

PROPOSAL FOR:

# Wickford Elementary School Redevelopment Project

OCTOBER 7, 2019



PREPARED FOR:

**Town of North Kingstown  
Planning & Development Department**

Nicole LaFontaine, Director of Planning

SUBMITTED BY:



**MORAN PROPERTIES**

1130 TEN ROAD #E207  
NORTH KINGSTOWN, RI 02852  
401-855-3950



**M&S DEVELOPMENT, LLC**

95 MAIN STREET, PO BOX 1586  
BRATTLEBORO, VERMONT 05302  
802-246-2100



# Table of Contents

---



Executive Summary I

Project Narrative II

Design III

Financing, Schedule & Offer IV

The Team & Projects V

Attachments VI



## Section I: Executive Summary

---

Moran Properties and M&S Development have prepared the following offer for the redevelopment of the Wickford Elementary School property. The basic terms and assumptions of our offer are as follows:

- ◆ Purchase Price of \$650,000
- ◆ Rehabilitation of the historic Wickford Elementary School (WEL) into twenty-four (24) apartments
- ◆ Construction of thirteen (13) townhouse & twelve (12) flat units along Phillips and Boone Streets
- ◆ Subdivision of one (1) acre of land to remain Town property with frontages along the North Kingstown Free Library access road and Academy Cove
- ◆ Relocation of the existing playground/recreation space into the Town's one (1) acre to abut other municipal assets
- ◆ An additional allowance in the amount of up to \$100,000 for the relocation and reconstruction of the Old Town Hall
- ◆ Construction of a public non-motorized boat (canoe and kayak) launch

The redevelopment of WEL presents the opportunity to significantly add value to Wickford Village as well as the broader North Kingstown community. It also presents significant challenges with the complexity of historic rehabilitation and a difficult to develop site with coastal and flood plain constraints.

Our team and approach to this development offers the following:

**A team that can deliver** – Moran Properties is a second-generation local developer and property manager that has numerous properties and projects in town. M&S Development specializes in complex tax financing projects, many that involve historic rehabilitation and has closed over \$100MM in projects over the last 6 years. The team of Moran Properties and M&S Development have a relationship working together that spans 30 years. (See *Section V: The Team & Projects*)

**A fair price** – The assessed value less value for the land retained by the Town and public amenities constructed provides the basis for a fair price. The added economic benefits and public amenities add even more value.



**Many levels of benefit** – The addition to the tax rolls together with the construction jobs and residential expenditures is significant. (see *Section II: Project Narrative* for details on benefits)

**Design that complements and enhances the community** – Public outdoor recreation space with waterfront access is an amenity for the town and project. Retaining the historic fabric of the Wickford Elementary School will allow this asset to be enjoyed for future generations. Constructing appropriately scaled new buildings in form and character that are consistent with the historical settlement patterns will enhance the village and streetscape while making the project economically viable. (see *Section: III Design*)

We look forward to the opportunity to meet with the Town and discuss any questions regarding this proposal. We see this offer as the beginning of a conversation in which we explore the design, community interest, permitting requirements and economic viability of making a successful project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Moran'.

Steven Moran  
Moran Properties

A handwritten signature in black ink, appearing to read 'Robert K. Stevens'.

Robert K. Stevens  
M&S Development



### **Understanding**

We understand the Town of North Kingstown intends to sell the Wickford Elementary School (WEL) property for the purpose of redeveloping it to best serve the economic and community development interests of the town. Redevelopment of this property must be creative and visionary, complementing the nature of the historic residential village and, perhaps most importantly, it must be viable.

WEL sits in a neighborhood that is characterized by single use detached buildings, mostly residential with some low intensity commercial uses. It is well-located overlooking Academy Cove (Class 1 Waters) on the outskirts of the densely settled village. The commercial core is just a five (5) minute walk away.

The property is within the 100-year flood plain with a base flood elevation of approximately 6 feet above grade. This requires the first-floor elevation of residential structures to be 1 foot above base flood elevation or 7 feet above grade.

Most of the WEL property is also subject to a coastal water shoreline review for Type 1 tidal waters. Type 1 is the most restrictive zone prohibiting most new uses within the 50-foot buffer with some allowance for re-purposing a redeveloped site. Work within the 200 feet buffer will require review and approval.



### **Approach**

Our proposal considers the existing assets of the WEL property and the market potential for the revenue necessary to make this project viable and sustainable. It is our opinion that the highest and best use for WEL is a residential project that retains the historic building, organizes, improves and enhances the public spaces, and preserves the nature of Wickford Village. It would provide the most benefit to the Town and the community, as well as generate the income needed to support the investment and its ongoing operations.

Our approach to developing this project can be described as follows:

- ◆ Negotiate an option to purchase the property from the Town
- ◆ Conduct preliminary concept reviews with regulators and public stakeholders
- ◆ Invest in preliminary design, cost estimates, permit review and economic modeling
- ◆ Conduct a stakeholder review meeting
- ◆ If proven feasible, complete design, permitting and construction procurement
- ◆ Close on financing
- ◆ Purchase the property
- ◆ Commence Construction

We have deep experience with projects that have involved high levels of community engagement and understand that each one is unique and different. Municipal and/or publicly funded projects typically require more extensive public outreach to maximize participation to ultimately garner the broadest support. We will work with the Town to determine the best process but would envision starting with an “issues and concerns” meeting to take the pulse of Wickford Village. A second meeting to review plans would occur after completing the feasibility work. If the project continues to be viable, we would then invest in the final design, permitting, construction procurement and construction.

### **Technical & Financial Information Needed From the Town**

We will not seek financial support from the Town but anticipate the need to collaborate in the community engagement process. We will look to the Town for support in the form of coordination with zoning, public utilities and approvals in the normal course of the project’s development. We expect to work with the Town’s administration and its attorney on acquisition agreements. We have assumed the WEL property will come with the existing water and sewer allocation and we will only need to secure the increment needed for the new use. There may need to be a zoning variance or amendment based on our proposed project but feel that this can be easily worked out with the Town.



**Economic Benefits**

Preliminary economic benefits were modeled using econometric software to determine direct and indirect job creation, the increase in property values is based on cost to construct and the induced increase of Town purchasing power based upon Bureau of Labor Statistics. Below is the summary of economic benefits:

Direct Permanent Jobs	2
Indirect jobs	23
Construction Jobs	143
<b>Total Jobs:</b>	<b>168</b>
Estimated Property Value	\$10,500,000
Annual Economic Expenditures (excluding rent)	\$3,332,000
Estimated annual property tax revenue to the Town of North Kingstown	\$180,000

**Environmental Benefits**

In addition to the obvious financial benefits this project will bring are the positive outcomes around increased energy efficiencies. Existing buildings are generally responsible for 40% of global energy use and 30% of greenhouse gas emissions. The team at M&S specializes in rehabilitating historic properties that regularly meet high performance energy standards upon completion. In addition to using the embodied energy in the historic materials retained we expect to achieve an 80% reduction in the historic energy use of the existing WEL building.

The newly constructed buildings will also meet high performance energy standards as well as incorporate ADA accessibility, storm water mitigation and green products. Paved surfaces within the coastal buffer would be removed and pervious surfaces used where possible.



### Evaluation Criteria

- ◆ Ability of the development proposal to integrate new, desirable uses on the property that will promote economic vibrancy and/or satisfy a desired or unique niche in the marketplace while respecting the integrity of and compatibility with the surrounding neighborhood
  - ◇ 49 new housing units creates a significant impact to spending in the community and the property tax rolls. The re-use and retention of the historic school plus the form and scale of the new buildings seamlessly integrates this property into the neighborhood.
- ◆ Ability of the developer to expeditiously complete the purchase and proceed with the development proposal.
  - ◇ Our team has the experience in similar projects (see representative projects in *Section V The Team & Projects*) that involve adaptive reuse of historic buildings and has a proven track record of development and management of properties in this community.
- ◆ Overall benefit to the Town of North Kingstown, with consideration of the purchase price offered and the future tax generation potential of the project real estate and personal property.
  - ◇ This proposal is in our opinion the highest intensity of use for this site that is supported by the marketplace.
- ◆ Ability of the proposal to be a model in sustainability, to include but not be limited to green building or infrastructure elements.
  - ◇ This proposal will significantly improve the properties current energy use intensity as well as reduce impacts to the natural environment.
- ◆ Overall qualifications and demonstrated experience of the developer.
  - ◇ Moran Properties has shown that it can develop, manage and add value to North Kingstown for over 30 years. M&S Development specializes in economically challenged developments that are some of the most complicated financing developments in the country. Together we have the local knowledge, design expertise, development expertise and management capacity to make this project a success.



