



UNISOURCE
RENEWABLE ENERGY CONSULTANTS, LLC

Wickford Elementary School Redevelopment - Proposal

Tabs

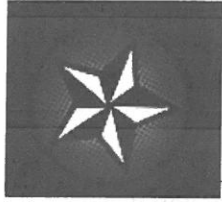
- A. Proposal Description
- B. Certificate of Good Standing
- C. Conceptual Design
- D. Architect Resume – Herk Works
- E. Construction Company Resume – Unisource
- F. Bank Recommendation – EastWest Bank
- G. Federal Historic Tax Credits Consulting Proposal – Public Archeology Laboratory
- H. Attachments



105 Broadway Hotel

Restaurant, Roof Top Bar, and 39 room boutique hotel





**UNISOURCE
RENEWABLE ENERGY CONSULTANTS, LLC**

Unisource/Renewable Energy Consultants, LLC
PO Box 2152
East Greenwich, RI 02818

Construction Manager Resume/Jevon Chan

General Contractor/Construction Management Experience

- 15 Years City of Chicago Master's Electrician License Holder/Active
- 20 Years of Commercial/Residential Construction in the West, Midwest, New England, Hawaii, and Internationally
- Licensed in Illinois, Rhode Island, and California

Timeline of Resume

- (2003-2005) Renovation and Construction in Irvine, California
- (1996-Present) Electrical Design, Construction, and Consulting
- (1996-2005) Construction of Single Family Homes throughout the Chicago land area
 - Projects include construction of over 100 single-family homes ranging from 3000-8000 sq. ft., including planned unit developments (PUD's)
- (1996-2005) Construction of Commercial Space throughout the Chicago land area
- (2005-Present) Construction of Mixed Use Developments in New England
- (2016-Present) Construction of Mixed Use Developments in California

Sample of Projects within the last 10 years include:

- 955 Post, San Francisco, CA
 - 10 Story mid-rise residential and commercial development
- 555 Roosevelt Avenue, Central Falls, Rhode Island
 - Brownfield Remediation/Site Restoration and Construction Administration for 39 Condominiums
 - State and Federal Historic Tax Credit Project on 8 acres along the Historic Blackstone River
- 521 Roosevelt Avenue, Central Falls, Rhode Island
 - Pre/Post Construction consulting and administration of 90 Unit Apartment Complex
 - State and Federal Historic Tax Credit Project along the Historic Blackstone River
- 501 Roosevelt Avenue, Central Falls, Rhode Island
 - Pre/Post Construction consulting and administration of 33 Unit Apartment Complex, State and Federal Historic Tax Credit Project along the Historic Blackstone River
- 249 Roosevelt Avenue, Pawtucket, RI
 - Interior TI Modification and Remodeling for U.S. Representative Patrick Kennedy Democratic Headquarters

- Christ Church, East Greenwich, RI
 - Construction and Administration for New 7000 sq. ft. Office & Administrative Facility
- West Bay Academy
 - Construction of New 40,000 sq. ft. facility for grade school in South County, Rhode Island
- The Savory Grape
 - Partnership with McLaughlin Construction sub and consulting for new Retail winery located in East Greenwich, RI with full retail and wine tasting facility

International Humanitarian Projects:

- Honduras (1990-1993)
 - Consulting and Installation of Spring Water Gravity Fed Water System for a 100 family village located in the pristine mountains of Honduras. Project lasted 3 years and spanned across 4 different communities
- Mindanao, Philippines (1998-2000)
 - Construction management for electrical distribution, roads, and dormitory construction for private school. Project spanned 2 years
- Biloxi, MS and New Orleans, LA
 - Construction Management and Team Leader for Construction Teams both private and volunteer for Hurricane Katrina Disaster Relief, 3 Years for Samaritan's Purse and Private Organizations
- Port Au Prince, Haiti (2010-Present)
 - Reconstruction Management and Consulting for New Life Children's Center Orphanages, a US based organization for reconstruction after devastating 2010 Earthquake



EAST WEST BANK

September 30, 2019

To Whom It May Concern

I have learned from Jevon Chan that he is planning a project of renovating/ converting the vacant Wickford Elementary School building located at 99 Phillips St, North Kingston RI (in the historic Wickford Village) into 25 to 30 residential condos with a mix of one-bedroom and two-bedroom units. Gross Building Area is about 33,000 square feet. We understand that historic tax credit will be utilized in this project.

We are interested to work with Jevon, who is the developer/ project manager and co-owner of the subject project in North Kingston RI. We will further review the project details once available for bank financing due diligence.

I had worked with Jevon on bank financing for a 3-vacant-mill-building renovation/ conversion project of Gross Building Area about 135,000 square feet into a 90-unit apartment building located at 535 Roosevelt Ave, Central Falls RI from Q1 2014 to Q4 2015. Federal and State historic tax credits were used. The project was completed and preleased in 3 phases to the Bank's satisfaction. Jevon was developer's representative and project manager of this project. The Bank really enjoyed the working relationship with Jevon, who demonstrated great professionalism and attention to details.

Please feel free to contact us if you have any questions.

Sincerely,

Ricky Lam
First Vice President
Commercial Real Estate
Portfolio Manager
East West Bank
Direct: 617.340.8313
Email: ricky.lam@eastwestbank.com



Scope of Services Wickford Elementary School North Kingstown, Rhode Island

Federal Historic Tax Credits Parts 1, 2, and 3

Submitted to:

Jevon Chan

September 30, 2019

Jevon Chan is leading a team submitting a proposal to the Town of North Kingstown (Town) to rehabilitate the former Wickford Elementary School at 99 Phillips Street in Wickford Village, North Kingstown, Rhode Island, using federal historic tax credits. The project will convert the existing property overlooking Academy Cove into a mixed use complex. The Town's Request For Proposals states that "The successful developer for this project will execute a creative, visionary, and viable plan for the property which will improve the economic vitality of historic Wickford Village and maximize the financial and community benefits to the entire Town of North Kingstown. The project proposal will ensure that the project siting, use(s) and architecture are compatible with the character of the commercial and residential village community" (page 16).

The two-and-one-half-story, red brick, Colonial Revival-style building was constructed as a high school in 1907 with an addition in 1948 increasing its total size to 33,100 square feet. The building is listed in the National Register of Historic Places (National Register) as a contributing resource in the Wickford Historic District, which was entered in the National Register in 1974, but is not in a local historic district. The property was last used as an elementary school about 2005.

