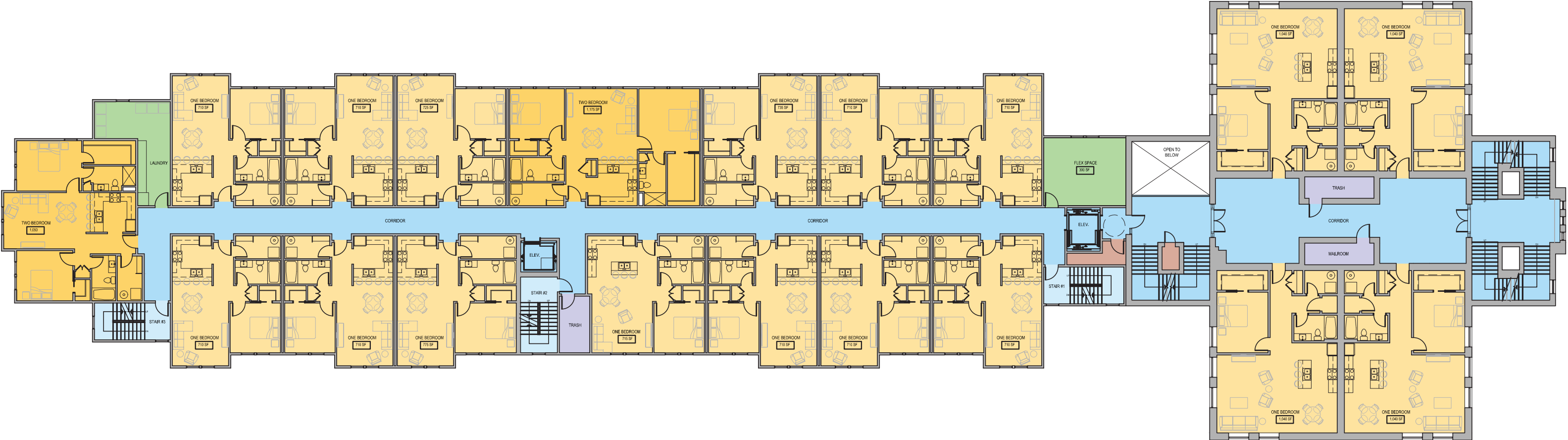


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ADMINISTRATION	
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EGRESS STAIRS	
ADA ONE BEDROOM UNIT	
ONE BEDROOM UNIT	
TWO BEDROOM UNIT	
FUTURE DEVELOPMENT	

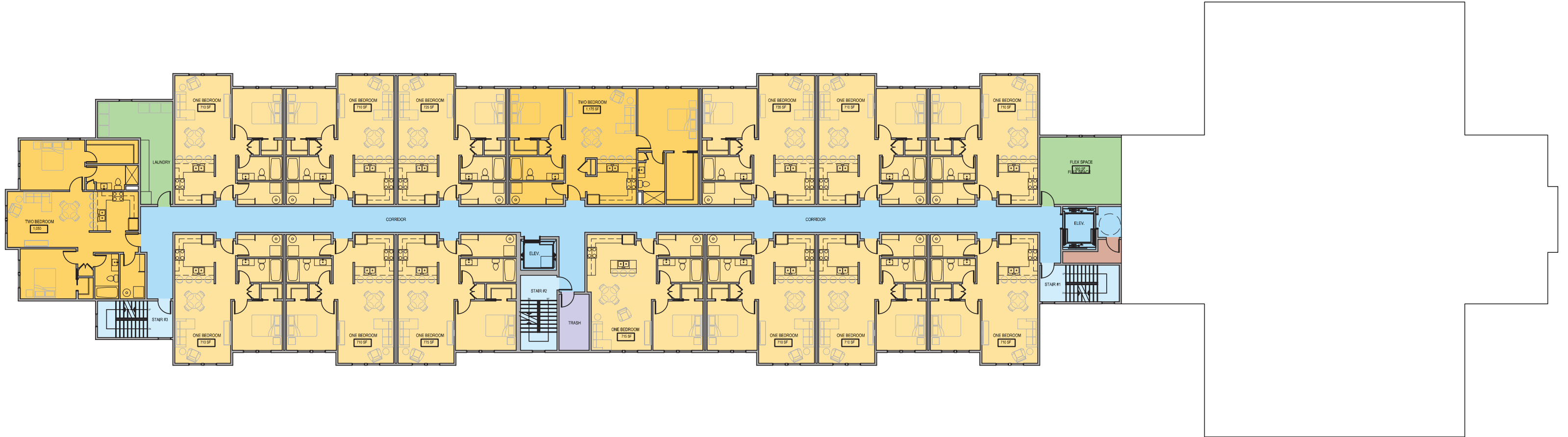


PROPOSED FIRST FLOOR PLAN

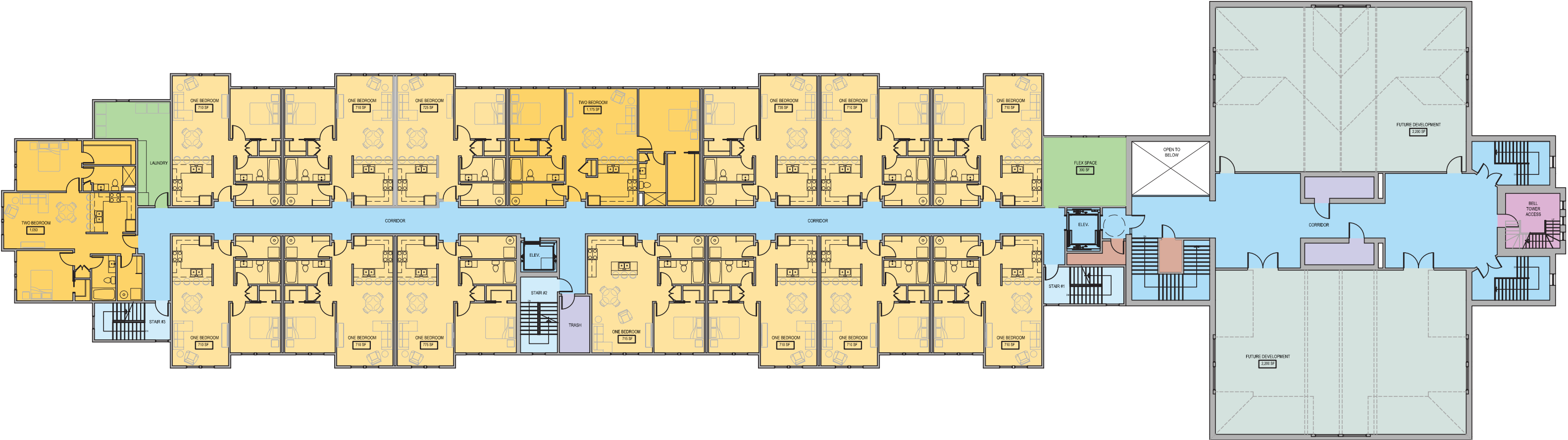
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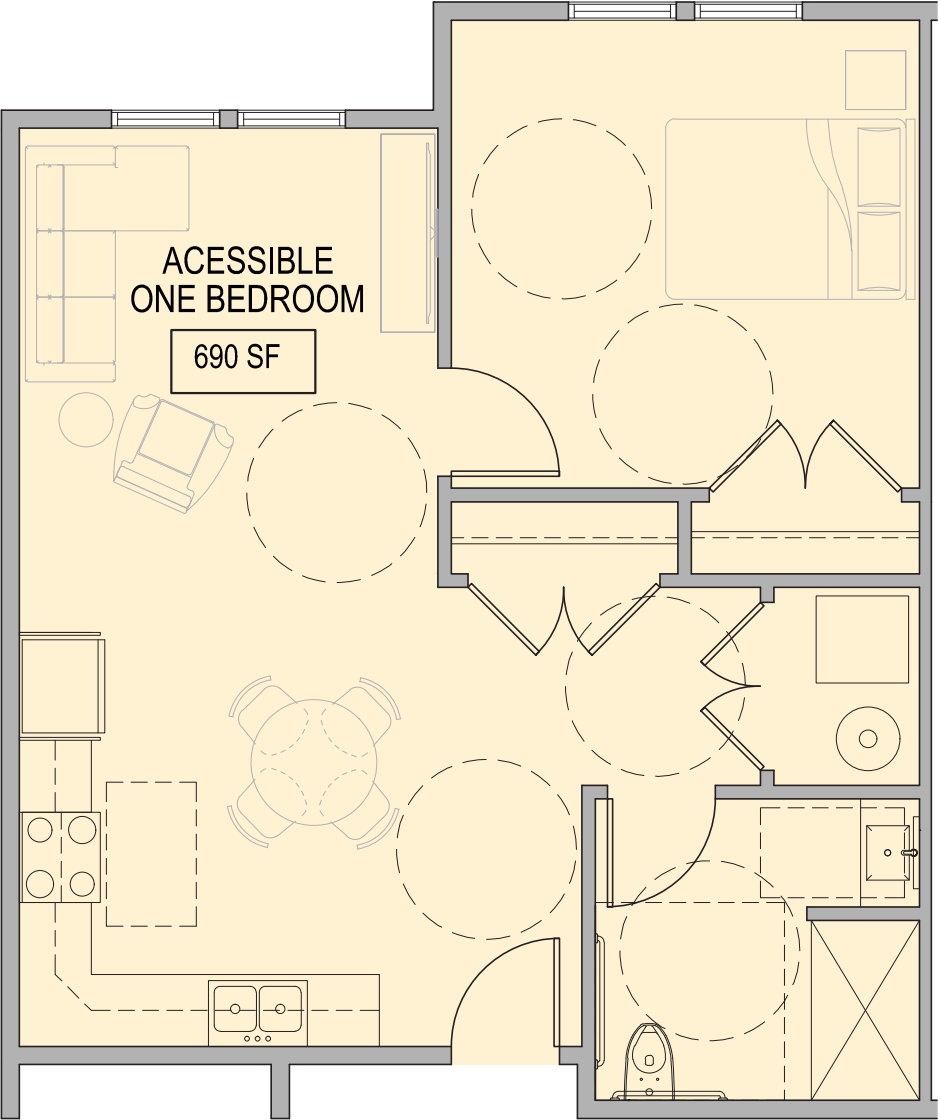