### Design

Our proposal includes providing approximately one (1) acre of land along Academy Cove and adjacent to the North Kingstown Free Library onto which we would relocate the playground and Old Town Hall building, creating a new public park. We envision the park to include picnic areas, kayak/canoe launch (non-motorized), walking paths and the playground. Parking could be created along the Library's access road and could share spaces with the Library. The Old Town Hall building could be renovated for other uses (if the Town sees the need), such as childcare, children's workshops, etc. as it is adjacent to a playground and library. (See *Section VI Attachments, Attachment A - Plans*)

The historic Wickford Elementary School would undergo a sensitive rehabilitation converting the classroom spaces into apartments. Significant historic features would be retained so the project would qualify for State and Federal historic tax credits. We envision the exterior historic fabric, principal circulation and much of the woodwork, even chalkboards, would be retained within the classrooms. A community room could be created in the former assembly room in the basement. We would improve its access to daylight and exterior aesthetics by building a new retaining wall, as well as new parking and general site clean-up. Additional outside gathering spaces would be created on the east end of the building with patio space and gardens to benefit its tenants. The east driveway would be converted to a pedestrian walkway.

The new townhouses and flats would be constructed along Boone and Phillips Street. These buildings would be two stories in scale and consistent with Wickford Village's historical vernacular. They would frame the public street and provide a semi-public space at the front stoops, private space behind each unit and parking off of a rear alley in the back. The corner building might be slightly larger as it acts as a visual termination for traffic entering the Wickford Village from Phillips Street. These buildings, with on-street parking, will act as a gateway and help calm traffic as it enters into the more densely settled section of the Village

We envision filling the front yards three feet and then having stoops or porches to the units 4 feet above grade to meet the flood proofing requirements. The basement spaces would have gridded windows to allow floodwaters to enter and equalize forces. The attached townhouse form with high stoops is a traditional pattern for residential units and will allow these units to be elevated for flood proofing while keeping them in pedestrian scale and character appropriate for a historic village.



### Financing

We have created a first stage economic model for the project looking at capital sources, development costs, operating budgets and debt service. Our initial evaluation indicates the project could be financially viable subject to additional investment in a feasibility study. Please refer to *Section VI Attachments, Attachment C – Proforma* for a summary source and uses budget and cash flow proforma for the project:

### Evidence of financing availability

Both Moran Properties and M&S Development are privately held companies and will be providing most of the equity investment. We work with area banks for lending and anticipate syndicating the historic tax credits. Our representative projects (included in *Section V The Team & Projects*) show the types and scale of the projects we have completed and serve as evidence of the ability to finance the Wickford Elementary School Redevelopment Project.

### Schedule

We are prepared to begin the feasibility work as soon as we have an option to purchase the property. A preliminary schedule is as follows:

- |                               |               |
|-------------------------------|---------------|
| ◆ Signed Option               | November 2019 |
| ◆ Feasibility Study Complete  | July 2020     |
| ◆ Design, Permitting Complete | March 2021    |
| ◆ Construction Start          | May 2021      |
| ◆ Construction Completion     | December 2021 |



### **Offer - Purchase Price & Pubic Investment**

We are prepared to offer \$650,000 for the purchase of the Wickford Elementary School property, of which less the one (1) acre on Academy will be retained by the Town of North Kingstown for a public park. In addition, we are prepared to offer the following:

- ◆ Conceptual design, cost estimate and permit feasibility for construction of a public park
- ◆ An additional \$100,000 allowance for the moving relocation and renovation of the Old Town Hall on-to Town's one (1) acre
- ◆ Relocation of the playground equipment to Town's one (1) acre
- ◆ Construction of a non-motorized boat launch on Academy Cove for the general public

This offer is based upon the following assumptions:

- ◆ The Town pays for other park improvements and maintains the park
- ◆ The project successfully obtains approval and is financially viable for the 13 townhomes, 12 flats and 24 apartments



## Section V: The Team & Projects

---

Moran Properties and M&S Development will be partnering on the Wickford Elementary School Redevelopment Project. They will be joined by Stevens & Associates, PC (S&A) as lead designer. S&A and M&S are part of a family of companies with common owners and staff. Alan Berry is the Architectural Team Leader and has a local office in RI. Mr. Berry has worked as the Architect for Moran Properties for 30 years.

### Contact Information:

Primary Contact Person:

Steven Moran

Moran Properties

1130 Ten Rod Road #E207

North Kingstown, RI 02852

Lynn & Steven Moran

(401) 885-3950

M&S Development

95 Main Street, PO Box 1586

Brattleboro, VT 05302

Robert Stevens, PE

(802) 257-9329



## Steven Moran, Principal Development, Construction

- ◆ Over 25 years experience in real estate development spanning from new construction to redevelopment of blighted sites
- ◆ Former member of the Executive Board of NK Chamber of Commerce, former Chairman of NK Economic Advisory Commission
- ◆ President of **Moran Construction**, our affiliated construction company



## Lynn Moran, Principal Finance, Operations & Marketing

- ◆ Over 30 years experience in all phases of real estate with a concentration in finance and operations
- ◆ B.A., Boston College and M.B.A., Southern Methodist University
- ◆ Board of Directors, BankRI; former board member of CrossroadsRI
- ◆ Owner of our affiliated brokerage company, **Moran Real Estate Group** and has generated over \$12,000,000 in sales volume in 2019



## Katie O'Neil General Manager

- ◆ Over 15 years experience in the property management field; general manager of our affiliated company, **Moran Management**
- ◆ Attended the Fashion Institute of Technology in NYC; serves as the design coordinator for our residential projects
- ◆ B.S. Fischer College

## THE M&S DEVELOPMENT TEAM



### **Bob Stevens, PE, Principal, LEED AP, CNU**

- Over 30 years of project engineering, design, and development experience
- Co-Founder of M&S Development, and Principal and Founder of Stevens & Associates, P.C.
- B.S. from University of Vermont



### **Skye Morse, Principal, Investment Director**

- 14 years of experience in project development and asset management
- Prior roles at D. E. Shaw, Ogin Energy, DNV Kema, Goldman Sachs, and Wellington Management
- B.A. from Brandeis University; M.A. from Brandeis International Business School



### **Katie Stuart-Buckley, Principal, Director of Project Development**

- 10 years of experience leading development of municipal infrastructure, affordable housing and historic preservation projects
- Recent Commissioner for the VT Dept. of Housing & Community Development; Boards: Vermont Housing Finance Agency - Chair (appointed by Governor), Preservation Trust of VT
- B.A. from University of Massachusetts, Amherst



### **Martha Ratcliffe, Senior Manager of Project Development**

- 30 years of project finance and development experience
- Former Senior Mortgage Underwriter at Banknorth Mortgage Group, and Project Developer at Windham & Windsor Housing Trust
- B.A. from Vermont College of Norwich University



### **Gabrielle Ciuffreda, Manager of Project Development**

- 11 years of legal, project, and development experience
- Former Director of Finance and Administration at the Retreat Farm, and Real Estate and Environmental Compliance at Brattleboro Development Credit Corp.
- A.B. from Bryn Mawr College; J.D. from University of Pennsylvania

**Alan Lindsay Berry, AIA** | ARCHITECT, CNU, LEED AP, TEAM LEADER

Alan Berry's career has emphasized a comprehensive approach to architectural design with a sensitive concern for a project's historical, cultural, and environmental context. His projects have focused on historic preservation, adaptive reuse, and sustainable design, and have included a variety of building types from residential to liturgical spaces, the redevelopment of mill buildings, and design for institutional facilities. Alan strives to build upon the knowledge of our predecessors, merging a vernacular aesthetic with modern technology, as we face the economic and environmental challenges of our times.

---

**Diane Abate** | REGISTERED ARCHITECT

Diane brings over 20 years of experience in the field of design and architecture to S&A. She earned her Bachelor of Science: Architecture, and Bachelor of Architecture: Architecture degrees from CUNY Spitzer School of Architecture, graduating with honors and receiving an Excellence in Design and Best Thesis Project awards. Prior to joining S&A, she was an Associate with Peter Gisolfi Associates in Hastings-on-Hudson, New York. Diane looks forward to applying her extensive knowledge of project management, building design and construction document production to her new projects.

---

**Jim Williams** | ARCHITECT, AIA

Jim is an award winning architect who provides architecture, design, and planning services with deep concentrations in custom homes, multi-family housing, health care, historic preservation, and master planning. The integration of sustainable design principles with whole systems thinking and extensive hands-on, design/build construction experience forms the foundation of all his work. Jim leads inclusive, collaborative design process which celebrates multiple points of view and rigorous evaluation of ideas to achieve constituent goals.

---



### Saw Mill Square

Saw Mill Square is a 30 million dollar luxury residential development consisting of both apartments and condominiums. There are 9 buildings - 4 are apartments and 5 are condominiums with a clubhouse. The units are a mix of 1 bedroom, 1 bath with a den and 2 bedroom, 2 bath with a porch / patio area. Rents range between \$1,350 and \$1,700 per month and condos are currently averaging \$250,000 for a 2 bedroom and \$200,000 for a 1 bedroom. All condominium units were sold prior to the completion.



### Heritage Green Apartments

Heritage Green is a residential apartment development which we built in 1998. There are a total of 44 one bedroom units. Currently, they are rented at \$1,150.00 per month.



# BROOKS HOUSE REDEVELOPMENT



The historic Brooks House is an 80,000 square foot mixed-use building located in the geographic and historic heart of Brattleboro, Vermont’s downtown. In April 2011, a five-alarm fire gutted much of the building, destroying the homes of over 80 people and several businesses.