This Scope of Services pertains to preparation and filing of federal historic tax credits Parts 1, 2, and 3 for the building in coordination with the client, architect, and the Rhode Island Historical Preservation and Heritage Commission (RIHPHC)/Rhode Island State Historic Preservation Office (SHPO).

Task List

The historic tax credit applications will require tasks outlined below. **PAL assumes all architectural drawings will be provided electronically and in hard copy for submittals by the client or project architect.**

Task 1. Part 1

PAL will prepare a Part 1 application in accordance with state guidelines to certify that the building is a certified historic property for the purposes of the historic tax credit. A Part 1 application typically includes written summaries of a property's physical appearance and significance, accompanied by color photographs that provide views of the property in its setting, the exterior elevations, key interior spaces, and character-defining architectural features. PAL will conduct a site visit to observe and photograph current conditions and use the information developed for the National Register nomination to prepare the Part 1 application. The Part 1 will document the National Register contributing status and the existing condition of the building. The Part 1 documentation package will

include the cover sheet, description and significance narratives, USGS map, photograph prints, and a copy of relevant parts of the applicable National Register nomination form.

Task 2. Part 2

The Part 2 application provides descriptive written and graphic information about the existing condition of the building before rehabilitation and the work that is proposed. It includes information on phasing (whether a one phase, two-year project, or a multi-phase up to five-year project), projected cost, and square footage. Completion of Part 2 requires existing conditions and proposed work architectural drawings and specifications prepared by the project architect.

2.A. Meetings/Coordination

PAL will work closely with the client, architect, and the SHPO to complete the Part 2. PAL will coordinate and attend an initial site meeting with the client and architect to go over the proposed plans and view the existing conditions of the building.

2.B. Existing Conditions Fieldwork and Photography

Using existing conditions plans supplied by the client/architect, PAL will also use the information and photographs from the National Register nomination in as far as possible to complete the existing conditions component of the Part 2. Based on information from the client and architect about the project, PAL will conduct fieldwork to record notes and take required color digital photographs of the existing condition of the building in the complex and details. All photographs will be keyed to the existing conditions site and floor plans provided by the architect and will be referenced in the Part 2 application. The notes will be used as a supplement to the National Register documentation to write the "existing conditions" narrative in the Part 2 application.

2.C. Review of Plans for Proposed Work

The Part 2 application provides information about the proposed rehabilitation work that will be performed, including demolition. Information regarding the reason for and timing of the interior demolition already done will need to be included. This task is dependent upon the completion of architectural plans for the rehabilitation and requires close collaboration with the project architect. The plans document existing conditions and delineate the proposed modifications that are to be carried out in a manner consistent with the Secretary of the Interior's *Standards for Rehabilitation*. PAL will review the project plans, conduct a walk through site visit of the building with the plans, coordinate with the architect, and prepare the written description of the "proposed work" narrative in the Part 2 application, including references to the drawings.

2.D. Part 2 Documents Preparation

PAL will prepare the Part 2 for the building, which will include: a federal cover sheet; phasing statement (if applicable, supplied by client); continuation sheets that describe in detail the existing conditions and proposed rehabilitation/preservation work for the building, and reference plans and photographs; original color photographs keyed to existing conditions floor plans and site plan; and plans of proposed work. *PAL assumes all drawings and specifications, including product shop drawings and catalogue cuts, will be supplied by the project architect.*

Task 3. Part 3 - Request for Certification of Completed Work

The Part 3 Request for Certification of Completed Work is prepared at the end of the project, and with partial filings at the end of a phase for a multiphase project. Part 3 verifies that the completed rehabilitation work complies with the approved Part 2, including any conditions, and the Secretary of the Interior's *Standards for Rehabilitation*. Upon notification from the client that the rehabilitation project or phase of the project is nearing completion, PAL will complete the Part 3, Request for Certification of Completed Work, or Partial Completion of Work for each of the buildings in the complex.

3.A. Meetings/Coordination

PAL will work closely with the client, architect, and the SHPO to complete the Part 3. PAL assumes one site visit with the client, architect, and SHPO to review the completed project at the end of each phase and at project completion.

3.B. Part 3 – Request for Preliminary Certification of Tax Credits

If requested, PAL will assist the client in assembling the Part 3 application using financial and required supporting documentation supplied by the client.

3.C. Fieldwork and Photography

Upon completion of the rehabilitation, PAL will photograph the buildings using color digital photography of the same views, wherever possible, as those taken for the Part 2.

3.D. Submittal

The photographs will be keyed to as-built site and floor plans (or annotated Part 2 plans) supplied by the architect. PAL assumes that the client will provide all the information needed to complete the Part 3 application.

Submittals

An electronic preliminary draft of the Part 1, 2, and 3 packages will be provided to the client and, as needed, the architect for review. Part 1 and Part 2 can be submitted to the SHPO separately or together. Part 3 will be prepared following completion of the rehabilitation. Upon approval from the client, PAL will prepare two original packages of the federal applications for the SHPO. All submittals to the SHPO will include original signature pages and photographs. One set of electronic files on CD of the completed application will be submitted to the client for its records. The SHPO will review the application and provide comments and recommendations. The SHPO will send the comments and recommendations with on original package to the National Park Service for final approval.

Personnel

The project will be overseen by Virginia H. Adams, Senior Architectural Historian, with an Architectural Historian, and an Assistant Architectural Historian. All PAL project personnel meet the professional qualifications set by the National Park Service (36 CFR Part 61) for architectural history

projects and are experienced in conducting cultural resource studies and historic tax credit applications throughout the Northeast.

Schedule

PAL is prepared to begin work on this project within one week upon receipt of a written notice-to-proceed (NTP). The Part 1 application can be completed within four weeks, and Part 2 application can be completed within eight weeks, allowing two weeks from the receipt of the necessary materials from the architect. PAL can work out a specific schedule with the client.

Fee

PAL is prepared to complete the work for lump sum fees as follows.

Part 1	\$3,210
Part 2	\$11,530
Part 3	\$7,660 (rates to be reassessed at time of Part 3 completion)
TOTAL	\$22,400

Supplemental Services

These services are not included in this proposal, but if requested, PAL can provide the following supplemental scope and fee proposals for supplemental services as required.

Part 2 Amendments and Construction Phase Consultation

Following approval of the Part 2, during the course of the rehabilitation construction, anticipated issues and some unanticipated issues may arise, and/or RIHPHC and NPS approval conditions may be in place that require Part 2 Amendments. These may include shop drawings, mock up and sample submittals; and coordination with the SHPO on specific work items. PAL can provide a scope and fee to prepare Amendments and assist with consultations as required during construction.