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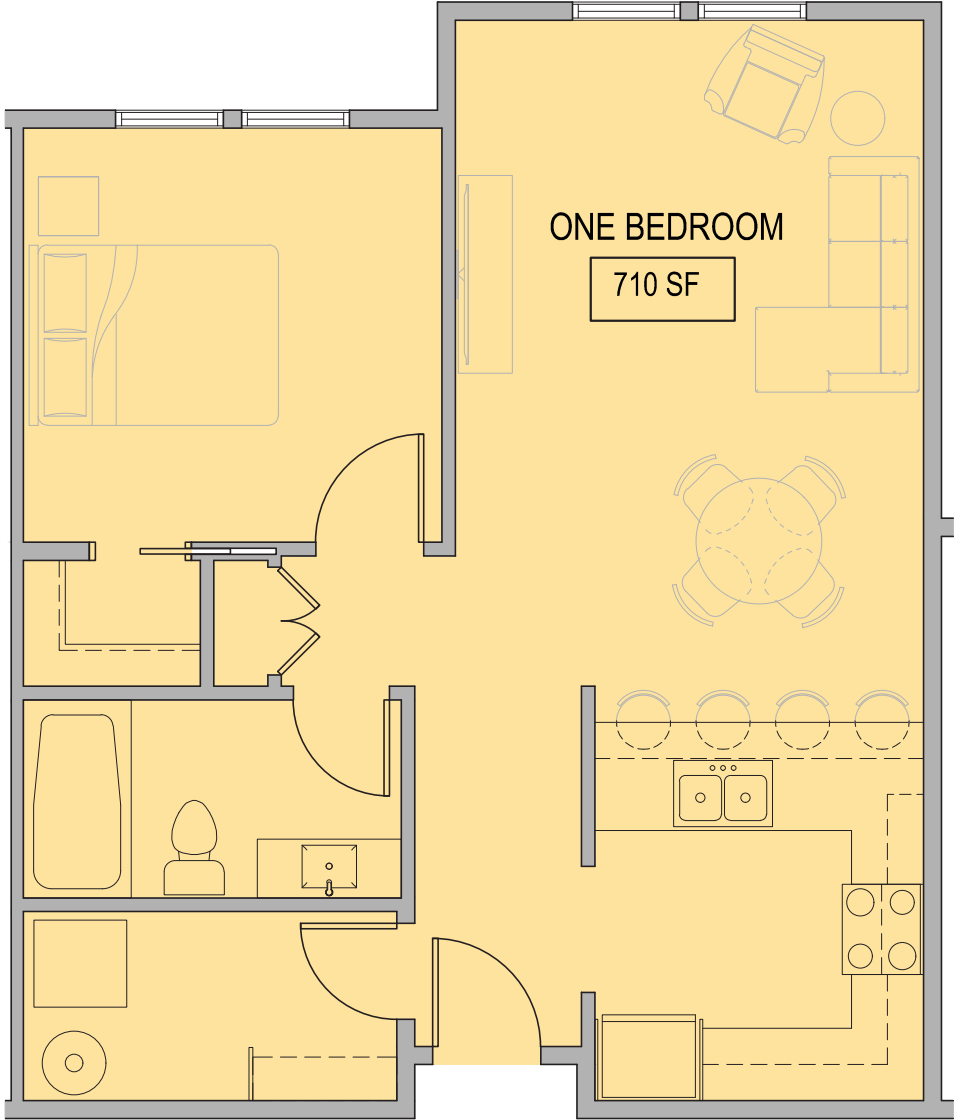


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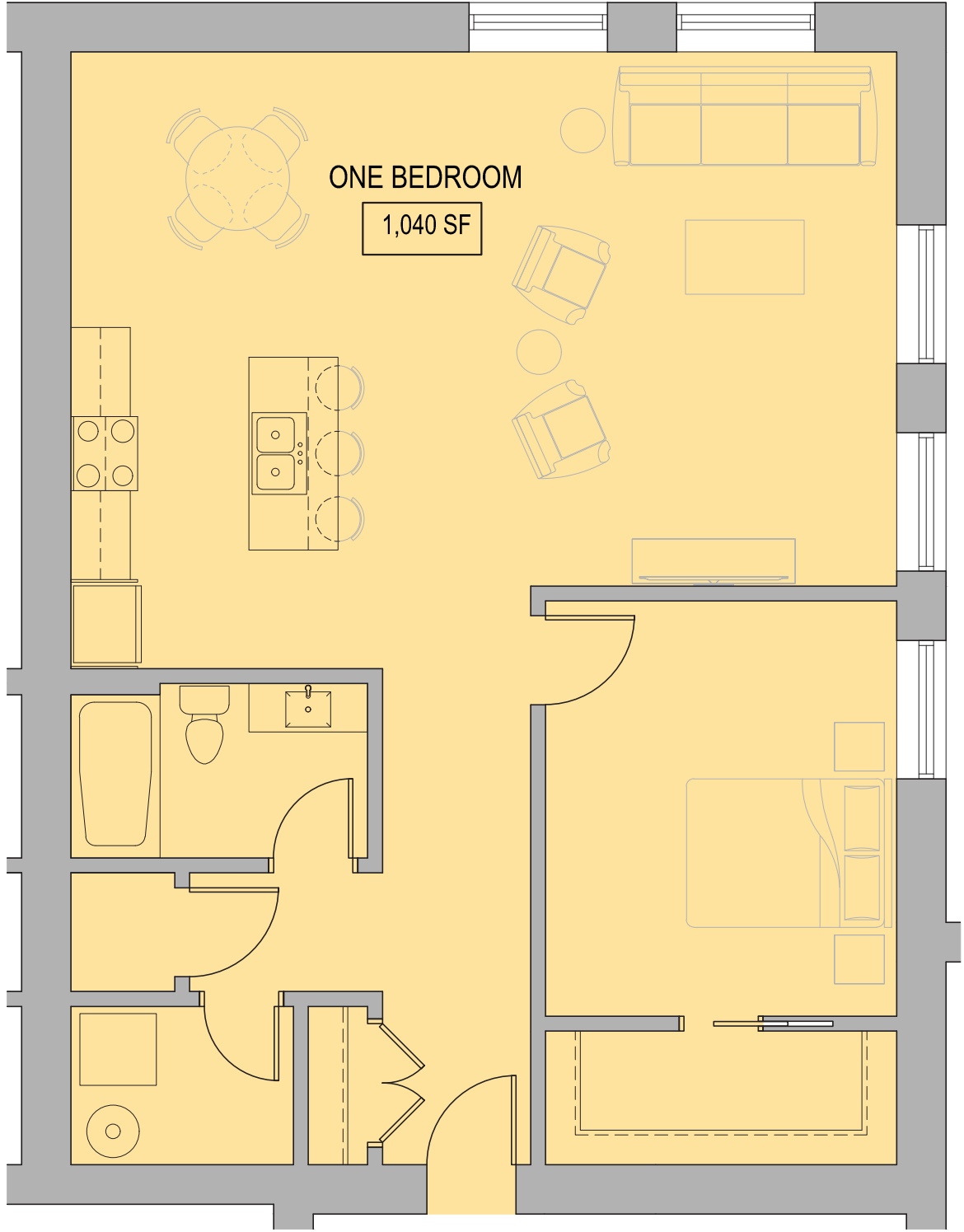