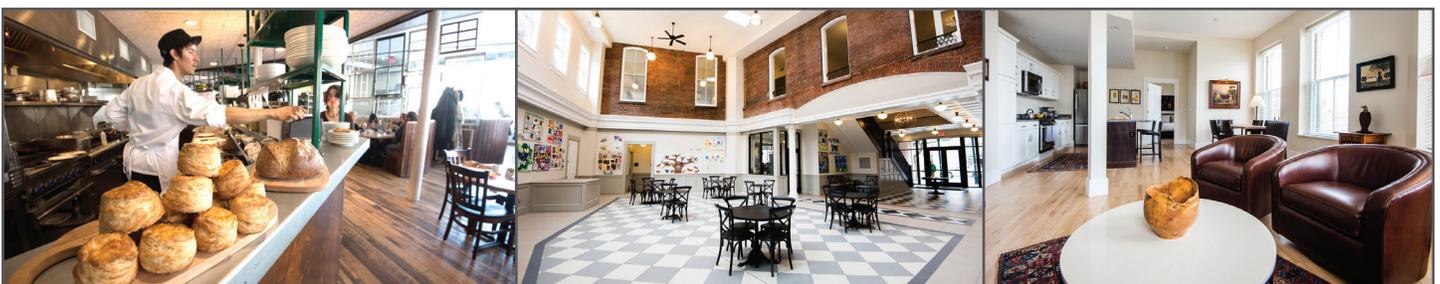
Resurrecting the Brooks House was essential to the health and viability of Brattleboro’s downtown,

- LOCATION:  
DOWNTOWN  
BRATTLEBORO, VT
- COST:  
\$23.6 MILLION
- SIZE:  
80,000 SQ. FT.
- TYPE:  
MIXED USE
- STATUS:  
COMPLETED 2014

but it became evident that the existing owner was not prepared to undertake the complex redevelopment and assemble the multi-layered financing package necessary to rehabilitate the structure. After two years of sitting idle and increasing anxiety among the community, a group of five local citizens—who eventually formed project sponsor Mesabi, LLC—stepped forward, purchased the building, and organized a restoration plan.

The \$23.6 million project leveraged all possible sources: historic and new markets tax credits, conventional financing, a community development block grant, town funding, individual investors, owner equity, and support from those near and far. The key to making this project viable was community support, varied sources of capital, and creative financing.

M&S Development was formed by two members of Mesabi to focus on future redevelopment projects in economically distressed downtowns.





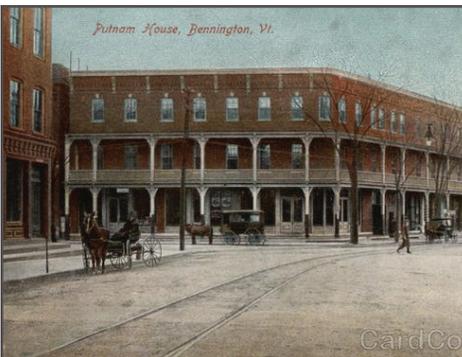
# PUTNAM BLOCK REDEVELOPMENT



- LOCATION: BENNINGTON, VT
- COST: \$30.7 MILLION
- SIZE: 78,000 SQ. FT.
- TYPE: MIXED-USE
- STATUS: UNDER CONSTRUCTION
- FUNDING PARTNERS:
  - Vermont Rural Ventures (CDE)
  - Mascoma Community Development (Lender and CDE)
  - Mid-city (CDE)
  - US Bank (Tax Investor)

The Putnam Hotel and the surrounding block represent the most prominent location in downtown Bennington, Vermont. Having fallen into disrepair, the architecturally significant properties have been underutilized for years, perpetuating a state of decline in the downtown. Revitalization of these celebrated buildings will be a critical economic infusion into Bennington’s downtown, creating a vibrant, mixed-use neighborhood. The vision includes in-town living, attractive retail, and office space, providing jobs and important amenities like a neighborhood grocery and restaurants.

The project was initiated by the Bennington Redevelopment Group (BRG), a consortium of major institutions, businesses and civic leaders in the Town. M&S has provided a full suite of development services including acquisition and design support, deal structuring, debt, equity, grant, and tax credit sourcing, tenant recruitment, and general contractor selection.





# ATHOL HOSPITAL EXPANSION



Athol Hospital is a Critical Access, non-profit hospital serving the nine communities of the North Quabbin, Massachusetts region. Founded in 1950, the hospital partnered with Heywood Hospital of Gardner, MA in 2013 to form Heywood Healthcare, a community-owned, non-profit healthcare organization bringing expanded and comprehensive health services to the north central region of Massachusetts and southern New Hampshire.

Currently, the Athol Hospital's outdated emergency department cares for over 11,000 patients a year. This project entails a 43,500 square foot addition to the existing 68,000 sq. ft. hospital, including renovation and modernization of the emergency department, and the construction of a new medical office building. The resultant spaces will be enhanced with the latest technologies.

Emergency services, audiology, cardiology, diabetes care, oncology, and imaging services will be greatly enhanced, and practitioners' offices will be centralized on the AMH campus, thereby providing better care to the community and helping to ensure the long-term viability of Athol Hospital. The new, upgraded facility will also better attract and retain practitioners to this rural community, which remains a longstanding challenge.

To develop and manage this \$19.3 million project, Athol Hospital has engaged M&S Development. M&S took the lead on navigating the complex, multi-layered financing package, which includes \$17 million in New Markets Tax Credits allocation. The project achieved financial closing in December 2017. Construction began immediately thereafter with project completion targeted for November 2019.



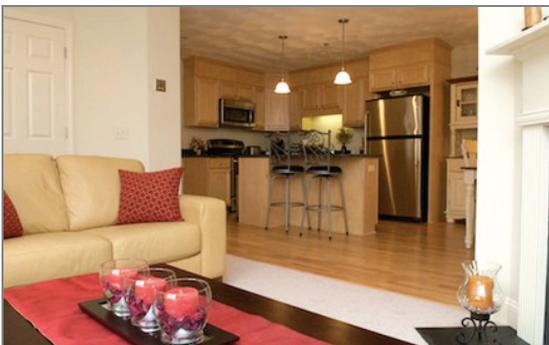


# SAWMILL SQUARE

ARCHITECTURE | NORTH KINGSTOWN, RHODE ISLAND



The Sawmill Square development will provide 216 one- and two-bedroom residences, housed in nine 3-story, 24-unit buildings. The project also offers a recreational gazebo, community center with manager's office, exercise gym, small movie theater, function room, and patio. A mix of rental apartments and condominiums target young "workforce" families and retirees, and are priced at 25% less than market rates. Cost savings are achieved with small efficient apartment layouts; higher-end finishes and appliances are available for condominiums at purchaser's request for additional costs.



81518



# KAISER MILL

ARCHITECTURE | ADAPTIVE REUSE | MIXED USE | HISTORIC PRESERVATION  
BRISTOL, RHODE ISLAND

## WINDOW RESTORATION AND REPLACEMENT FOR A HISTORIC TAX CREDIT PROJECT

- » Windows: 265
- » Cost: \$31 million
- » Size: 225,000 square feet
- » Status: Completed 2003
- » Age of Building: 1864, 1890

Three distinct phases of renovations utilized 10 former mill buildings (225,000 sq.ft.), for the offices of the Department of Children, Youth, & Families, a small business incubator, a thrift store / food pantry, and an elderly housing / assisted living facility. Our clients, Mosaico Community Development Corp. and Easy Bay Community Development Corp., targeted this “Enterprise Zone” site for redevelopment, affordable housing, and jobs creation. The site design created courtyards for a children’s playground, a residents courtyard, a parking court, and a neighborhood park.