Archaeological Services

The Wickford Elementary School is on a 6.12-acre parcel of land, most of which is part of the redevelopment project. If required during next step requirements of the development to meet municipal, state, and federal regulatory standards and processes, PAL can provide a scope and fee for archaeological resources survey and assessment.

JULY 2019



Attachment A.

NON-COLLUSION AFFIDAVIT

(Prime Bidder) JEVON CHAN

State of RHODE ISLAND

County of KENT

JEVON CHAN, being first duly sworn, deposes and says:

That he/she is OFFICER (partner or officer) of the firm of RENEWABLE ENERGY CONSULTANTS, LLC the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham, that said bidder has not colluded, conspired connived or agreed, directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or affidavit or any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Town of North Kingstown or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Signatures:

Bidder, if the bidder is an individual; _____

Partner, if the bidder is a partnership; _____

Officer, if the bidder is a corporation; _____

Subscribed and sworn to before me

This 2 day of October, 2019

Notary: Massiel M. Gonzalez

Printed Name: Massiel M. Gonzalez

My Commission expires: 4/1/2023, 2023

JULY 2019



Attachment A.

NON-COLLUSION AFFIDAVIT

(Prime Bidder) Renewable Energy Consultants, LLC

State of Rhode Island

County of Kent

William Ellis, being first duly sworn, deposes and says:

That he/she is Partner (partner or officer) of the firm of Renewable Energy Consultants the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham, that said bidder has not colluded, conspired connived or agreed, directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or affidavit or any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Town of North Kingstown or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Signatures:

Bidder, if the bidder is an individual; William M. Ellis

Partner, if the bidder is a partnership; _____

Officer, if the bidder is a corporation; _____

Subscribed and sworn to before me

This 3 day of October, 2019

Notary: [Signature]

Printed Name: MICHAEL CARRIER

My Commission expires: Notary Public, State of Rhode Island
My Commission Expires July 03, 2021, 20



JULY 2019



Attachment A.

NON-COLLUSION AFFIDAVIT

(Prime Bidder) Renewable Energy Consultants
State of Rhode Island

County of Kent

Gabriel Abella, being first duly sworn, deposes and says:

That he/she is partner (partner or officer) of the firm of Renewable Energy Consultants, the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or affidavit or any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Town of North Kingstown or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Signatures:

Bidder, if the bidder is an individual; _____

Partner, if the bidder is a partnership; [Signature]

Officer, if the bidder is a corporation; _____

Subscribed and sworn to before me

This 3rd day of October, 2019

Notary: [Signature]

Printed Name: Talienne Hackett

My Commission expires: 9/30/2021, 2021





Attachment B.

ANTI-KICKBACK ACKNOWLEDGMENT

ALL BIDDERS/OFFERORS MUST ATTEST TO THE FOLLOWING:

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Town of North Kingstown who exercises any functions or responsibilities in connection with either the award or execution of the project to which this contract pertains.

Further, the vendor acknowledges, under the pains and penalties of perjury, that he/she has not offered, paid, or solicited by way of any contribution or compensation, nor has he/she granted a gift, gratuity or other consideration either directly or indirectly to any officer, employee, or member of the governing body of the Town of North Kingstown who exercises any functions or responsibilities in connection with either the award or execution of the project to which this project or contract pertains.



SIGNATURE OF OFFEROR

DATE 10/2/19

PRESIDENT / CEO

TITLE

RENEWABLE ENERGY CONSULTANTS, LLC

COMPANY

Title of RFP: WICKFORD ELEMENTARY



Attachment B.

ANTI-KICKBACK ACKNOWLEDGMENT

ALL BIDDERS/OFFERORS MUST ATTEST TO THE FOLLOWING:

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Town of North Kingstown who exercises any functions or responsibilities in connection with either the award or execution of the project to which this contract pertains.

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William M Ellis
SIGNATURE OF OFFEROR

DATE 10/2/19

Partner
TITLE

Renewable Energy Consultants, LLC
COMPANY

Title of RFP: Wickford Elementary

Attachment B.

ANTI-KICKBACK ACKNOWLEDGMENT

ALL BIDDERS/OFFERORS MUST ATTEST TO THE FOLLOWING:

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Town of North Kingstown who exercises any functions or responsibilities in connection with either the award or execution of the project to which this contract pertains.

Further, the vendor acknowledges, under the pains and penalties of perjury, that he/she has not offered, paid, or solicited by way of any contribution or compensation, nor has he/she granted a gift, gratuity or other consideration either directly or indirectly to any officer, employee, or member of the governing body of the Town of North Kingstown who exercises any functions or responsibilities in connection with either the award or execution of the project to which this project or contract pertains.



SIGNATURE OF OFFEROR

18-2-19

DATE

Partner

TITLE

Renewable Energy Consultants, LLC

COMPANY

Title of RFP: Wickford Elementary School Redevelopment

REQUEST FOR PROPOSALS WICKFORD ELEMENTARY SCHOOL REDEVELOPMENT PROJECT

JULY 2019



Attachment C:

PROPOSAL TRANSMITTAL SHEET –

WICKFORD ELEMENTARY SCHOOL REDEVELOPMENT

Date: 10/4/19

I/We JEVON CHAN the undersigned do hereby submit a proposal to the Town of North Kingstown, Rhode Island, for the sale or long-term lease of the Wickford Elementary School Property, in accordance with all terms and specifications contained within said RFP herein. The undersigned acknowledges that the submittal does not rely on the Town of North Kingstown regarding the condition of the property and will make their own investigation on the condition of the property or suitability for development.

1. Please attach your Proposal

RENEWABLE ENERGY CONSULTANTS, LLC
NAME OF FIRM

SIGNATURE

PRESIDENT/ CEO
TITLE

SIGNATURE

William M. Ellis

SIGNATURE

Partner

12

Partner

SIGNATURE

TITLE

PO BOX 2152, E. GREENWICH, RI 02818
ADDRESS, CITY, ZIP CODE

401-935-3704
TELEPHONE NUMBER

FAX NUMBER

chan.jeron@gmail.com
E-MAIL ADDRESS

JULY 2019



Attachment D.

LISTING OF OFFICERS SHEET

List the Officers of your Corporation or Principals of your LLC. Award cannot be completed without the attachment.