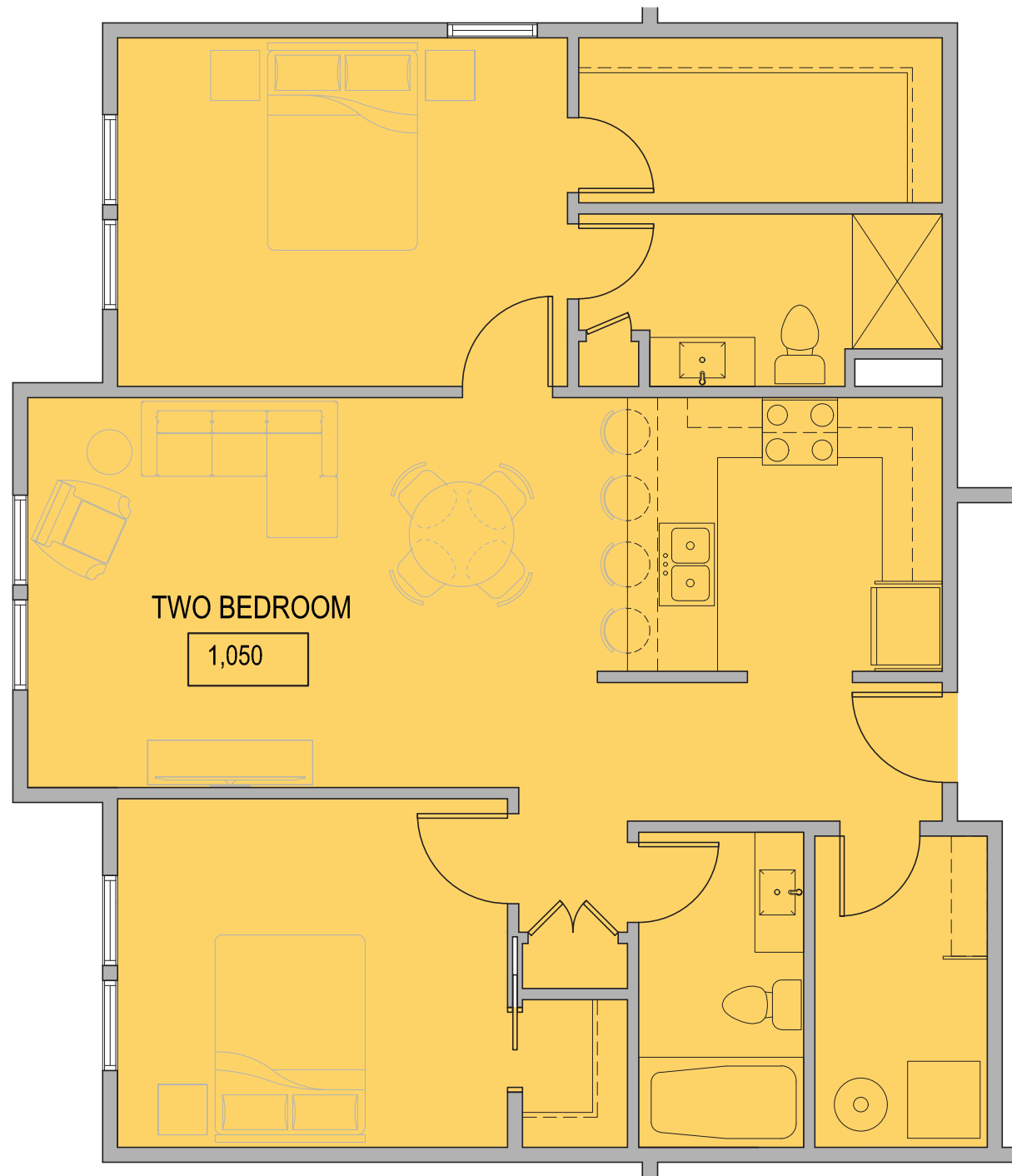
1 PROPOSED ACCESSABLE ONE BEDROOM



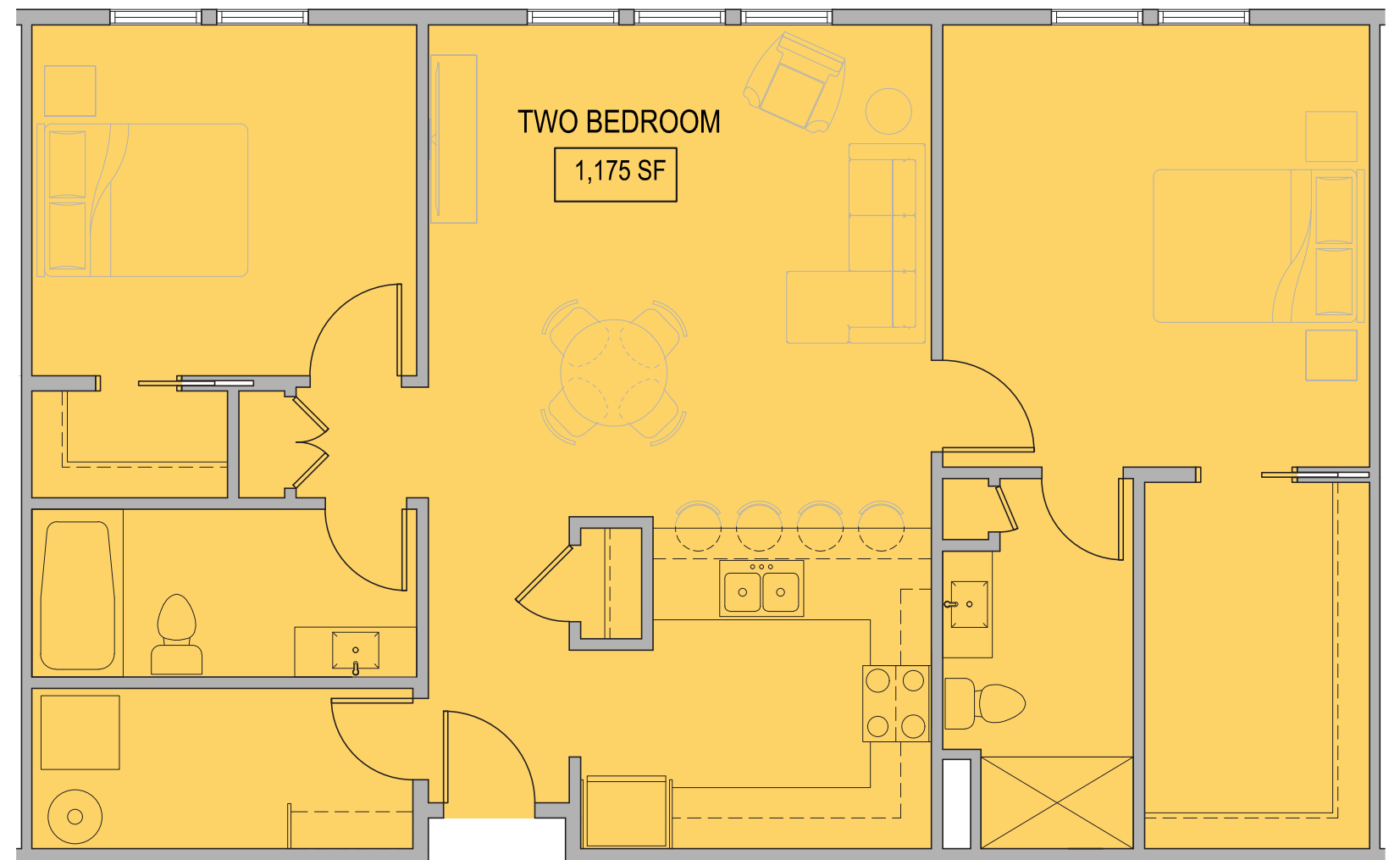
2 PROPOSED TYPICAL ONE BEDROOM



3 PROPOSED TYPICAL ONE BEDROOM @ SCHOOLHOUSE



1 PROPOSED TYPICAL TWO BEDROOM TYPE 1



2 PROPOSED TYPICAL TWO BEDROOM TYPE 2





PROPOSED RENDERING





PROPOSED RENDERING





PROPOSED RENDERING











PROJECT SUMMARY:

The proposed new residence building attached to the renovated Rogers School building which will provide more housing options for the community. Included are amenities such as community room with kitchen adjacent to outdoor patio, gym/fitness/yoga & wellness room, laundry located on each floor, trash rooms on each floor and resident storage. The following is more information on the proposed project:

Existing Rogers School: 8 One-Bedroom Units

New Construction : 2 Accessible One-Bedroom Units (@ New Construction Ground Floor)
46 One-One Bedroom Units
6 Two-Bedroom Units

Total Apartment Units: 62 Units

Existing Rogers School Building Area = Basement & 1st Floor : 7,668 sq. ft. per floor
2nd & 3rd Floor : 7,704 sq. ft. per floor
Total 30,744 sq. ft.

New Construction Building Area = Ground Floor : 13,400 sq. ft.
2nd, 3rd & 4th Floor : 15,509 sq. ft.
59,927 sq. ft. Total

Total Building Area = 90,670 sq. ft.

FAIRHAVEN ZONING BY-LAW Zoning District & Use		
EXISTING DISTRICT		USE
Single Residence Districts (RA)		Single family residences
PROPOSED CHANGE OF DISTRICT		USE
Apartment / Multifamily Districts (RC)		Multifamily apartment building
INTENSITY OF USE SCHEDULE - Minimum Lot & Yard Requirements		
REQUIREMENT	ACTUAL	ALLOWABLE FOR (RC)
Minimum Lot Size (Sq. ft.)	±71,743 sq. ft. (Existing)	100,000 sq. ft.
Lot Frontage (ft.)	±246 ft. (Existing)	200 ft.
Height of Building (ft.)	±70 ft. (Existing)	40 ft.
Front Yard (ft.)	±90 ft. (Existing)	50 ft. For multifamily dwellings, increase to not less than building height for any yard in which building width parallel to lot line exceeds 30 ft.
Side Yard (ft.)	±72, ±72 ft. (Existing)	25 ft. For multifamily dwellings, increase to not less than building height for any yard in which building width parallel to lot line exceeds 30 ft.
Rear Yard (ft.)	±160 ft. (Proposed)	50 ft. For multifamily dwellings, increase to not less than building height for any yard in which building width parallel to lot line exceeds 30 ft.
Max. Lot coverage (%)	82% (Proposed)	50%
Max. Building coverage (%)	32% (Proposed)	30%
PARKING SCHEDULE for USE: Residential		
REQUIREMENT		PROPOSED
(a) Dwelling units having two or more bedrooms: 2 spaces (b) Dwelling units having fewer than two bedrooms: 1 space Total Required = 68 parking spaces		Total Provided = 78 parking spaces



DEVELOPMENT TEAM OVERVIEW

Developer:	Arch Communities LLC Richard C. Relich, Principal 50 Sargent Street Needham, MA 02492 Phone: (781)424-7328 Email: rich@archcommunities.com
Co-Developer:	Lanagan & Co., Inc. Jason P. Lanagan, President 35A Union Street New Bedford, MA Phone: (508)985-8898 Email: jpl@lanaganinc.com
Architect:	Mount Vernon Group Architects, Inc. Jorge Figueiredo 47 North 2 nd Street New Bedford, MA 02740 Phone: (508)991-7500 ext. 9201 Email: jfigueiredo@mvgarchitects.com



Developer Profile: **Arch Communities LLC**



Arch Communities LLC is a Massachusetts Limited Liability Corporation wholly owned by Richard Relich. Arch Communities' primary objective is to acquire, recapitalize and own real estate with a focus on properties that prove difficult to redevelop using conventional financing methods. Mr. Relich has 25+ years of experience in banking, asset management, tax credit syndication and real estate development and has demonstrated the ability to work with both private owners and municipalities alike to redevelop underutilized properties into assets for the community.

Since 2005, Mr. Relich has completed over \$50,000,000 of development projects throughout New England including the adaptive reuse of the former St. Ann's School complex into 25 apartments located in Woonsocket, RI, the redevelopment of the previously vacant Clark Biscuit mill into 43 apartments located in North Adams, MA, the preservation and recapitalization of 86 apartments in Providence, RI, the redevelopment of the decommissioned historic Carey school into 13 luxury for-sale condominiums in Newport, RI and the redevelopment of a vacant mill into 50 apartments known as Cottage Square Apartments located in Easthampton, MA. Most recently, Arch Communities was awarded funding for the redevelopment of the former Wells Middle School located in Southbridge, MA that will be transformed into 62 units of rental housing for seniors age 55+. Construction began in September of 2020 and will be completed in late 2021.

The following is a brief summary of qualifications:

Prior to establishing Arch Communities LLC, Mr. Relich founded Arch Street Development LLC in 2005. Previously, Mr. Relich was a Vice President with Bank of America, a major tax credit equity investor, in their Boston office. From 2001 to 2005, Mr. Relich was responsible for the asset management of a portfolio of approximately 50 multifamily real estate investments located throughout the East Coast. Much of his focus pertained to analyzing property performance, physical site evaluation, consulting with local management companies regarding management strategies and ensuring investment returns are favorable to original projections. From 1997-2001, Mr. Relich worked as a Vice President within the Capital Transactions Team at MMA Financial, specializing in negotiating investment dispositions and formulating strategies on troubled properties. Before joining the Capital Transactions Team, Mr. Relich was a Vice President/Asset Management Team Leader responsible for the performance of approximately 120 multifamily properties located throughout the West Coast. Prior to that, Mr. Relich was employed at PNC Bank, New England within the Commercial Lending area from 1994-1997. Responsibilities included the underwriting of potential investments and maintaining and enhancing lending relationships with existing clients. Following graduate school, Mr. Relich was employed within the Special Assets group at Boston Federal Savings Bank from 1992-1994 with a focus upon distressed assets and loan workouts. Mr. Relich received a Master of Public Administration degree from the University of New Hampshire and a BA in Political Science from the University of Rhode Island.



Project Awards

Rhode Island Housing and Mortgage Finance awarded St. Ann's Apartments the Affirmative Action Award for its commitment to MWE/WBE in construction.

Preservation Massachusetts awarded Clark Biscuit Apartments the 2012 Paul T. Tsongas Award for the historic redevelopment of Clark Biscuit Apartments.

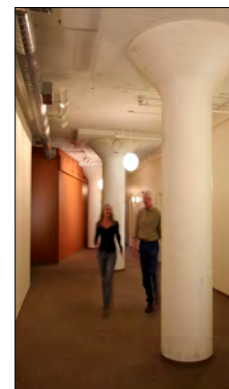
The Massachusetts Historical Commission awarded Clark Biscuit Apartments the 2013 Preservation Award.

The National Housing & Rehabilitation Association nominated Cottage Square Apartments as a finalist for the 2015 Timothy Anderson Award.