WINDOW\_092018



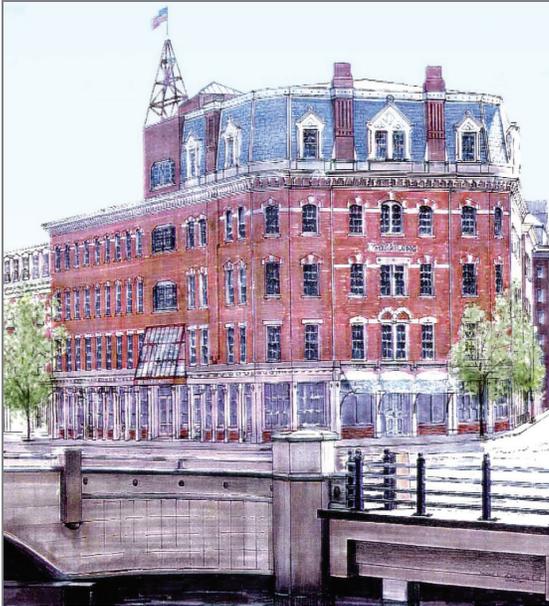
# OWEN BUILDING CA 1866

ARCHITECTURE | ADAPTIVE REUSE | MIXED-USE | HISTORIC PRESERVATION  
PROVIDENCE, RHODE ISLAND

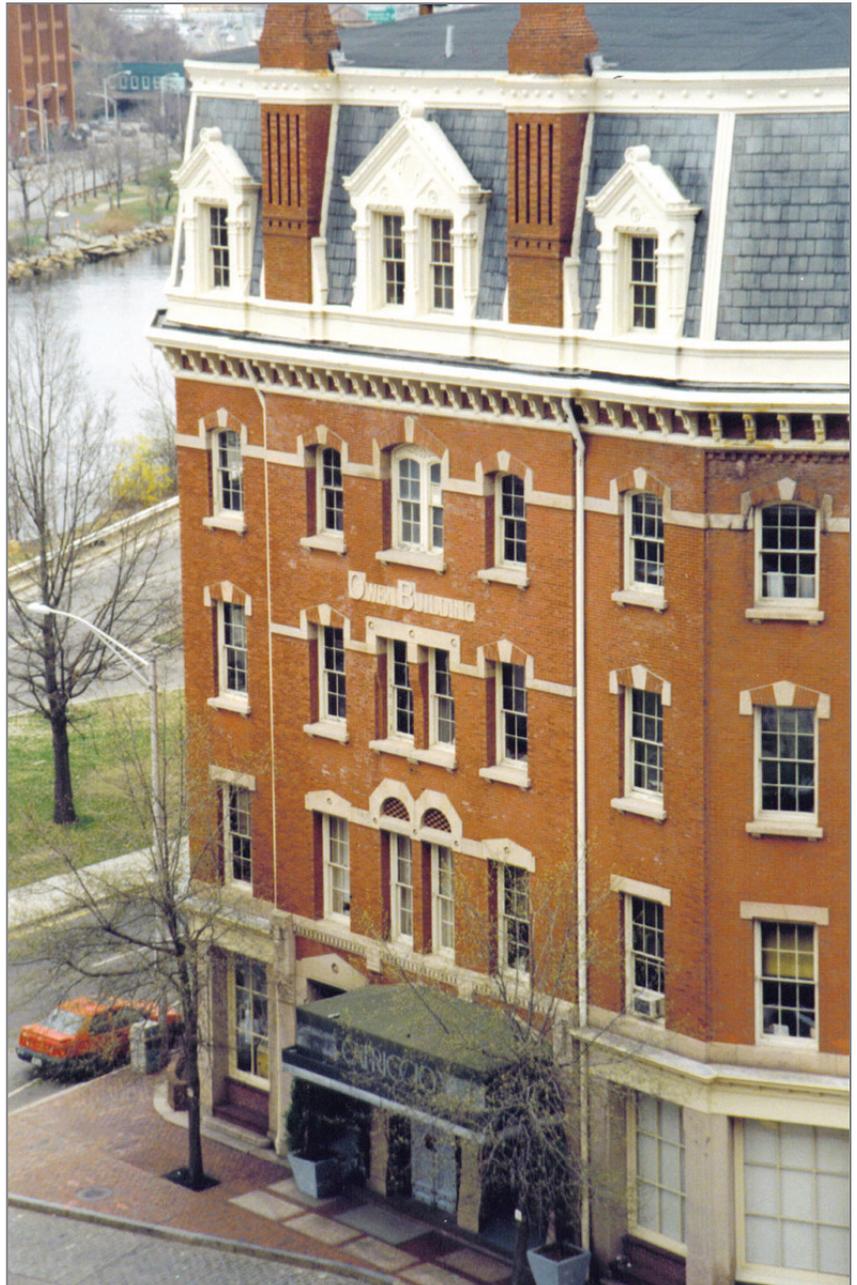
## WINDOW RESTORATION FOR A HISTORIC TAX CREDIT PROJECT

- » **Windows Restored:** 119
- » **Cost:** \$7.2 million
- » **Size:** 47,500 square feet
- » **Status:** Phased renovations  
2003-2010

This historic tax credit project in Providence, Rhode Island, involved renovations to an 1866 five-story office building to house the Hasbro Foundation (funding children's causes), professional offices, retail, a coffee shop, and a restaurant. Interior space planning included the reconfiguration of the lobby, reception and common areas, as well as office layouts and fitout. The restoration of the building exterior involved window and brick masonry restoration, along with decorative metal and wood work preservation. The project received a Certificate of Merit from the Providence Historic Preservation Commission.



ABOVE TOP: ARCHITECTURAL DETAIL  
ABOVE BOTTOM: HAND RENDERING  
RIGHT: EXTERIOR PHOTO, OWEN BUILDING



WIN\_REST\_110918



# THE BROOKS HOUSE CIRCA 1871

ARCHITECTURE | ADAPTIVE REUSE | MIXED-USE | HISTORIC PRESERVATION  
BRATTLEBORO, VERMONT

## BROOKS HOUSE RESTORATION

- » Cost: \$23.6 million
- » Size: 80,000 sq. ft.
- » Type: Mixed Use
- » Design and Development



Stevens & Associates provided architectural design, civil and structural engineering, and landscape architecture to the owners of the historic Brooks House, which burned in 2011. The building features retail and restaurant spaces, offices, a community college, and market-rate and high-end rental apartments. The design brings back some of the historic grandeur of the building, with a two-story atrium on the ground level and high-end finishes throughout. All renovations are in accordance with historic preservation standards. In addition to design services, Stevens & Associates provided development services, sources and uses budgets, financing and marketing for the owners.



072518\_MUHR\_NLRFP



# PUTNAM BLOCK REDEVELOPMENT

ARCHITECTURE | LANDSCAPE DESIGN | CIVIL AND STRUCTURAL ENGINEERING  
BENNINGTON, VERMONT



## WINDOW RESTORATION & WINDOW REPLACEMENT FOR A HISTORIC TAX CREDIT RENOVATION PROJECT

- » Windows: 284
- » Cost: \$30.7 million
- » Size: 78,000 SF
- » Status: Design Development
- » Age of Buildings: Built Between 1822 and 1907

RENDERING COURTESY OF UNION STUDIO



The Putnam Hotel and surrounding block represent the most prominent location in downtown Bennington, Vermont. Having fallen into disrepair, the architecturally significant properties have been underutilized for years perpetuating a state of decline in the downtown. Revitalization of these celebrated buildings will be a critical economic infusion into Bennington's downtown, creating a vibrant, mixed-use neighborhood. The project includes in-town living, attractive retail, and office space providing jobs and important amenities like a neighborhood grocery and restaurants. Initiated by civic leaders in the community, this redevelopment is joined by the Bennington County Regional Commission and M&S Development. These investors and developers will lead the effort by identifying the sources of funds, securing tenants and renovating the property.



RENDERING COURTESY OF UNION STUDIO

HTC\_WIN\_062519



# SHERWOOD VILLAGE

ARCHITECTURE | COVENTRY, RHODE ISLAND

Sherwood Village includes eight, 24-unit, 3-story apartment buildings at the site of a reclaimed gravel quarry. The landscape design features a boulevard with central walking path, terminating at a terraced courtyard.

Parking is hidden behind the buildings, maintaining a pedestrian-friendly central greenway.



112818



## Section VI: Attachments

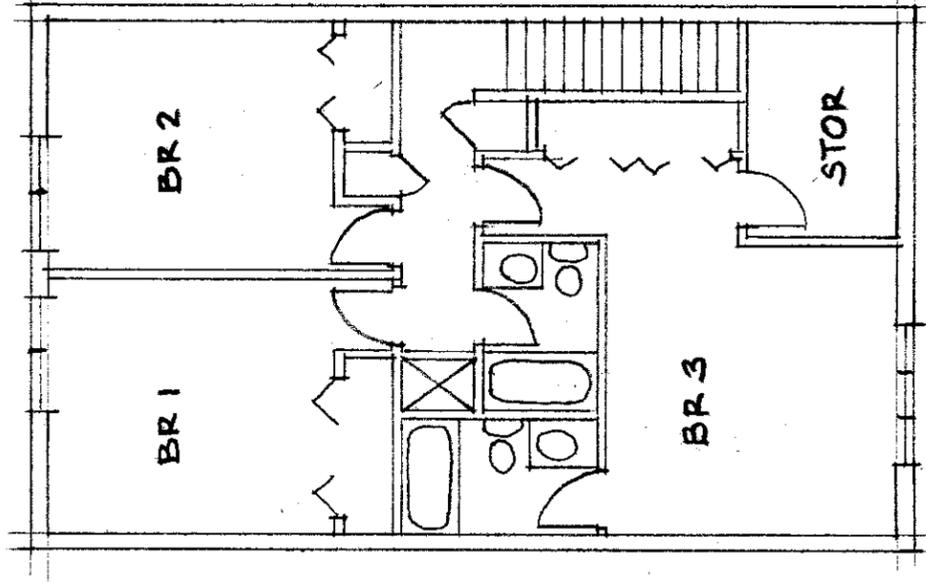
---

- ◆ Attachment A - Plans (Figures 1-4)
- ◆ Attachment B - Other Plans & Maps
- ◆ Attachment C - Proforma
- ◆ Attachment D - References
- ◆ Attachment E - RFP Required Attachments
  - ◇ Attachments A-D for Moran Properties
  - ◇ Attachments A-D for M&S Development
  - ◇ RI SOS Certificate of Good Standing