RENEWABLE ENERGY CONSULTANTS, LLC.
Complete Company Name

JEVON CHAN
Name

PRESIDENT / CEO
Title/Officer/Position

William M Ellis
Name

Partner
Title/Officer/Position

Gabriel Poella
Name

Partner
Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position

ATTACHMENT E
Wickford Elementary School Redevelopment

PROJECTED INVESTMENT SUMMARY		
Updated 10.2.19		
Acquisition Costs		
Land & Improvements	\$	100,000.00
Total Acquisition Costs	\$	100,000.00
Hard Costs		
Direct Costs	\$	3,500,000.00
General Conditions - 10%	\$	350,000.00
CM Fee - 5%	\$	175,000.00
Contingency - 10%	\$	350,000.00
Total Hard Costs	\$	4,375,000.00
Soft Costs		
A&E, Consultants, Accounting, Legal, Taxes, Fees	\$	300,000.00
Sales & Marketing	\$	30,000.00
Contingency	\$	50,000.00
Syndicate and Transaction	\$	20,000.00
Developer's Fee	\$	100,000.00
Total Soft Costs	\$	500,000.00
Financing Costs (per year)		
Construction Loan During Construcion	\$	200,000.00
Total Financing Costs	\$	200,000.00
Total Project Cost	\$	5,175,000.00

Cash Flow		
Project Cost	\$	5,175,000.00
Total Project Cost	\$	5,175,000.00
Historic Tax Credits	\$	850,000.00
Rebuild Rhode Island Tax Credits	\$	250,000.00
Net Tax Credit Proceeds	\$	1,100,000.00
Net Tax Credit Proceeds	\$	1,100,000.00
Net Project Cost	\$	4,075,000.00

Expense Projections		
Cost of Construction Loan Anualized	\$	255,000.00
Property Management	\$	75,000.00
Taxes & Insurance	\$	125,000.00
Total Expenses	\$	455,000.00

4MM @ 4.5%, 30 Year Amortization

post tax stabilization agreement

Income Projections w/5% Vacancy		
29 Units @\$1500/Average/Month	\$	495,900.00
Renewable Energy Tarrif	\$	35,000.00
Gross Income	\$	530,900.00
Expenses	\$	455,000.00
Net Income	\$	75,900.00

ATTACHMENT F

Wickford Elementary General Proposed Timeline

	Task Name	Duration	Start	Finish	Predecessors	Assigned To	% Complete	Status	Comments
1	RFP Award Wickford Elementary	70d	10/07/19	01/10/20					
2	Contractual/Legal/Deed Execution	60d	01/13/20	04/03/20	1				
3	Interior Demolition Permits/Cleanup	40d	04/06/20	05/29/20	2				
4	Interior/Exterior Underground MEP	30d	04/06/20	05/15/20	2				
5	Interior sprinkler shutdown/refill	1d	04/06/20	04/06/20	2				
6	Engineering Coordination MEP's above Grade	85d	01/13/20	05/08/20	1				
7	Engineering Coordination Site Work	60d	01/13/20	04/03/20	1				
8	Engineering Coordination Structural	60d	01/13/20	04/03/20	1				
9	Finishes Coordination Meetings	60d	04/08/20	06/26/20	2				
10	Steel Fabrication/Installation	45d	04/06/20	06/05/20	8				
11	Order & Install Elevator	160d	05/11/20	12/18/20	6				
12	Underground MEP's Coordination	3d	05/18/20	05/20/20	4				
13	Concrete Coring/Excavation/Sawcutting	90d	05/21/20	09/23/20	12				
14	Final Building Plan Submittals	35d	06/29/20	08/14/20	9				
15	Historic Tax Credit Part 1, 2	30d	04/06/20	05/15/20	2				
16	Underground MEP's	10d	09/24/20	10/07/20	13				
17	Footings/Foundation Elevator & Misc	10d	10/08/20	10/21/20	13, 16				
18	CMU Elevator Shaft	20d	10/22/20	11/18/20	17				
19	Interior/Exterior Framing Auditorium	21d	08/17/20	09/14/20	14				
20	Interior/Exterior Framing Common	10d	08/18/20	08/31/20	23				
21	Order/Install Windows	90d	08/18/20	12/21/20	23				
22	Exterior Roof/Facade Improvements	90d	12/22/20	04/26/21	21				
23	Building CD's Issued and Permitted	1d	08/17/20	08/17/20	14				
24	Interior MEP	90d	11/19/20	03/24/21	18, 19				
25	Roofing and Flashing	20d	03/25/21	04/21/21	24				
26	Exterior MEP	7d	03/25/21	04/02/21	24				
27	Exterior Site work, Historic Window Restoration/Installation	35d	04/05/21	05/21/21	26				
28	Inspections	5d	03/25/21	03/31/21	24				
29	Insulation/Firestopping	10d	04/01/21	04/14/21	28				
30	Sheetrock/Plaster	45d	04/15/21	06/18/21	29, 28				
31	Order Tile, Carpeting	5d	06/17/21	06/23/21	9, 23, 30				
32	Cabinetry Coordination/Ordering	5d	06/17/21	06/23/21	20, 23, 30				
33	Ceilings Final	25d	04/15/21	05/19/21	29, 28				
34	Priming Painting	20d	06/17/21	07/14/21	30, 28				
35	Set Cabinets and Vanities	30d	07/15/21	08/25/21	32, 34				
36	Order Millwork/Doors	21d	09/30/19	10/28/19					
37	Order & Install Solid Surfaces	21d	06/24/21	07/22/21	32				
38	Tile Work	30d	07/15/21	08/25/21	34				
39	Millwork/Doors	30d	06/17/21	07/28/21	30, 36				
40	Elevator Install	30d	06/17/21	07/28/21	30				
41	Cabinet Fabrication/Installation	30d	07/15/21	08/25/21	34				
42	Countertops	45d	08/26/21	10/27/21	41				
43	Finish MEP	45d	07/15/21	09/15/21	34				
44	Final Painting	60d	07/15/21	10/06/21	34				
45	Bathroom Partitions for common area bathroom	4d	08/26/21	08/31/21	38				
46	Carpeting/Hardwood Flooring	10d	10/07/21	10/20/21	44				
47	FFE Installation	10d	07/29/21	08/11/21	39				
48	Final Inspections	10d	10/07/21	10/20/21	43, 44				
49	Historic Commission Submittal Part 3	45d	10/21/21	12/22/21	48				

Nicole LaFontaine
Director, Department of Planning & Development
100 Fairway Drive
North Kingstown, RI 02852
nlafontaine@northkingstown.org

RE: RFP Wickford Elementary School

Ms. Nicole LaFontaine,

Executive Summary

This proposal encompasses the project site located on 99 Phillips Street, North Kingstown, RI, which consists of approximately 5 acres of land. The subject property is a multi-story historic building, previously the Wickford Elementary School, with approximately 33,000 square feet of gross building area.