Development Project Profile

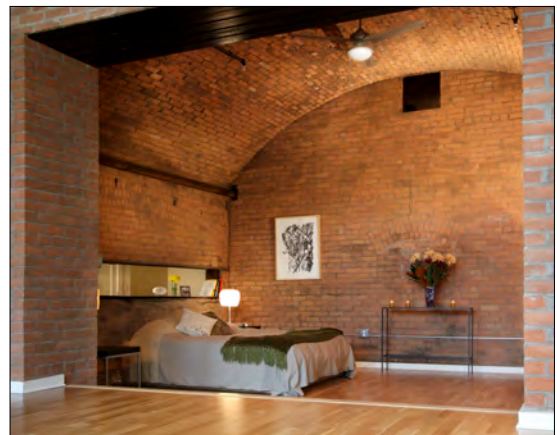
Clark Biscuit Apartments, L.P.
North Adams, MA



Clark Biscuit Apartments is the adaptive reuse of the former Clark Biscuit bakery into 43 units of rental housing. Construction on the long vacant and deteriorated buildings began in July of 2008 and was completed in September 2009. The renovated property features 10 one and 33 two-bedroom unique apartments offering spacious floor plans with the one-bedroom units averaging over 1,000 square feet and two-bedroom units averaging over 1,300 square feet. All of the apartments are affordable with 5 units designated for residents earning up to 30% of the Area Median Income (AMI), 6 units for residents up to 50% of AMI and the remaining 32 units up to 60% AMI. The property is conveniently located within walking distance to downtown North Adams as well as MASS MoCA, the Massachusetts College of Liberal Arts and the Mohawk Theatre currently under renovation. The redeveloped property not only provides much needed quality affordable housing to the City, but also revives the connection to the downtown district while preserving a key piece of the City's history. Redevelopment of the building exteriors was extensive and included new roofing, replacement of the deteriorated windows with energy efficient insulated windows and significant concrete and brick restoration. Interior work included a complete build out including a new central elevator, energy efficient HVAC systems and fire sprinkler service throughout. Along Ashland Street, a garage addition was removed and a pedestrian friendly landscaped entrance was created. A deteriorated loading dock was removed at the rear of the property creating a new central courtyard for residents to enjoy. In addition to the complete restoration of a previously vacant building, sustainable design and green features include the recycling of over 60 tons of waste metal, historically accurate window replacement with energy efficient design, high efficiency heat and hot water systems, Energy Star appliances, motion sensor compact fluorescent lighting, low flow water fixtures, low VOC paints and rainwater catchments. Total project cost is approximately \$12.5 million. The redevelopment of the property was funded through both Federal and State Historic Tax Credits administered by the Massachusetts



Historical Commission, Low-Income Housing Tax Credits allocated by the Massachusetts Department of Housing and Community Development and syndicated by Boston Capital, HOME funds provided by the Massachusetts Department of Housing and Community Development, Affordable Housing Trust Funds provided by Mass Housing, and a Lead and Asbestos Abatement grant from MassDevelopment. Construction financing was provided by TD Bank with permanent financing provided by the Massachusetts Housing Partnership.





Carleton Westside Apartments, L.P
Providence, RI



Carleton Westside Apartments is the preservation and recapitalization of two expired tax credit properties into a newly created partnership totaling 86 units of rental housing for senior and disabled residents as well as families. Carleton Court is a 46-unit development consisting of 42 one-bedroom and 4 two-bedroom units located at 211 Carleton Street in Providence's Federal Hill neighborhood. Formerly used as a parochial school, the building was converted to residential use in 1991 and currently serves a predominantly senior and disabled population. Westside is a 40-unit scattered site development located on the west side of Providence comprised of 18 modular-style buildings containing 22 three-bedroom units and 18 four-bedroom units. Westside was constructed in 1990 with financing provided by Rhode Island Housing and currently serves low-income families. The properties received significant renovation including new roofing, siding and the installation of energy efficient windows, new kitchens and bathrooms and energy efficient HVAC systems. Funding for the project was provided by Rhode Island Housing and Mortgage Finance. Construction started in April of 2010 and was completed in December of 2010. Total project cost was \$8.5MM.





***St. Ann's Apartments, L.P.
Woonsocket, RI***



St. Ann's Apartments is the adaptive reuse of the historic St. Ann's School, Convent and Rectory complex into 25 one, two and three bedroom apartments. The redevelopment of the long vacant St. Ann's School/Convent and Rectory complex preserved a local landmark and served as a catalyst for the redevelopment of the surrounding Social Street neighborhood. Arch Street Development LLC listed the complex on the National Register of Historic Places in 2005 and completed the renovations in 2006. All interior and exterior work included restoration of the buildings in accordance with National Park Service guidelines for historic properties. Original wood windows on the school building were removed and carefully restored and windows previously bricked over were replaced with new wood crafted windows that replicate the original windows. The brick façade was cleaned and repointed and the building received a new roof. After the aluminum trim that had encased the entire building was removed, much of the original woodwork, dentil trim and soffit detail was restored to original splendor. The interior of the apartments offers an abundance of natural light and the open design incorporates many of the buildings' original features including pressed tin ceilings, wood floors and wainscoting. In addition to the adaptive reuse of the vacant buildings, other sustainable design and green features include a reduced parking lot area and increased green space, high efficiency heating systems with on demand hot water, low flow water fixtures, Energy Star appliances and motion sensor compact fluorescent lighting. Total development costs were approximately \$7MM and were funded through a combination of sources including both Federal and State Historic Tax Credits, Low-Income Housing Tax Credits from Rhode Island Housing, funding from the Rhode Island Housing Resources Commission through the Building Better Communities and Neighborhood Opportunities Program, HOME funds, Lead Abatement Funds and both construction and permanent financing provided by Rhode Island Housing. The City of Woonsocket also provided Lead Remediation funding.





**Cottage Square Apartments, L.P.
Easthampton, MA**



Cottage Square Apartments is the adaptive reuse of the previously vacant Nashawannuck Mills complex located in downtown Easthampton, MA. Construction began in late 2013 on the \$19MM project and was completed in May 2015. The property was placed on the National Register of Historic Places and utilized both Federal and State Historic Tax Credits as key funding sources in addition to Low-Income Housing Tax Credits from DHCD, HOME, Affordable Housing Trust Funds, Housing Stabilization Funds and City CPA funds. All 50 apartments were leased and occupied within 90 days of project completion.





Carey School Condominiums Newport, RI



The redevelopment plan for the vacant Carey School was selected by the City of Newport as part of a competitive Request For Proposals process. The adaptive reuse plan involved the conversion of the decommissioned school into 13 condominiums. Construction began in May 2014 and was completed in 2015.





**Wells School Apartments, L.P.
Southbridge, MA**



Arch Communities was selected as the preferred developer of the decommissioned Mary Wells Junior High School following a competitive Request for Proposals issued by the Town of Southbridge. The Massachusetts Housing of Community Development awarded the project tax credit funding and the project began construction in September of 2020. The former school building will undergo a complete historic redevelopment and the adaptive reuse of the school will result in 62 apartments for seniors aged 55+. Funding sources for the project are extensive and include both Federal and State Historic and Low-Income Housing Tax Credits in addition to a variety of funding sources facilitated by MA DHCD and MassHousing.





Arch Communities LLC/Richard C. Relich Project References

Clark Biscuit Apartments

Representative John Barrett, III (Former Mayor of North Adams)
State House
24 Beacon Street, Room 237
Boston, MA 02133
Phone: (617)722-2305 or District Office (413)743-8300
Email: john.barrett@mahouse.gov

Carleton Westside Apartments and St. Ann's Apartments

Ms. Anne Berman
Assistant Director of Development
Rhode Island Housing
44 Washington Street
Providence, RI 02903
Phone: (401)457-1269
Email: aberman@rhodeislandhousing.com

Cottage Square Apartments

Mr. Bill Hermeneau
Hunt Capital Partners
One International Place
Boston, MA 02110
Phone: (617)245-8674
Email: bill.hermeneau@huntcompanies.com

Wells School Apartments

Mr. Michael F. McCall
Town Manager
Town of Southbridge
41 Elm Street
Southbridge, MA 01550
Phone: (508)764-5405
Email: mmccall@southbridgemass.org

Ms. Kimberly A. McLaughlin
Bank of America
Community Development Banking
225 Franklin Street
Boston, MA 02110
Phone: (617)346-1528
Email: kim.mclaughlin@bofa.com

Mr. David Hanifin
Massachusetts Housing Partnership
Senior Loan Officer
160 Franklin Street
Boston, MA 02110
Phone: (857)317-8552
Email: ghanifin@mhp.net



Developer Profile: **Lanagan & Co., Inc.**

Lanagan & Co. Inc.