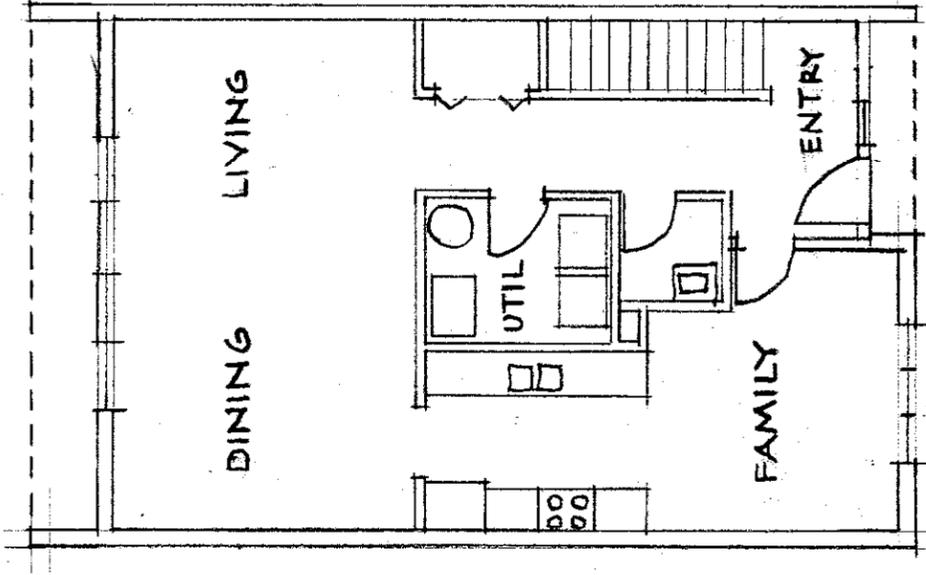


## Attachment A - Plans



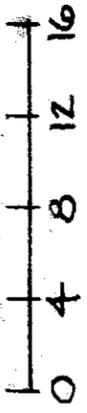


SECOND FLOOR PLAN



FIRST FLOOR PLAN

Prototype Townhouse Layout



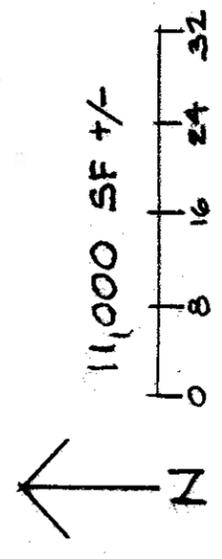
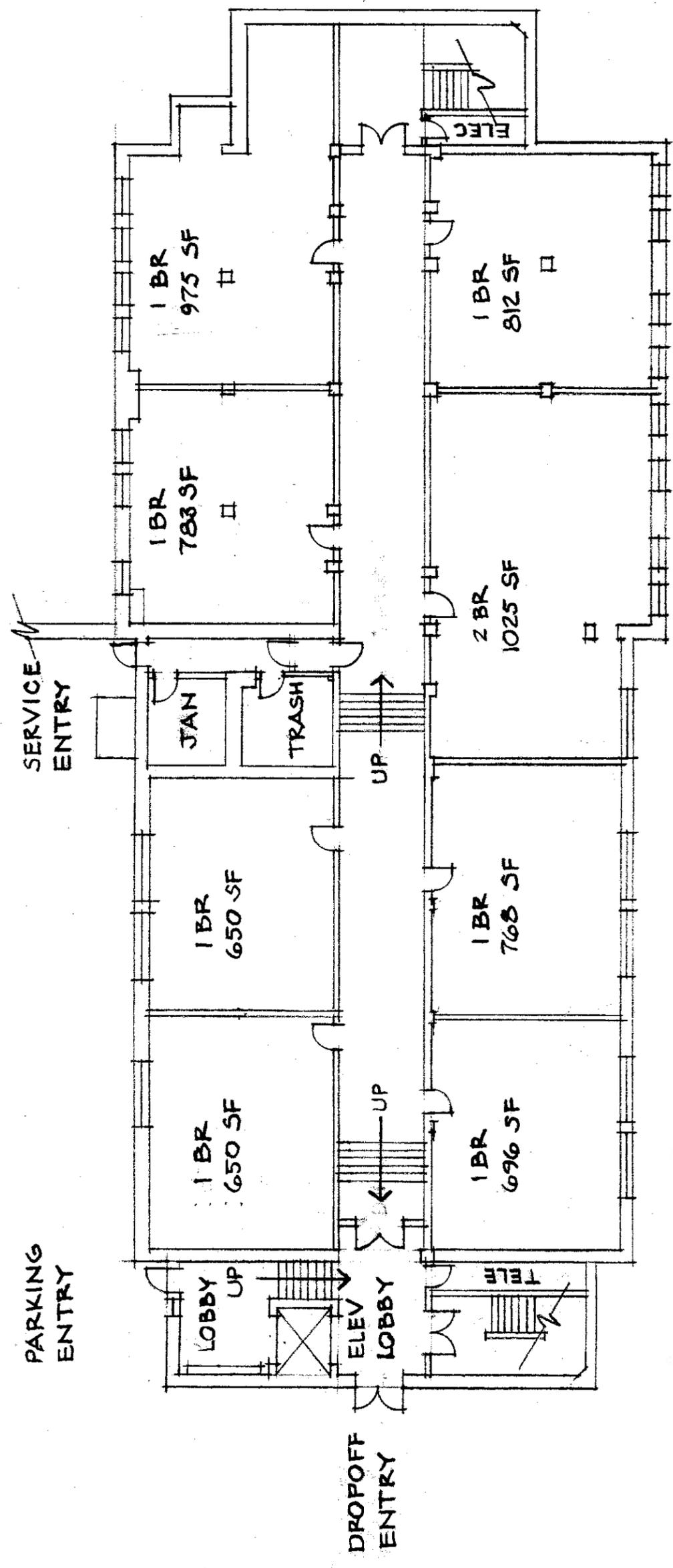


**WICKFORD  
 ELEMENTARY  
 SCHOOL  
 REDEVELOPMENT  
 PROJECT**  
 99 PHILLIPS STREET  
 NORTH KINGSTOWN, RI  
 PREPARED FOR:  
 NORTH KINGSTOWN PLANNING &  
 DEVELOPMENT DEPARTMENT  
 100 FAIRWAY DRIVE  
 NORTH KINGSTOWN, RI

**SCHOOL HOUSE  
 FLOOR PLANS  
 -1ST FLR**

DWG. NO.  
**FIG-3**

SHEET 3 OF 4



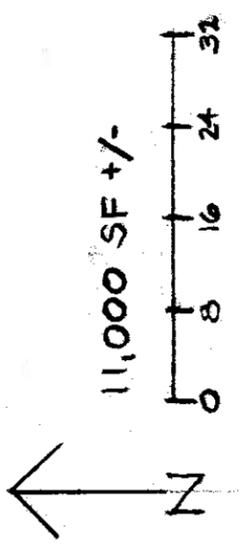
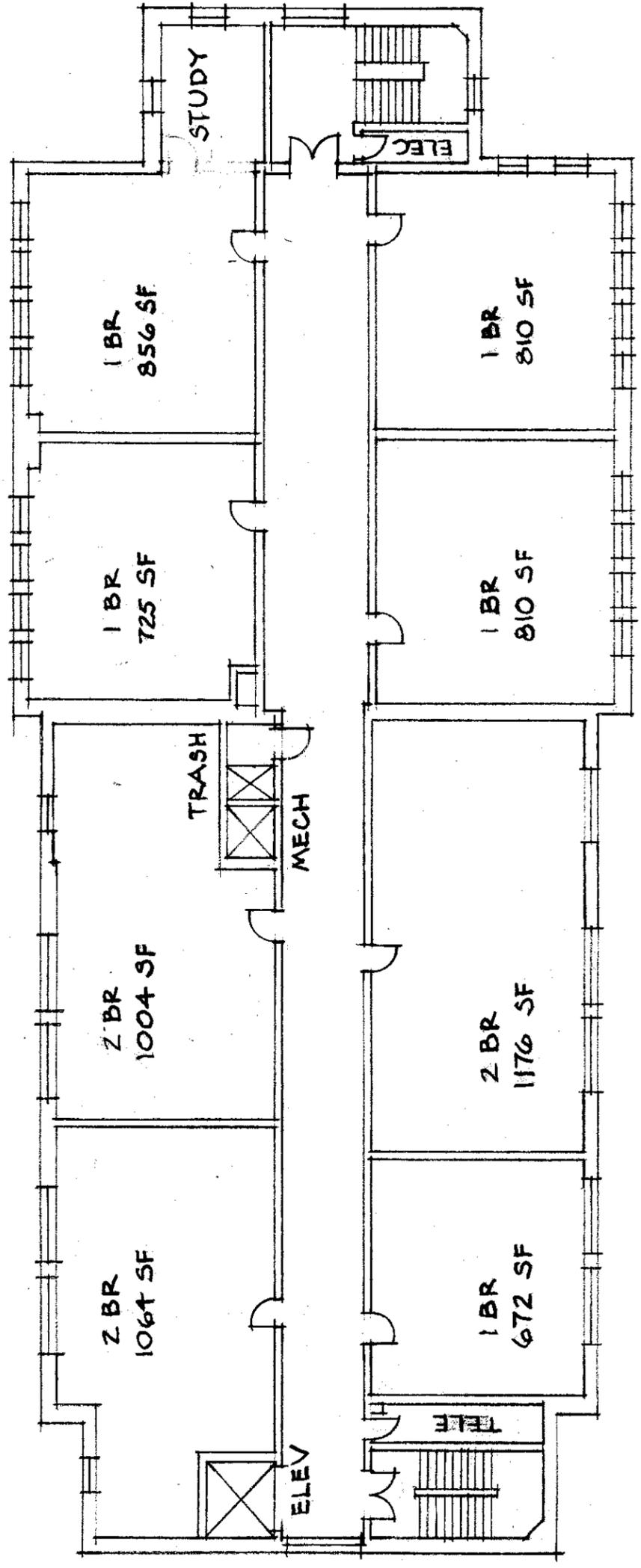