Our group, Renewable Energy Consultants, LLC, a spinoff of The Tai-O Group and Unisource, is extremely excited about the opportunity to repurpose one of Wickford Villages' most iconic and historic landmarks. Our experience in the adaptive reuse of historic mills in New England has garnered recognition throughout the region, as evidenced by several awards, including the 2016 Rhody Award for Historic Preservation of the 8-acre M Residential multiplex, formerly known as the Elizabeth Webbing Mills. This, and several other examples, are outlined in the team qualifications and experience section of this proposal.

Various models have been developed and we feel strongly that repurposing this property with luxury residential units, while preserving as much of the existing property as possible, is the best solution for Wickford Village. We estimate that the project cost will be in the range of \$5 million, depending on the final size and scope of the project. This estimate includes the assumption that the property can be purchased from the town of North Kingstown for \$100,000.00.

As part of the process, we will leverage our existing relationships with Commerce Rhode Island, the Rhode Island Department of Environmental Management, and the Rhode Island Historic Preservation and Heritage Commission. We look forward to building a strong partnership with Wickford Village, its residents, and local businesses. We recognize that the success of any development depends on healthy relationships and collaboration with the local community.

Project approach: The adaptive reuse of the Wickford Elementary School

1. We are proposing the adaptive reuse of the existing structure to incorporate luxury apartment housing. As indicated in North Kingstown's most current comprehensive plan, residential development was identified by the community survey as the most important land use issue for the town. Additionally, the restoration and reuse of existing developed areas before building in undeveloped areas ranked second.
2. We will promote increased community activity via transit-oriented design with pedestrian walkways, biker pathways, and even docks for kayak and small recreational watercraft to downtown Wickford.

3. Imperative with the introduction of luxury apartment living will be additional amenities for its tenants, such as onsite gym facility, movie theatre, conference room open to public and private use, onsite laundry, and even a game room.
4. We propose to design and develop onsite renewable energy sources, including rooftop solar, solar carports, a community solar canopy in the adjacent open field space for public use. Potentially, we may include a battery storage facility for the development, but also to serve as the power backup to the sewer pumping station in lieu of a diesel generator.
5. We fully intend to utilize local trades and labor in the development of this property.
6. Research into the potential development of a seasonal farmer's market(s) and as an extension/satellite site for the existing Wickford Art Festival.

Team Qualifications and Experience

Our group represents development interests with respect to real estate and values a holistic approach to community enhancement. Our portfolio includes everything from elderly care housing to charter schools, public parks, retail shopping centers, restaurant facilities, medical facilities, and even churches and orphanages. Collectively, we have been in the business of land development for over 30 years in Rhode Island alone. Our partners share over 100 years of combined experience in real estate development which span outside the borders of the United States, including China, Hong Kong, Central America, the Philippines, and even Port au Prince, Haiti.

Locally, our group and its affiliates have developed and retained nearly 2 million square feet of mixed-use residential and commercial property. The total local investment portfolio firm exceeds \$100 million. Our portfolio in Pawtucket and Central Falls, RI, include the completion of a two-time (2011 & 2016) Rhody Preservation Award-Winning M Residential Luxury Apartment Complex located along the Blackstone River. This complex involves both State and Federal Tax Credits, housing nearly 170 residential units with nearly 250,000 square feet of residential development on this 7-acre site alone. A comprehensive look at this project can be found at www.mresidential.com. We invite you and the council to join us on a tour of this facility.

Previous to this development and together with our affiliates, we developed the former Carol Cable Mill at 249 Roosevelt Avenue, Pawtucket, RI, which has come to serve as a commercial hot spot for Pawtucket with its wide variety of tenants, including the Gloria Gemma Cancer Foundation, as well as a newly installed, state-of-the-art dental and primary care facility operated by CharterCare Healthcare. The Headquarters of Congressman Patrick Kennedy as well as current entities such as the distinguished TEN31 Productions (<http://ten31productions.com/>) and the State of Rhode Island Department of Human Services Regional Offices are just a few tenants within our portfolio in this location. In Pawtucket, our tenants have also included the State of Rhode Island Department of Motor Vehicles Headquarters, the Rhode Island Chapter of the Associated Builders and Contractors (www.abcri.org), and the RI Construction Training Academy, a technical school for the trades. Gateway Healthcare's headquarters is also located within our own developments.

One of our affiliates' more recent projects, awarded by RFP, is a collaborative relationship between the city of Central Falls, state agencies including RIDOT, the EPA, and DEM, and the respective organizations governing the Blackstone River (such as the Blackstone Tourism Council) to develop "The Landing", a historic mill located at the crossroads of Cumberland and Central Falls. This nearly \$5 million project will be a public and private partnership designed as a collective of our state's great minds to bring light to tourism and educational initiatives, supported by the Mystic Aquarium, all combined with local businesses to bring farmers

markets and even a brewery.

On a more progressive scale, we have also been involved extensively in the lobbying, development, and implementation of the MBTA Pawtucket Commuter Rail Station. Access is located on one of our properties, which currently houses a supermarket and several large box chain stores. This commuter rail project, which has been championed by several mayors and state officials in surrounding cities, was recently awarded a \$13.1 million Federal Grant, the Tiger Grant, to go toward the new commuter rail station. Additionally, we have been extensively involved with the Department of Environmental Management to implement and execute the state-wide initiatives to bring "Fish Ladders" back to our rivers, which are located at all dams on the Blackstone River in order to restore natural migration and spawning of its indigenous fish species.

Last, but not least, our group and its affiliates have also had extensive reach and involvement in developing and housing non-profit childcare and educationally-oriented operations. Brick and mortar operations such as The Learning Community (www.thelearningcommunity.com) as well as the award-winning Heritage Park YMCA Early Learning Center, currently the largest licensed early learning center in the state of Rhode Island, are just a couple of our dozens of projects located around the state of Rhode Island.