— REAL PROPERTY BROKER —

Company Bio

Lanagan & Co., Inc. offers professional real estate consulting, development, brokerage, and project management services to our clients. We provide these services for individuals, corporations, institutions, professional service firms, not for profit organizations and landowners, both big and small. Since 2018, Lanagan & Co., Inc. also has been a court appointed Receiver through the Attorney General's Abandoned Housing Initiative.

The extended network of vetted team members and sub-contractors are comprised of real estate professionals with advanced degrees and experience in design, architecture, engineering, planning and the business of construction. Our team members have experience managing the process of planning, designs, permitting, budgeting, scheduling, negotiations with contractors, construction, conservation and development projects of all sizes. Project types encompass residential, commercial, industrial, hospitality, healthcare, research, education and arts facilities. Working on behalf of owners, developers and end-users, we can manage discrete requirement or entire programs to help meet both individuals and organizations achieve their goals.


Recent and relevant projects to the Rogers School development that Lanagan & Co., Inc. has been a member are as follows:

1. 11-13 Commercial Street/10 Front Street, New Bedford, MA 02740
 - a. This 30-unit historic adaptive re-use project features 28 residential apartments and 2 commercial units and is in New Bedford's Whaling National Park. The project has been permitted by the city and historic tax

credits have been awarded. Other funding sources are likely to include HDIP, CPA, Mass Development. Construction is projected to begin in the middle of 2021.


EIGHTEEN & UNION

New Bedford, MA




11 & 13 COMMERCIAL STREET/10 FRONT STREET
NEW BEDFORD, MA 02740

INTERIOR AND EXTERIOR
RENOVATION



Lanagan & Co. Inc.


STATE ARCHITECT



Lafance

HOSPITALITY

ARCHITECT OF RECORD



Newport Collaborative Architects

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PROGRESS SET - 03/03/2020



EIGHTEEN & UNION

New Bedford, MA

11 & 13 COMMERCIAL STREET/
10 FRONT STREET
NEW BEDFORD, MA 02740

12/02/19



Newport Collaborative Architects





Lafance

Lanagan & Co. Inc.

SITEC

2. 251 Hawthorn Street, New Bedford, MA 02740 (Receiver Property)

- a. This abandoned mansion sat vacant for more than a decade, with large vegetation engulfing the structure and damaging all exterior surfaces. Lanagan & Co., Inc. managed site clearing, roof repairs, siding repairs, masonry repairs, historic details, exterior paint. The project has been closed and the site is now a focal point of the neighborhood.



3. Rose Alley Ale House / Cork – 90/94 Front Street, New Bedford, MA 02740
 - a. Lanagan & Co., Inc.'s Jason Lanagan is the President of RAAH and Member of Cork, restaurant sites located in New Bedford's Whaling National Park. Both sites were redeveloped after previous owners sold and both have received preservation awards.



4. 47 Main Street, Plymouth, MA 02360

- a. This property is in downtown Plymouth and is a short distance to the harbor and Plymouth Rock. Lanagan & Co., Inc. acquired an interest in the site in 2008 and has worked with partners to finance and design the redevelopment of building, which now includes a full-service restaurant, financial services offices, and studio space.

5.





Developer Profile: **Mount Vernon Group Architects, Inc.**



Mount Vernon Architects (MVG) Firm Information

Mount Vernon Group Architects (MVG) is a full service Architectural Firm providing architectural services to both public and private clients throughout New England for over 60 years. We have extensive experience in the design and construction of over 150 successful public projects, as well as numerous renovations to public buildings throughout the Commonwealth. Our team of consultants has been chosen based on their knowledge and experience with renovation and repair projects and well as our long-standing working relationships.

The MVG team, (some of whom have been with MVG for 20 years or more) comprised of architects, designers, interior designers, LEED accredited professionals, specifications writers licensed construction supervisors and construction administration specialists are very experienced with Renovation and Capital Improvement Plans for municipalities in Massachusetts.

Mount Vernon Group Office Proximity

In order to serve projects across the state, Mount Vernon Group Architects has three offices in Massachusetts; Wakefield, New Bedford, and Chicopee. This affords us quick response times for projects in greater Boston and the Northshore, the Southcoast and the Pioneer Valley.

Experience with Renovation and Relocation

MVG has been the architect for several challenging renovations to occupied schools. Most if not all of those projects were completed while the existing buildings were fully occupied and required careful planning during the design phases to minimize disruption to classes during the school year.

Working with the City of Boston Public Facilities Department as “House Doctor”, MVG has delivered several renovation projects of various types and scopes throughout the city. MVG has demonstrated the ability to provide time-sensitive deliverables, conduct effective building condition assessments, coordinate phased renovations, provide accurate cost estimates with on-time, on budget execution, while interacting professionally with the Public Facilities Department Project Managers.

The MVG New Bedford office is working with the City of New Bedford Department of Facilities and Fleet Management as On-Call Architect/Engineer. We provide a variety of architectural and engineering services related to several city owned buildings which require in depth investigation and a survey of existing conditions. The various projects, from building and space assessments to repair and Construction Administration range from building types such as Historical Forts to Fire Stations and Theaters.

New Bedford Public Schools - 27 School Buildings comprehensive assessment of the existing physical conditions, educational programming, enrollment and the development of a 10-year Capital Plan.

Fall River, MA Master Plan & Facilities Assessment for Fall River Public Schools - 8 School Building. comprehensive assessment of the existing physical conditions, educational programming, enrollment and the development of a 10-year Capital Plan.

Working with the City of Chelsea, MA our projects have included Systems Review & 10-year plan, Existing Space Utilization Documentation, Renovations, Existing Conditions Survey though Construction for a Middle School Cafeteria, Sports Field Power relocation, RTU & MAU replacement



Other Relevant Experience

Our experience as Architect of Record for several school districts in New Jersey Cities, including Hoboken, Union City and Jersey City, serves to bolster our understanding of the complex nature of planning and executing addition and renovation projects in occupied Public Buildings. Located in Union City, NJ, the Sara M. Gilmore Academy restoration, renovation and addition is an iconic public-school building built in 1899. Renovations included new interior finishes, new roofing, exterior masonry repair and re-pointing, new windows and new energy efficient mechanical and electrical systems. The addition features a new 288 seat theater, gymnasium, cafeteria, Media Center, administrative spaces, and classrooms. The Gilmore School has been awarded a LEED Gold Certification and has won outstanding design awards by two school publications.

During the summer of 2017 we provided architectural services to the Hoboken Board of Education for renovations to the Demarest School. In addition to the renovations within the existing classrooms, science lab, gymnasium, and cafeteria, additional ADA compliant toilet rooms were added as well as upgrades to electrical and IT systems.

Bidding And Construction Administration 149 and 149A Including Remote Construction

MVG has extensive knowledge and experience with Chapter 149 and have gained valuable experience with Chapter 149A, CM-at-Risk method of project delivery. We have a number of MCPPO certified professionals on staff, so we are very familiar with regulations governing public construction projects in the Commonwealth.

MVG has utilized drones during construction and currently hold our project meetings virtually through Microsoft Team Meeting and/or Go ToMeeting and Zoom. We adhere to the Covid-19 protocols established by the State when we must visit the site in person.

Design Documents and Cost Control

Over the past few years, the cost of Mount Vernon Group's MSBA projects have consistently come in below the average cost per square foot for all MSBA projects. This has meant literally millions of dollars in direct savings to the Districts we serve. In recent projects, Athol School at \$330/sf was approximately 3.7 million dollars under budget; Ludlow School likewise at \$379/sf was approximately 4.7 million dollars under budget; Marlborough Elementary School at \$359/sf was over 18 million dollars under the projected budget, and most recently the Wareham School at \$374/ sf was over 12 million dollars under budget. These savings have occurred while maintaining high quality and sustainability. Four of our school projects (Ashland High School; Manchester/Essex Regional Middle/High School; Lincoln Elementary School; and Monomoy High School) have been selected as Model Schools for the Commonwealth.