**WICKFORD  
 ELEMENTARY  
 SCHOOL  
 REDEVELOPMENT  
 PROJECT**  
 99 PHILLIPS STREET  
 NORTH KINGSTOWN, RI  
 PREPARED FOR:  
 NORTH KINGSTOWN PLANNING &  
 DEVELOPMENT DEPARTMENT  
 100 FAIRWAY DRIVE  
 NORTH KINGSTOWN, RI

**SCHOOL HOUSE  
 FLOOR PLANS  
 -2ND&3RD FLR**

DWG. NO.  
**FIG-4**

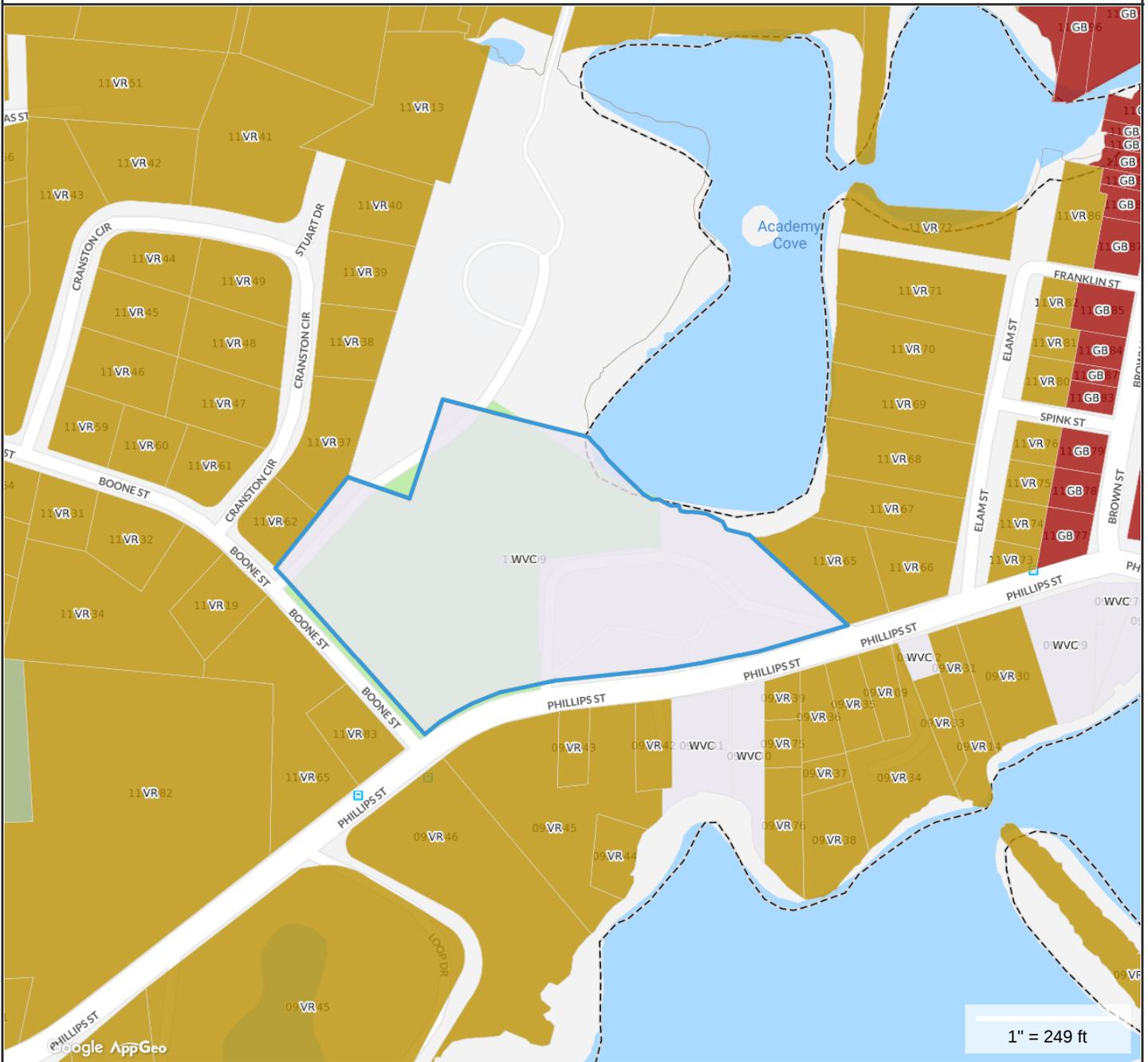
SHEET 4 OF 4





## Attachment B - Other Plans & Maps

# Zoning District Map



**Property Information**

**Property ID** 116-109  
**Location** 99 PHILLIPS ST  
**Owner** N KINGSTOWN, TOWN OF



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

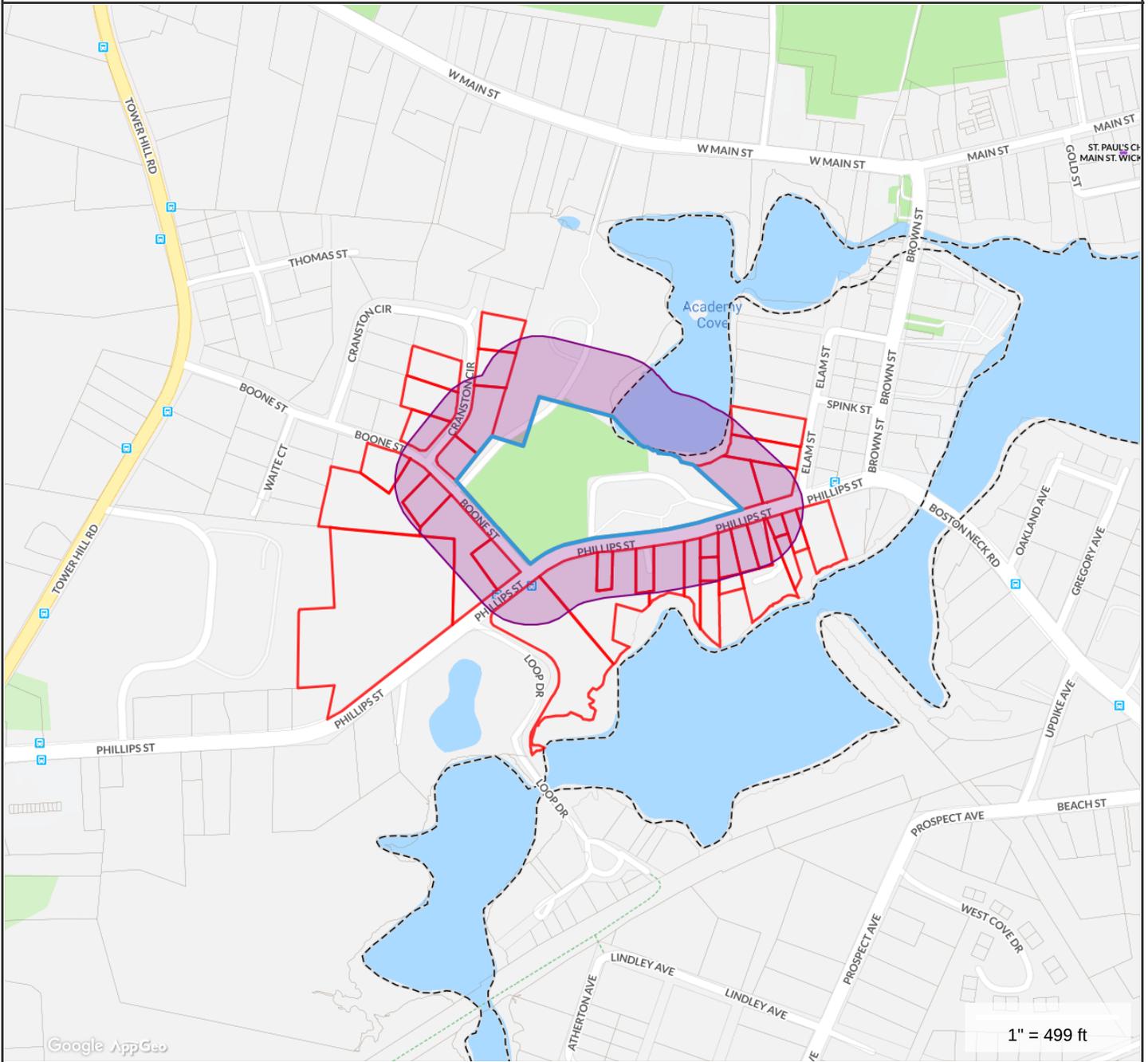
North Kingstown, Rhode Island makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