On a lighter note, our group and affiliates, in partnership with the Blackstone Valley Tourism Council and the Taipei Economic and Cultural Office in Boston, have worked together for decades on the highly-esteemed and nationally-renowned Dragon Boat Festival, which takes place every year in Pawtucket, Rhode Island. This race brings rowing teams from all over the country (and locally) with participants including Harvard University's own rowing teams. This event has become one of the largest single-day events in Rhode Island, drawing tens of thousands of people. The winners were awarded 20 round-trip tickets to Taiwan. A comprehensive look at this very successful event can be found at www.dragonboat.com. Additionally, in conjunction with the Beacon Charter School and the Blackstone Tourism Council, we have created and installed the famous monument Hachiko, which has driven tourism, into the City of Woonsocket, especially from Japan.

Our team's efforts would not be a success without the many partnerships it has formed, including those with the city of Central Falls, its neighboring city of Pawtucket, and even the state of Rhode Island. It would be an understatement to say that through these partnerships, many businesses and firms, which have assisted in the development of its real estate holdings, have mutually benefited from upward economics such as job creation and community enhancement. Our group values its long relationships with the countless men and women who have assisted in making Pawtucket a better place for its residents. The long list of firms includes engineering and architectural firms such as Caputo & Wick, AI Designs, Ltd, Saccoccio & Associates, Ltd, Skidmore, Ltd, and more.

Our group spends a great deal of time deciding what makes a good fit for each and every one of their projects. Each project is geared and scrutinized for its viability and profitability not only as a stand alone project, but also for its potential for positive financial impact on its surrounding community.

Project Team

Our development group represents a wide variety of investment groups, but its key principals are:

- Mr. Jevon Chan, President/CEO - PRIMARY CONTACT
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East Greenwich RI 02818

chan.jevon@gmail.com
(401) 935-3704

- Mr. William Ellis, Partner
80 McPartland Way
East Greenwich, RI 02818
bill.ellis.needllcri@gmail.com
(401) 749-3580
- Dr. Gabriel Abella, Partner
14120 Patriot Way
West Greenwich, RI 02817
abellagabriel@gmail.com
(401) 829-9398

The entire group comes with experience in real estate development, the aerospace industry, restaurant, retail, and even the medical field, but specializes in the areas of Construction and Property Management and Commercial Real Estate Acquisition and Development, with extensive experience in Federal and State Tax Credit mechanisms and renewable energy development. While these individuals catalyzed many initiatives, it is important to note that they always attribute their successes to the collaborative efforts of the community and partnership formed with many agencies.

Project Construction Experience

Our group also owns and operates its construction arm, Renewable Energy Consultants/Unisource, which is a wholly owned subsidiary tasked with the responsibility of managing all of the construction responsibilities of its parent group. A summary resume is attached to this document to describe its capacities as a viable construction management firm

Project Viability and Ability to Execute Project in a Timely Manner:

Based on our initial analysis, the Developer's capacity to privately finance the aforementioned project will potentially include, but not be limited to, the following specific mechanisms:

- a. Developer's Own Equity Contribution.
- b. Investor Equity Contributions may be secured and will equal up to 30-50% of the total project construction cost funding requirement (Investor pool includes both local and international investors).
- c. Institutional Investment backing may include East West Bank, Cathay Bank, or JP Morgan Chase Bank for financing of up to 70% of project carrying costs, based on maximum allowable LTVs dictated by our lending institutions. Our group and its affiliates have successfully secured financial instruments in excess of \$100 MM (million), between 2008-present.
- d. Leveraging of Federal Historic Tax Credit Financing mechanisms as well as the recently implemented State of Rhode Island "Rebuild Rhode Island" tax credit facilities.
- e. Leverage and efficiently allocate any and all grant funding we can obtain for this project.
- f. Leverage and efficiently utilize the Community Development Block Grant (CDBG) monies (for direct building improvement or workforce training), and/or financing/funding from the Town of Wickford and its Redevelopment Agency if available.

- g. Formally request from the Town of Wickford to develop and implement its automatic tax stabilization plan for this property.
- h. Leverage and efficiently utilize federal renewable energy investment tax credits.

Please find attached our proposed construction budget to frame the potential construction financing structure in both soft and hard cost categories, and estimated, stabilized Profit/Loss statement demonstrating project viability (attachment E). These take into consideration all of the financing mechanisms afforded to the developer from multiple sources and the Town of Wickford outlined in its RFP for the Wickford Elementary School.

Benefits to Town

Benefits to the town of North Kingstown and the Wickford Village Center include the new outdoor amenities listed above, estimated real estate taxes of \$100,000 per annum after stabilization, the site purchase price, an increase in the local business activity, sustainable technology, and building stabilization eliminating town maintenance and insurance costs.

The proposed project timeline would be completed within two years of project award by North Kingstown. We expect the preliminary design and development of construction documents to take up to 6 months, and that the construction will take about 18 months to complete. See attached "Wickford Elementary General Proposed Timeline", attachment F.

Upon award of the project, Unisource/Renewable Energy Consultants will form a new Limited Liability Company (LLC) under the currently available name "The Harbor Light Group" and assign all interests of the project to the new LLC. So, it is with great honor that we are afforded the opportunity to bid on this exciting, memorable project.

Respectfully Submitted,



Jevon Chan
Unisource/Renewable Energy Consultants, LLC

www.reunicon.com

PO Box 2152
East Greenwich, RI 02818
401-935-3704



State of Rhode Island and Providence Plantations
Department of State | Office of the Secretary of State
Nellie M. Gorbea, Secretary of State

CERTIFICATE OF GOOD STANDING

I, Nellie M. Gorbea, Secretary of State and custodian of the seal and corporate records of the State of Rhode Island and Providence Plantations, hereby certify that:

Renewable Energy Consultants, LLC

is a Rhode Island Limited Liability Company organized on **March 26, 2018**.

I further certify that revocation proceedings are not pending; articles of dissolution have not been filed; all annual reports are of record and the company is active and in good standing with this office.

This certificate is not to be considered as a notice of the company's tax status, financial condition or business practices; such information is not available from this office.