Project Management Approach and Philosophy

Mount Vernon Group's approach, methodology and track record are outlined. Some key points are:

- Preparation and maintenance of detailed task / responsibility / deliverables schedule.
- Assignment of experienced and appropriate professional staff at all levels.
- Development of work plans that assure the availability of the required experienced staff as the project demands.
- Team focus on detail and sub-consultant coordination during Construction Documents Phase.
- Commitment to full time, on-site technical field representatives on all major projects over the past 25 years.
- Commitment to embrace all design and construction administration liabilities with our "risk responsibility" philosophy.
- Consistently low change order rates
- Record of work with Project Management, contractors and sub-contractors with a proven method of cooperation, practicality, and fairness.



Recent Experience with Public Projects

Project	Scope/Description
Marlborough Elementary School Marlborough, MA Town of Marlborough Project Complete: 2020 \$56,000,000 (Est.)	Full A&E Services for Design Development thru construction administration. New Elementary School for Grades K-5, 610 students. The site work was executed during the design phase of the school, so when the General Contractor arrived, all parties moved forward together to complete the project in less than 18 months, saving the City over \$18 million.
Sylvester/Center Elementary School Hanover Public Schools Project Complete: 2019 \$32,000,000	Began with Feasibility Study. Complete A&E services for Elementary School Addition/Renovation. 43,200 GSF addition for 560 students in grades 2-4. Total 97,099 GSF. Completed ahead of schedule and under budget.
Athol Community Elementary School, Athol, MA Athol Royalston Regional School District Project Complete: 2016 \$36,000,000	Project began as a feasibility study to address the limited and outdated facilities of the 110-year old Riverbend Elementary School. Final District decision to consolidate three separate facilities within a single new Athol Community Elementary School serving 610 students in grades Pre-K thru 4.
Everett Vocational High School, Everett, MA City of Everett Public Schools Study Complete: Sept 2019 \$68,000	Feasibility Study. Programmatic needs assessment as well as a physical assessment of three facilities to determine short and long-term solutions for the advancing CTE programs. Comprehensive facilities assessment documented and included in a report which included narratives, photographs, charts, plans, sketches, tables, and other items as deemed most appropriate to capture the existing conditions.
Francis Leahy Elementary School, Lawrence, MA City of Lawrence Feasibility Complete: Dec 2020 (Est.) \$860,000	Feasibility Study, which includes the development and evaluation of potential alternative solutions and the Schematic Design Phase of the preferred alternative. May continue DD through CA. Unknown at present.
McCormack Middle School, Boston, MA City of Boston Public Facilities Department Study Complete: Sept. 2019 \$58,000	Study to determine the programmatic and physical plant requirements necessary for the conversion of the Middle School to a middle/high school. Space needs summary Evaluation of Existing Conditions for Building Systems, Components, and Site Options for Building Improvements and Reconfiguration. Item 1: Educational Program, Enrollment Projections, Analyze Space needs Item 2: Evaluation of Existing Conditions for Building Systems, Components, and Site Item 3: Options for Building Improvements and Reconfiguration
Sara M. Gilmore Academy Union City, NJ Union City Board of Education Project Complete: 2017 \$34,000,000	Addition and Significant Renovation to an underutilized former public-school building built in 1899. The facility educates 500 students in grades K-8. Includes restoration of historic features. Awarded LEED Gold
Evaluation of Handicapped Accessible Routes, interior and exterior Jersey City Public Schools Project Complete: Feb. 2016 \$64,000	For 44 school buildings. The approach to each facility was based upon four priorities: <ul style="list-style-type: none"> • Accessible Approach and Entrance • Access to Goods and Services • Usability of Rest Rooms • Additional Access The Summary List provided in this report categorizes the facilities into 4 groups: <ol style="list-style-type: none"> 1. Schools with No Accessible Entry, No Elevator, and Inaccessible Interior Spaces 2. Schools with No Accessible Entry and Inaccessible Interior Spaces 3. Schools with Inaccessible Interior Spaces 4. Schools with Accessible Entry, Elevator, and Accessible Interior Spaces

QUALIFICATIONS



North Andover Facilities Assessment
Town of North Andover, MA
Study Complete: June 2020
Cost: \$125,000

Building Assessment – 5 schools and a fire station
Determine physical condition and building code issues. Feasibility through Schematic Design for mutually agreed upon program for each.

Wareham Elementary School
Wareham, MA
Project Complete: Jan. 2021
Project Cost: \$72,000, 000 (Est.)

Feasibility Study through Construction Administration. Complete A/E Services for the design of a new elementary school. In Construction Phase. Pre-K thru 4th for 1,020 students. New school to replace two elementary schools 159,989 GSF.

Chapin Street Elementary School
Ludlow, MA
Project Cost \$57.5 M (Est.)
Project Complete: June 2021 (Est.)
Cost: 46,000,000 (Est.)

Feasibility Study through Construction Administration. Complete A/E Services for the design of a new elementary school. Approximately 106,250 GSF for 630 students in grades 2-5. In Construction Phase.

Dracut High School
Dracut, MA
Project Complete: 2014
Cost: \$50,000,000

Initial Feasibility Study and Schematic Design to address issues of aging infrastructure and educational space that would meet the demands of a 21st century education. The study examined multiple alternatives for new construction on the current site. New sites to be acquired were examined. The town elected to pursue a program to revitalize the existing facility with several additions and extensive renovations. Complete A&E Services for Add/Reno. Remained occupied during construction.

Duxbury Middle/High School
Duxbury, MA
Project Complete: 2015
Cost: \$104,000,000

Complete A/E services for new Middle School serving 735 students in grades 6 through 8 and a High School serving 1000 students grades 9 through 12 .MVG developed a multi-phased scheme based on an outside study. MVG saw an opportunity for a single-phase new building project, which was simpler, less expensive and less disruptive to the educational process.

Monomoy Regional High School
Monomoy Regional School District
Harwich, MA
Project Complete: 2014
Cost: \$46,600,000

Full architectural services, from preliminary programming and planning through final design and construction administration. New 168,000 SF multi-level facility, serving 750 students in grades 8 to 12. Planned and designed as part of the Commonwealth of Massachusetts Model School Program. The project exceeded LEED requirements.

Dock Street Educational Complex
Brooklyn, NY
2016

The Complex is part of a midrise Mixed-use Development shared with retail and residential tenants. The design drawings for the school were executed while the developer's building was under construction. This mandated an evolving program that was fluid, flexible and responsive to the developer's requirements and constraints. The rapid pace and changing needs of the project necessitated an unusually intense attention to detail. Working closely with the professionals at the New York City School Construction Authority (NYCSCA), the architects and engineers were able deliver simultaneous designs for the added Pre-K program within a short time frame (3 ½ months).

(Form 1)**PROPOSAL FORM COVER SHEET**

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

DATE RECEIVED BY TOWN: January 11, 2021

SUBMITTED BY: Name: Richard C. Relich
Firm: Arch Communities LLC
Address: 50 Sargent Street
Needham, MA 02492
Telephone: (781)424-7328

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

Managing Member
Title

January 5, 2021
Date

(Form 2)**BACKGROUND OF PROPOSING ORGANIZATION**

Proposed Purchase Price \$ 285,000.00

1. Full Name of Organization: Arch Communities LLC
2. Main Office of Organization: 50 Sargent Street, Needham, MA 02492
3. Local Address of Organization: Same
4. Telephone Number(s): (781)424-7328
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): Limited Liability Corporation
(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: 81-08888047
8. Number of years organization has been in business under current name: 5
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects? No
(If answer is 'yes', please state circumstances).

10. Authorization:


Dated at:

This 7 day of January, 2021.NAME OF ORGANIZATION: Arch Communities LLCBY: Richard C. RelichTITLE: Managing Member

11. Attestation

Richard C. Relich, being duly sworn deposes and says that he/she is theManaging Member of Arch Communities LLC and that all answers to the

foregoing questions and all statements contained herein are true and

correct. Subscribed and sworn before me this 7 day of JanuaryJanuary, 2021.