# Map Theme Legends

## Zoning

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RURAL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- VILLAGE RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL;
- POJAC POINT RESIDENTIAL
- PLANNED VILLAGE DISTRICT
- PLANNED UNIT DEVELOPMENT
- NEIGHBORHOOD BUSINESS
- WATERFRONT BUSINESS
- GENERAL BUSINESS
- HEAVY BUSINESS
- PLANNED BUSINESS DEVELOPMENT
- INSTITUTIONAL/OFFICE
- INDUSTRIAL
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- WATERFRONT INDUSTRIAL
- CORPORATE COMPOUND
- DEVELOPMENT DISTRICT
- OPEN SPACE
- PUBLIC LAND
- WICKFORD VILLAGE CENTER
- POST ROAD
- QUONSET BUSINESS PARK DISTRICT

# 99 Phillips St Abutters Map



**Property Information**

**Property ID** 116-109  
**Location** 99 PHILLIPS ST  
**Owner** N KINGSTOWN, TOWN OF



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

North Kingstown, Rhode Island makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



**WICKFORD ELEMENTARY SCHOOL - ABUTTERS**

Property ID	Site Address	Owner	Owner 2	Mailing Address	City	State	Zip
092-030	40 PHILLIPS ST	CHANDRONNET, CHESTER E		P O BOX 371	N KINGSTOWN	RI	02852
092-031	48 PHILLIPS ST	SMITH, AMELIA E		48 PHILLIPS ST	N KINGSTOWN	RI	02852
092-032	54 PHILLIPS ST	MATTERA, ANTHONY V		953 TOWER HILL RD	N KINGSTOWN	RI	02852
092-033	56 PHILLIPS ST	MICELI, JAMES J & MARIANN J		56 PHILLIPS ST	N KINGSTOWN	RI	02852
092-034	62 PHILLIPS ST	MCDERMOTT, ROBERT JOSEPH	GENTNER, JAMES NORTON	1735 KENYON ST NW	WASHINGTON	DC	20010
092-035	66 PHILLIPS ST	SMITH, PAUL J JR LIFE ESTATE	SMITH, PAUL JASON	66 PHILLIPS ST	N KINGSTOWN	RI	02852
092-036	70 PHILLIPS ST	SALZBERG, GAIL R		70 PHILLIPS ST	N KINGSTOWN	RI	02852
092-037	68 PHILLIPS ST	LYONS, LORI B		68 PHILLIPS ST	N KINGSTOWN	RI	02852
092-039	76 PHILLIPS ST	CAMMANS REAL ESTATE COMPANY LLC		52 THORNTON WY	N KINGSTOWN	RI	02852
092-040	84 PHILLIPS ST	A 1 PROPERTIES LLC		C/O ALBERT SCARTABELLO, JR	JAMESTOWN	RI	02835
092-041	90 PHILLIPS ST	OLDE THEATER LLC		50 WHITTIER RD	JAMESTOWN	RI	02835
092-042	100 PHILLIPS ST	JONES, CHRISTOPHER W TRUSTEE	JONES, CHRISTOPHER W REV TRUST	P O BOX 158	CAVE CREEK	AZ	85327
092-043	110 PHILLIPS ST	LEMON, WILLIAM F III TRUSTEE	LEMON, WILLIAM F JR TRUSTEE	53 THAYER RD	MONSON	MA	01057
092-045	106 PHILLIPS ST	FISHER FAMILY REV TRUST A		104 PHILLIPS ST	N KINGSTOWN	RI	02852
092-046	2 LOOP DR	ARNOLD, ROBERT R JR	ARNOLD, HEIDI M	160 PHILLIPS ST	N KINGSTOWN	RI	02852
092-209	60 PHILLIPS ST	BROWN, THOMAS T	SHANAHAN, NANCY L	60 PHILLIPS ST	N KINGSTOWN	RI	02852
092-275	78 PHILLIPS ST	CAMMANS REAL ESTATE COMPANY LLC		52 THORNTON WY	N KINGSTOWN	RI	02852
092-276	80 PHILLIPS ST	SEMONIK, MATTHEW D & HULYA		80 PHILLIPS ST	N KINGSTOWN	RI	02852
116-061	80 BOONE ST	MICHAUD, MICHAEL J & SHELAGH		80 BOONE ST	N KINGSTOWN	RI	02852
116-062	90 BOONE ST	WATSON, TIMOTHY D/LAPORTE, JAIME J		162 DANIEL DR	N KINGSTOWN	RI	02852
116-065	BOONE ST	LAND CONSERVANCY OF NK, THE		P O BOX 1499	N KINGSTOWN	RI	02852
116-082	215 PHILLIPS ST	STEINMAN, ALFRED D III TRUSTEE	STEINMAN, ALFRED DONALD JR TRUST	215 PHILLIPS ST	N KINGSTOWN	RI	02852
116-083	145 PHILLIPS ST	PIERCE, CALVIN J		145 PHILLIPS ST	N KINGSTOWN	RI	02852
116-119	91 BOONE ST	KING, DAN R		91 BOONE ST	N KINGSTOWN	RI	02852
116-132	67 BOONE ST	KYLE, JAMES F JR	KYLE, NANCY E ESTATE	67 BOONE ST	N KINGSTOWN	RI	02852
116-134	83 BOONE ST	CONNORS, RICHARD J JR & SARAH E		18 REVERE ST	EVERETT	MA	02149
116-137	15 CRANSTON CIR	MCKAY, JAKE J & TUTSCH, FELICIA M		81 THELMA IRENE DR	N KINGSTOWN	RI	02852
116-138	31 CRANSTON CIR	CLAIRESS, ARTHUR F JR		31 CRANSTON CIR	N KINGSTOWN	RI	02852
116-139	43 CRANSTON CIR	WHITNEY, CHRISTOPHER J & SARA B		43 CRANSTON CIR	N KINGSTOWN	RI	02852
116-147	18 CRANSTON CIR	MINKEL, JARED D & GENTES, EMILY L		18 CRANSTON CIR	N KINGSTOWN	RI	02852
116-148	28 CRANSTON CIR	EUSTIS, JOHN M & BETH M		109 BEAUCHAMP DR	SAUNDERSTOWN	RI	02874
117-165	61 PHILLIPS ST	NARRAGANSETT ELECTRIC CO		C/O PROPERTY TAX DEPT	WALTHAM	MA	02451
117-166	51 PHILLIPS ST	WALSH, HOLLY/RAWLINGS, EDGAR L IV		51 PHILLIPS ST	N KINGSTOWN	RI	02852
117-167	10 ELAM ST	KEELEY, SUSAN PAGE & DAVID FAWCETT, DAVID J & MIRIAM BROOKS		10 ELAM ST	N KINGSTOWN	RI	02852
117-168	20 ELAM ST	BROOKS		20 ELAM ST	N KINGSTOWN	RI	02852



## Attachment C - Proforma

# Wickford Elementary School

## Sources & Uses Summary

<u>Sources of Funds</u>			
Owner's Equity	\$ 1,600,000		9%
Preferred Equity	\$ 1,600,000		9%
Federal Historic Tax Credits	\$ 1,451,244		
State Historic Tax Credits	\$ 1,250,000		
Senior Debt - <i>TBD</i>	\$ 3,000,000		18%
Other Debt	\$ 100,000		
Grants - <i>Utility Incentive</i>	\$ 30,000		0%
Sale of Units Proceeds	\$ 7,820,000		46%
Total	\$ 16,851,244		83%
<u>Uses of Funds</u>			
Acquisition	\$ 732,186		4%
Architectural, Engineering & Permits	\$ 1,153,353		7%
Financing, Reserves & Carrying Charges	\$ 721,825		4%
Hard Costs (Includes 3% Contingency)	\$ 11,121,801		66%
Site Work	\$ 400,000		2%
Other Soft Costs	\$ 1,569,898		9%
Owner's Contingency (10% hard costs)	\$ 1,152,180		7%
Total	\$ 16,851,244		100%