SIGNED and SEALED on

September 27, 2019

Secretary of State

Certificate Number: 19090102990

Verify this Certificate at: <http://business.sos.ri.gov/CorpWeb/Certificates/Verify.aspx>

Processed by: dantonelli



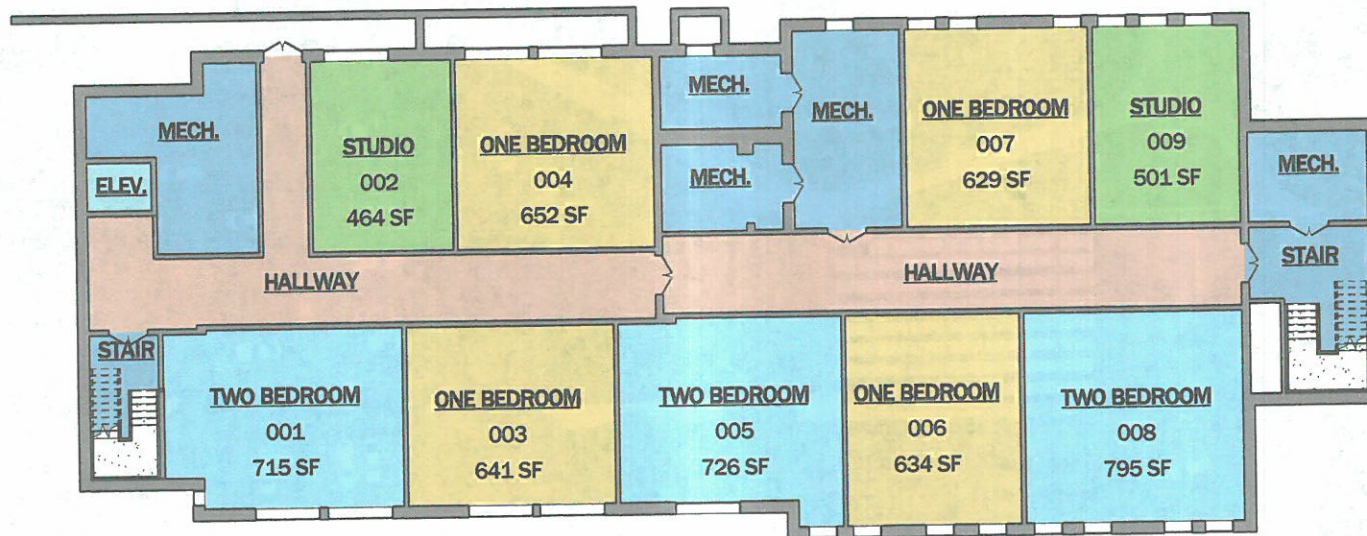
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ARCHITECTURE
401.662.7875 Candark-works.com

WICKFORD ELEMENTARY
99 Phillips St, North Kingstown, RI

COVER

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① PROPOSED BASEMENT FLOOR PLAN
1/16" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"



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WICKFORD ELEMENTARY
99 Phillips St, North Kingstown, RI

FLOOR PLANS

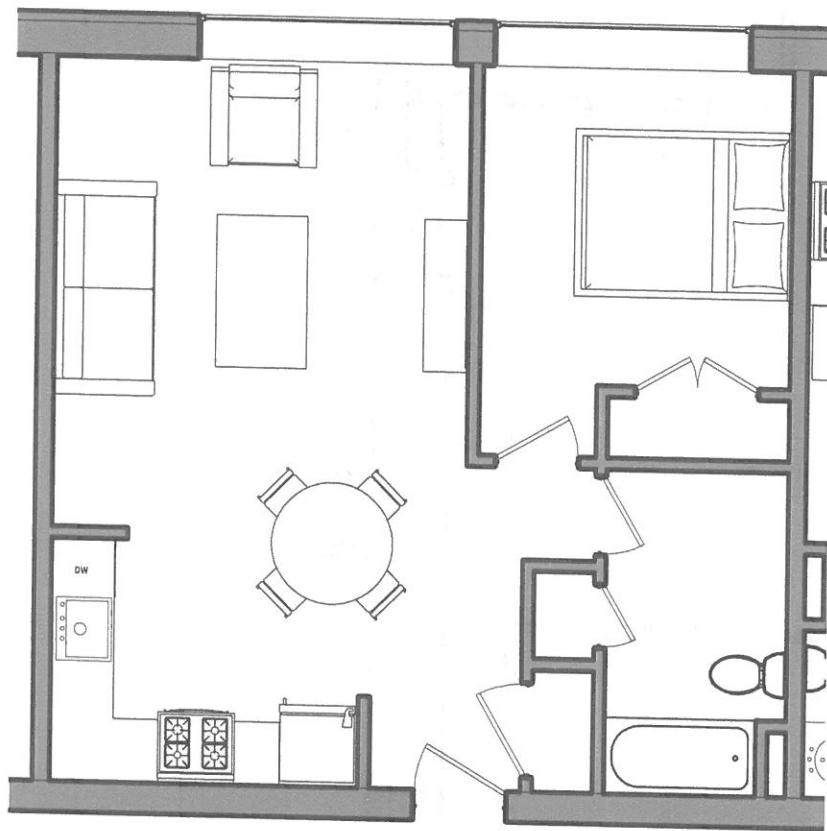
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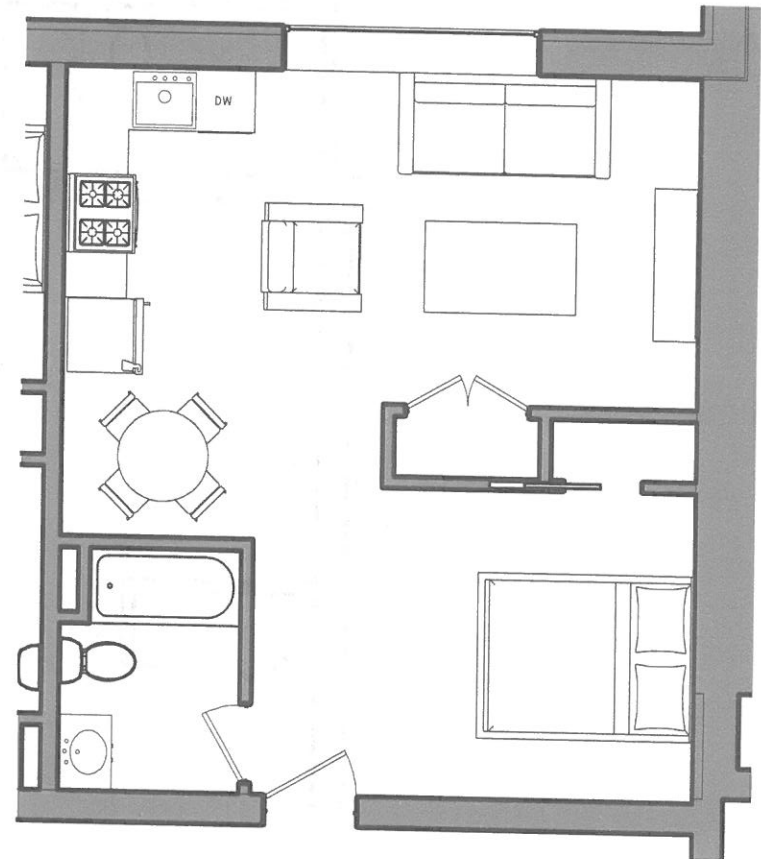


① PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"





1 TYPICAL ONE BEDROOM PLAN
1/4" = 1'-0"



2 TYPICAL STUDIO PLAN
1/4" = 1'-0"



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WICKFORD ELEMENTARY
99 Phillips St, North Kingstown, RI

ENLARGED FLOOR PLANS

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① TYPICAL TWO BEDROOM PLAN
1/4" = 1'-0"



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99 Phillips St, North Kingstown, RI

ENLARGED FLOOR PLANS

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DANIEL HERCHENROETHER

2019

HERK WORKS ARCHITECTURE



36 Aquidneck Ave, Middletown, RI 02842

401-662-7875

Dan@Herk-works.com

www.herk.works

PROFESSIONAL PROFILE

A Licensed Architect with LEED Certification, Dan Herchenroether is a multidiscipline architect deeply tied to the state of Rhode Island. With local and regional work including private residents, restaurants, churches, schools, multifamily housing and nonprofit entities, Dan incorporates modern and innovative design within the construct of historic New England. Dan's full service firm encompasses project visioning and design services from concept design through construction administration. His extensive knowledge of detailing is carried through all phases of design and helps to ensure a fluid construction process. Dan Herchenroether graduated from the Miami University School of Architecture (Ohio) where he learned the craft of building design, space planning, the art of hand drawing, and sculptural arts. He attained his Masters of Architecture at Roger Williams University (Rhode Island) and spent 15 years at Northeast Collaborative Architects where he became Partner.

Dan founded Herkworks Architecture in 2016. He is a member of the American Institute of Architects, is a Licensed Architect, is LEED Certified, and serves as architectural council for local non-profits.

EDUCATION

Roger Williams University

Masters of Architecture

Miami University School of Architecture

Bachelor of Architecture

REPRESENTATIVE PROJECT EXPERIENCE

Anthony House | Portsmouth, Rhode Island

Modernization and renovation of a 71 unit low income housing complex. Project goals included general updates, meeting updated code requirements and mitigating health and safety risks.

Applecreek Apartment Complex | Tiverton, Rhode Island

A comprehensive renovation of a 28 unit low income housing complex. Project goals included modernization, meeting updated code requirements and mitigating health and safety risks.

Audrain Automobile Museum | Newport, Rhode Island

A comprehensive renovation and restoration of a 1920's era building. This mixed use building features 7,000 Sq. Ft. of high end custom office space above a 7,000 Sq. Ft Automobile Museum. Special attention paid to the intricacies of museum management including the demands of large scale shifting exhibitions, excess weight, capacity event occupancy and the visitor experience.

Hill Top Inn | Newport, Rhode Island

A 6 room bed and breakfast renovated from a private residence, this space boasts custom room layouts and design with a focus on a comprehensive guest experience including common rooms, entry and restroom facilities. This arts and crafts style building is both unique within the surrounding neighborhoods and is on the historic register.

Fifth Element Restaurant & Hotel | Newport, Rhode Island

Development of a modern urban restaurant nestled in a neighborhood community, the Fifth Element Restaurant transformed two small establishments into a larger 3,900 sf restaurant. Current planning includes the addition of a 28,000 sf 40 room hotel on the second, third, and fourth floors. Design includes a 2,000 Sq. Ft rood top bar/event space along with a 43 spot 2 level parking garage.

Narragansett Police Station | Narragansett, Rhode Island

Comprehensive renovations to an existing municipal police station. This 18,000 Sq. Ft. project included; implementation of energy efficient envelope upgrades; operational needs assessment and redesign; 1200 Sq. Ft. addition; and attention to exterior aesthetics.

Newport County YMCA | Newport, Rhode Island

A comprehensive renovation of a 1970's era building with special attention to increased visitor accessibility, shifting program usage and Department of Children Youth and Family Early Childhood Education Regulations. Transformation of 42,000 Sq. Ft. of existing space along with a 12,000 Sq. Ft. addition to provide additional athletic, classroom and flexible community space.

**OceanPointe Christian Church | Middletown, Rhode Island
Non Profit |**

A 30,000 Sq. Ft. new construction Church, OceanPointe serves nearly 700 members of the community each week. Project focus on worship space with attention to acoustics and audio visual integration.

Seabreeze Inn | Middletown, Rhode Island

A comprehensive redesign and renovation project, transforming a Mediterranean structure into a coastal inspired Inn with attention paid to a pristine guest experience. Design focus on building orientation as to provide each guest room a custom layout and design, sweeping water views and private balconies. Inclusion of a full service café and restaurant.

St. Marys Church | Portsmouth, Rhode Island

A Design and construction of a 16,000 Sq. Ft. parish hall. This new build project included worship space, mixed use community rooms, education space and commercial kitchen. Project focus on the incorporation of historic design elements including sacred stained glass windows into a modern, accessible and efficient space.

Stoneacre Pantry | Newport, Rhode Island

A full restaurant renovation within an existing historic building. Full scale renovations of the exterior and interior. Stoneacre Pantry transformed an outdated facility to a quintessential French Industrial restaurant with a focus on creating a welcoming vibrant dining atmosphere in the heart of downtown Newport.

EXPERIENCE

Architect | Herkworks Architecture

Newport, RI 2016-Present
Founder of Herkworks Architecture

Architect | Northeast Collaborative Architects

Newport, RI 2000-2016
Partner and lead project manager for 30M in projects annually including private residences, education facilities, arts and cultural centers, restaurants and municipalities.

Intern Architect | RSSC Architects

Pittsburgh, PA 2000
Design, draft work and model making

SKILLS & ABILITIES

- AIA Registered Architect
- LEED Certified
- Custom Industrial Design with CNC Milling
- Fluent in Autocad, Revit, Lumion, Maya, Adobe Photoshop & Premier

ACHIEVEMENTS

AIA CT Honor Award- Preservation 2013
AIA New England Honor Award for Preservation 2016
AIA/RI Honor Award-Commercial 2014
AIA/RI Honor Award-Institutional 2014
Dorris Duke Historic Preservation Award Winner 2012, 2015
Rhode Island Monthly Design Award 2015
Rhody Award for Historic Preservation 2015

Cranston Calvert School Redevelopment

34 One and Two Bedroom Market rate Units