Notary Public:

My Commission expires:

MARISA C. PICCIRILLI
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar. 27, 2026**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 2)**BACKGROUND OF PROPOSING ORGANIZATION**

Proposed Purchase Price \$ 285,000.00

1. Full Name of Organization: Lanagan & Co., Inc.
2. Main Office of Organization: 35A Union Street, New Bedford, MA 02740
3. Local Address of Organization: Same
4. Telephone Number(s): (508)985-8898
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): Corporation
(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: 81-1164883
8. Number of years organization has been in business under current name: 5
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects? No
(If answer is 'yes', please state circumstances).

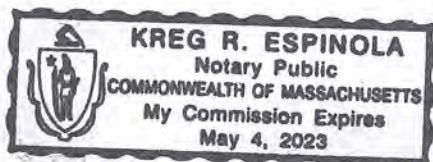

10. Authorization:

Dated at:

This 6TH day of January, 2021.NAME OF ORGANIZATION: Lanagan & Co., Inc.BY: Jason LanaganTITLE: President

11. Attestation

Jason Lanagan, being duly sworn deposes and says that he/she is the
President of Lanagan & Co., Inc. and that all answers to the foregoing
questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 6TH day of January, 2021.Notary Public: My Commission expires: 5/4/2023**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.

Town of Fairhaven

Sale and Development of Former Rogers Elementary School

(Form 3)

HAZARDOUS MATERIAL RELEASE

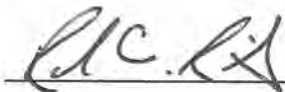
**HAZARDOUS MATERIAL RELEASE
("Hold Harmless" AGREEMENT)**

**RELEASE REGARDING HAZARDOUS MATERIALS
ROGERS SCHOOL
100 PLEASEANT 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:



DATE: January 5, 2021

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

(Form 3)

HAZARDOUS MATERIAL RELEASE

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

**RELEASE REGARDING HAZARDOUS MATERIALS
ROGERS SCHOOL
100 PLEASEANT 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.

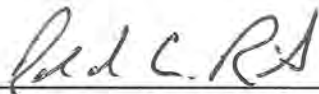
PROPOSER: _____



DATE: January 5, 2021

(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)

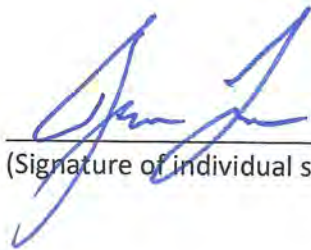
Arch Communities LLC

(Name of business)

(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.

 Jason P. Lanagan
(Signature of individual submitting bid or proposal)

Lanagan & Co., Inc.
(Name of business)

(Form 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)**

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): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

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 all required parties. 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.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

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 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: The Former Rogers Elementary School
- (2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT: Property Sale
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Town of Fairhaven
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: Arch Communities LLC

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

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input checked="" type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> 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):

NAMERESIDENCE

Richard C. Relich

50 Sargent Street, Needham, MA 02492

- (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 (Check "NONE" if NONE):

☐ NONENAME:POSITION:

- (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 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.

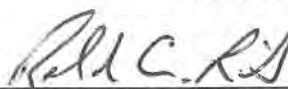
Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify 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.

Arch Communities LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)


AUTHORIZED SIGNATURE of DISCLOSING PARTY

January 5, 2021

DATE (MM / DD / YYYY)

Richard C. Relich, Managing Member

PRINT NAME & TITLE of AUTHORIZED SIGNER

(Form 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)****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): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

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 all required parties. 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.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

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 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: The Former Rogers Elementary School
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Property Sale
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Town of Fairhaven
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: Lanagan & Co., Inc.
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
- | | |
|---|---|
| <input type="checkbox"/> Lessor/Landlord | <input type="checkbox"/> Lessee/Tenant |
| <input type="checkbox"/> Seller/Grantor | <input checked="" type="checkbox"/> Buyer/Grantee |
| <input type="checkbox"/> 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):

NAMERESIDENCE

Jason Lanagan

116 Chestnut Street, Fairhaven, MA 02719

- (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 (Check "NONE" if NONE):

☐ NONE
NAME:POSITION:


- (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 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.


Lanagan & Co., Inc.
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)
January 5, 2021
AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Jason Lanagan, President PRINT
NAME & TITLE of AUTHORIZED SIGNER



IX RANKING CRITERIA

Note: All twelve (12) questions must be answered separately by proposer.

1. Purchase Plan

(Significant)

What are you willing to pay to purchase the Rogers School? \$285,000.00

The Rogers School has been appraised for \$285,000. If your proposed purchase price is less than \$285,000, you must identify any mitigating factors which support your proposed price.

2. Cash on Hand or Pre-Approved Financing

(Highly Significant)

Do you have cash on hand or pre-approved financing from a financial institution?

Financing for development of the Rogers School will be facilitated through existing banking and investor relationships that will involve a combination of equity generated through the sale of tax credits, loan proceeds from MassHousing and the Massachusetts Departments of Housing and Community Development, construction financing through existing relationships including Bank of America and permanent financing through existing relationships including the Massachusetts Housing Partnership. Arch Communities' \$25,000,000 Wells School Apartments development recently began construction utilizing similar funding sources and financing partners.

3. Other Economic Benefits

(Significant)

a) What other direct revenue benefits does your development plan offer?

In addition to the proposed purchase price, other revenue generated by the development will include real estate tax revenue.

b) What other indirect revenue benefits does your development plan offer?

It is anticipated that residents will contribute to the economy by shopping and dining locally and supporting the local businesses community in general.



4. Developer Experience (Significant)

What demonstrated production, management experience, and capability does your development team have?

As further detailed within the proposal, our development team has significant experience with both the adaptive reuse of historic buildings and multifamily housing. Our development team has a proven track record of completing difficult projects that require an innovative financing approach coupled with the ability to find solutions to complex issues that other developers are often unable to overcome.

5. Experience with Historical Restoration (Significant)

Do you have any experience in redevelopment of historical buildings?

Yes, extensive experience redeveloping historic buildings into housing throughout Massachusetts and Rhode Island demonstrated by awards from both Preservation Massachusetts and The Massachusetts Historical Commission.

6. Developer Financial Capacity to Design/Construct (Highly Significant)

What evidence can you show of financial commitment to undertake design and construction of the project? Developer Financial Capacity to Manage Site (Significant)

As previously noted, a resume of completed projects similar to the Rogers School involving a comprehensive capital stack necessary to complete challenging adaptive reuse developments. The development will require a substantial equity commitment necessary to complete the initial due diligence and finance the project including architect and engineering, site analysis, environmental testing and review, structural analysis, geotechnical testing and assessment, market analysis and legal.

What evidence does the development team have to manage this site?

Similar to other completed developments, property management services will be contracted with an experienced property management company with a proven track record of managing senior apartment complexes in the region.



7. Preliminary Design Plans (Significant)

When will the design of your Proposal be prepared?

Architectural and site drawings will be advanced following developer designation of the project.

When can your development team commence construction?

As detailed within the proposal, construction will start approximately six months after an allocation of tax credits and loan funding is awarded to the project from the Massachusetts Department of Housing and Community Development. The tax credits continue to be in high demand throughout the state and securing the proceeds is an arduous process, but one that results in producing high quality developments.

8. Employment Initiative (Moderately Significant)

What Initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?

Fairhaven residents including minorities and women and Fairhaven businesses will be able to participate throughout the construction process. Typically, local businesses and their personnel participate as subcontractors throughout construction and the construction contract will include documented requirements to increase Section 3/MWBE participation for minority and women owned businesses.

9. Original Historic Building (Highly Significant)

Does your plan retain the original historic building for 1885 Rogers School?

Yes, the Rogers School will be retained and redeveloped into housing and ancillary space.

10. Deed Restrictions (Highly Significant)

Would you consider deed restrictions that would carry over to future sales of the property to retain and maintain the historic building?

Yes, however it is not anticipated that the property will be sold as Arch Communities has not sold a completed development to date. Requirements of the tax credits preclude a sale for an extensive period of time.



11. Short and Long Term Vision (Significant)

Do you have a vision for the property for the short-term (less than two years) and long-term? Please explain.

In the short term, all efforts will be focused upon completing due diligence materials as previously noted and securing financing for the project. Once construction is completed, The Residences at Rogers School will provide quality housing for seniors and be a valuable part of the Fairhaven community for years to come.