## Wickford Elementary School

<u>Operating Cash Flow - Summary</u>							
	2021	2022	2023	2024	2025	2026	2027
	1	2	3	4	5	6	7
Residential Rent	106,816	653,004	672,595	692,772	713,556	734,962	757,011
Retail Rent	-	-	-	-	-	-	-
Office Rent	-	-	-	-	-	-	-
Services Rent	-	-	-	-	-	-	-
Restaurant Rent	-	-	-	-	-	-	-
Other Rent	-	-	-	-	-	-	-
CAM	-	-	-	-	-	-	-
<b>Gross Income</b>	106,816	653,004	672,595	692,772	713,556	734,962	757,011
<b>Total Operating Expenses</b>	69,041	421,934	433,777	445,976	458,540	471,482	484,811
<b>NOI</b>	37,776	231,070	238,817	246,797	255,015	263,481	272,200
Annual Debt Service - Must Pay Debt	144,900	199,051	199,051	199,051	199,051	199,051	199,051
Debt Coverage Ratio	0.26	1.16	1.20	1.24	1.28	1.32	1.37
Capital Reserve	4,465	27,160	27,160	27,160	27,160	27,160	27,160
<b>Cash Flow After Debt Service &amp; Reserves</b>	(107,124)	32,019	39,766	47,746	55,964	64,430	73,149
<b>Mgmt Fee &amp; Preferred Stock Return</b>	-	-	-	-	-	-	-
<b>Net Cash Flow, After Distributions</b>	(107,124)	32,019	39,766	47,746	55,964	64,430	73,149
<b>Reserves</b>							
Deficit/Lease Up Reserve	50,000	(52,659)	6,520	73,446	148,352	231,476	323,066
Operating Reserves	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Capital Reserve	4,465	27,160	27,160	27,160	27,160	27,160	27,160
(Use)/Addition	(107,124)	32,019	39,766	47,746	55,964	64,430	73,149
<b>Aggregate Reserve Balances - Exclusive Of Earnings</b>	47,341	106,520	173,446	248,352	331,476	423,066	523,375
<b>Stabilized Operations - Year 3</b>							



## Attachment D - References



## References

---



*Brooks House*

**Brooks House**— A \$23.6 million historic renovation of an 80,000 sf mixed-use building in downtown Brattleboro, Vermont. Completed in 2014.

Drew Richards  
The Richards Group / Brooks House Development Group  
48 Harris Place  
Brattleboro, VT 05301  
drichards@therichardsgrp.com  
(802) 254-6016



*Athol Hospital*

**Athol Hospital Expansion**— A \$19.3 million expansion project of a 112,000 sf hospital. Will complete in late 2019.

Win Brown, President & CEO  
Heywood Healthcare  
242 Green Street  
Gardner, MA 01440  
(978) 630-6223



*Putnam Block*

**Putnam Block Redevelopment** — A \$30.7 million historic renovation project of a 78,000 sf mixed-use building in downtown Bennington, VT. Under Construction.

Tom Dee, President & CEO  
Southwestern Vermont Health Care  
100 Hospital Drive  
Bennington, VT 05201  
tom.dee@svhealthcare.org  
(802) 442-6361



## Attachment E - RFP Required Forms



Attachment A.

NON-COLLUSION AFFIDAVIT

(Prime Bidder) MORAN PROPERTIES, LLC

State of RHODE ISLAND

County of WASHINGTON

STEVEN MORAN, being first duly sworn, deposes and says:

That he/she is PRINCIPAL (partner or officer) of the firm of MORAN PROPERTIES, 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;  [Signature]

Subscribed and sworn to before me

This 4th day of October, 2019

Notary: Kathleen O'Neil

Printed Name: Kathleen O'Neil

My Commission expires: September 23, 2020



**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 10/4/19

Principal  
\_\_\_\_\_  
TITLE

Moran Properties, LLC  
\_\_\_\_\_  
COMPANY

Title of RFP: \_\_\_\_\_

Attachment C:

PROPOSAL TRANSMITTAL SHEET –

WICKFORD ELEMENTARY SCHOOL REDEVELOPMENT

Date: 10-4-19

I/We STEVEN MORAN 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

MORAN PROPERTIES  
NAME OF FIRM

[Signature] PRINCIPAL  
SIGNATURE TITLE

\_\_\_\_\_  
SIGNATURE TITLE

\_\_\_\_\_  
SIGNATURE TITLE

1130 Ten Rod Rd E 207 N. Kingstown, RI 02874  
ADDRESS, CITY, ZIP CODE

401-885-3950 401-294-3950  
TELEPHONE NUMBER FAX NUMBER

Smoran@moranproperties.com  
E-MAIL ADDRESS



Attachment D.

LISTING OF OFFICERS SHEET

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

MORAN PROPERTIES, LLC

Complete Company Name

STEVEN MORAN

Name

PRINCIPAL

Title/Officer/Position

LYNN MORAN

Name

PRINCIPAL

Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position

Name

Title/Officer/Position



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:

### **Moran Properties, LLC**

is a Rhode Island Limited Liability Company organized on **April 12, 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

October 03, 2019

Secretary of State



Certificate Number: 19100021150

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

Processed by: cmorgan

**Attachment A.**

**NON-COLLUSION AFFIDAVIT**

(Prime Bidder) M&S Development LLC

State of Vermont

County of Windham

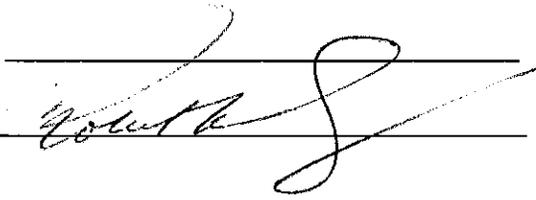
Robert K. Stevens , being first duly sworn, deposes and says:

That he/she is President (partner or officer) of the firm of M&S Development 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 2nd day of October, 2019

Notary: 

Printed Name: Martha Ratcliffe, Credential Number 157.0005308

My Commission expires: 1/31, 2021



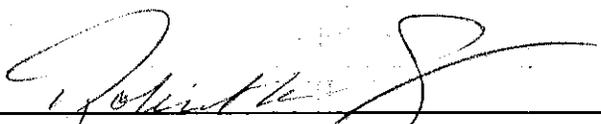
**Attachment B.**

**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

\_\_\_\_\_  
10/4/2019

\_\_\_\_\_  
Principal  
\_\_\_\_\_  
TITLE

\_\_\_\_\_  
M&S Development LLC  
\_\_\_\_\_  
COMPANY

Title of RFP: Wickford Elementary School Redevelopment Project  
\_\_\_\_\_



Attachment C:

PROPOSAL TRANSMITTAL SHEET –

WICKFORD ELEMENTARY SCHOOL REDEVELOPMENT

Date: 10/4/2019

I/We Robert K. Stevens 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

M&S Development LLC

NAME OF FIRM

Principal

SIGNATURE

TITLE

SIGNATURE

TITLE

SIGNATURE

TITLE

P.O. Box 1586, Brattleboro, VT 05302

ADDRESS, CITY, ZIP CODE

(802) 246-2100

TELEPHONE NUMBER

FAX NUMBER

bstevens@stevens-assoc.com

E-MAIL ADDRESS

**Attachment D.**

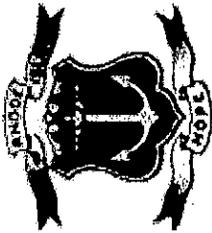
**LISTING OF OFFICERS SHEET**

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

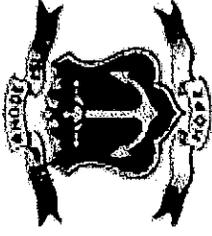
M&S Development LLC

---

Complete Company Name	
Robert K. Stevens	Principal
_____	_____
Name	Title/Officer/Position
_____	_____
Name	Title/Officer/Position
_____	_____
Name	Title/Officer/Position
_____	_____
Name	Title/Officer/Position
_____	_____
Name	Title/Officer/Position
_____	_____
Name	Title/Officer/Position
_____	_____
Name	Title/Officer/Position



*State of Rhode Island and Providence Plantations  
Board of Registration for Professional Engineers*



BE IT KNOWN THAT

**Robert Stevens**

*having given satisfactory evidence of having the education, training, and/or  
qualifications required by law is hereby authorized to practice as a*

**Professional Engineer  
Civil**

**IN THE STATE OF RHODE ISLAND**

Registration No.: PE:0012424

Issued: 7/1/2019

Expires: 6/30/2021

*Paul B. Cuddeback*

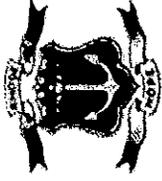
Chairperson

*Patricia K. Walker*

Secretary



*State of Rhode Island and Providence Plantations  
Board of Examination and Registration of Architects*



BE IT KNOWN THAT

*Stevens & Associates, PC*

*having given satisfactory evidence of having the  
qualifications required by law is hereby authorized to practice  
Architecture as a  
Corporation*

IN THE STATE OF RHODE ISLAND

Certificate of Authorization No.: ARC.0020142-COA    Issued: 1/1/2019

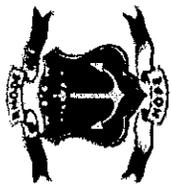
Expires: 12/31/2020

*Thomas D. Spence*

Chairperson

*W. J. West*

Secretary



*State of Rhode Island and Providence Plantations  
Board of Registration for Professional Engineers*



BE IT KNOWN THAT

*Stevens & Associates, P.C.*

*having given satisfactory evidence of having the  
qualifications required by law is hereby authorized to practice  
Engineering as a  
Corporation*

IN THE STATE OF RHODE ISLAND

Certificate of Authorization No.: PE.0008563-COA

Issued: 7/1/2018

Expires: 6/30/2020

*Stephen D. Moore*  
\_\_\_\_\_  
Chairperson

*Patricia K. Walker*  
\_\_\_\_\_  
Secretary