

Michael Denault  
1 Coughlin St.  
Acton, MA 01720  
978-835-0990 michael@makersworkshop.com

To the Town of Maynard,

Thank you in advance for considering my proposal for the purchase of the Coolidge School. I would be purchasing it as a new home for Makers Workshop LLC.

I love Maynard and this would be a passion project. I have owned a business in town since 2012 and have raised a daughter here. Although we live in Acton Maynard has served as the backdrop for so much of her childhood.

I own Makers Workshop LLC. We have worked with about 40 schools in Eastern Massachusetts over the past 5 years, bringing hands-on specialized STEAM curriculum in classrooms. Last year we opened a Makerspace in downtown Maynard to make cost prohibitive technologies available to the general public with a membership format. In today's world it is crucial for people to have experience with these technologies and programs. However, they're expensive to purchase and maintain. This creates a barrier to many adults and students that our Makerspace aims to break down. I invite the Committee members to come see Makers Workshop firsthand downtown at 55A Main St.

My extended family owns over 1 million square feet of commercial real estate in Southern New Hampshire. I grew up helping maintain these properties and learning the trade. Although I don't have professional real estate experience on my own, I do have a plethora of personal experience under my belt. I completed a full restoration on a house that was in my family since the 1840s as my first home. This renovation included a complete electrical modernization, plumbing upgrades, and all new walls. More locally, I also did two commercial fit ups in Downtown Maynard for my own businesses.

Should I acquire the Coolidge Building I would have access to my family support structure including an in-house plumber and construction crew.

I've never done an RFP before so if there is anything else that would be helpful in the decision-making process, do not hesitate to let me know. This proposal outlines my ideal vision for the property, but I am very open to conversation and negotiating individual points. I am going away for a week on October 10<sup>th</sup> but I can make myself available any time before then.

Thanks again for your consideration.

Sincerely,  
Michael Denault

LETTER OF RECOMMENDATION

The subject: Michael Denault

Endorsed by:

Matt Stein

7 Martin Street

Maynard Ma. 01754

413 218 3905 matt@foliaire.com

Presented to:

The City of Maynard

Concerning:

Development of the Coolidge School property.

In the time I have know Michael Denault he has shown clear dedication to the community of Maynard. As proprietor of Denault Studios he added one of the best downtown resources available to our community. When the business model became no longer sustainable in Maynard he did not close up and leave as so many have. He reinvented his space as the Makers Workshop and now provides an equal or even more tangible benefit to our town center. As a member of the workshop I have come to know Michael as a student, customer and a collaborator. I have witnessed his ability to conceive of a project and follow through on its completion in reasonable time. He has clearly and creatively overcome obstacles and surprised me with the amount of change and growth he can accomplish in a short period of time. Throughout this time, he has conducted all our business deals clearly and fairly. Michael Denault is a doer not a dreamer. I have also seen him approach conflicts with flexibility and reason.

I believe Michael has the experience, resources and relationships to effectively develop the Coolidge school property. He grew up in a family of professional developers with large land and commercial holdings. I have seen him rally people to a cause and you can see for yourself the community of professionals and students he has created at the Makers Workshop. Returning the Coolidge school to its historic roots as a place of learning while also meeting our town's need for realistically priced housing is exciting. That's why I'm writing this letter. After hearing Michael's concept, I myself began to have inspiring ideas about the community benefits of his vision. Imagine if the park once again joined the building becoming a schoolyard and every time, we all went to the sledding hill or softball practice we were exposed to new technologies and educational opportunities. The future would be present within a landmark of Maynard. This sad building would become an inspiration. My three children are on the verge of being those young adults on their bikes riding around town looking for something and I want them to have this as their destination.

As a relatively new and active member of this city, I ask that you imagine the possibilities and be open to the creative development of Michael Denault.

Matt Stein



Brian Fife  
174 Hill Street  
Concord, MA

September 2nd, 2019

Dear Town of Maynard;

I am writing on behalf of Michael Denault and Maker's Workshop. I joined the workshop as a member in March of this year and have been spending weekends in the shop regularly since.

I have enjoyed sharing time with a community of motivated people. My family has also been able to participate. My children enjoy devising their own projects and work with my wife and me to build them.

Maker's Workshop is convenient to where we live in Concord. Now that we spend time in Maynard regularly, we have taken advantage of the opportunity to try Maynard's restaurants and shops. We have discovered some new favorites, and are excited about the new restaurant openings and the energy and momentum downtown.

I have seen the way Michael takes care of his current workspace. He has made continuous improvements to the facility and takes pride in doing things the right way. If given the opportunity to develop the Coolidge Property and build a larger maker space, I am confident he would do an excellent job.

An expanded facility would continue to serve Maynard residents and draw in others from the surrounding community.

Best Regards,

A handwritten signature in black ink, appearing to read "B. Fife", with a stylized flourish at the end.

Brian Fife

Linda Harmon  
75 Red Acre Rd  
Stow, MA 01775

To the Town of Maynard,

I am writing in support of Makers Workshop's proposal to purchase the Coolidge Building on Bancroft Street in Maynard, MA. It would be a shame to see Maynard miss out on the opportunity for this community asset. I have been a customer of Michael Denault's for over 8 years and have watched him operate, grow, and develop businesses within that time with his wife, Brooke. My family has directly benefited from his dedication and I am excited about the idea of seeing a larger Makerspace with the ability to enrich the lives of even more members of the local community.

I am the mother of a son who is interested in pursuing a career in metal fabrication. There are few extracurricular opportunities for young adults interested in pursuing the trades available in the nearby area. My son is at an advantage entering the work force thanks to the opportunities for hands-on experience he has gained with Makers Workshop. A larger building would give Makers Workshop the space to give this advantage to even more of our young adults interested in the trades as they head into the world.

I also personally have taken classes with Michael Denault. When I used to take glass classes, I was always impressed with Michael's patience and conflict resolution with a wide range of difficult students and personalities. He has undeniable leadership ability and people skills and his desire to make, build, and teach others along the way comes from a pure passion inside. Armed with this, he is able to reach a wide range of people, from all walks of life.

In conclusion I think a Makerspace at the Coolidge Building would be an asset to the Greater Maynard Community that it would be a shame to see the town miss out on. Michael and Brooke Denault are a pair who will get the job done, just as they say they will. Their mission has already been a gift to me and my family; and it could be to the larger community. I have no doubt that if the town gives Michael this opportunity, he will exceed expectations.

Sincerely,



To the Town of Maynard,

I am writing this letter of recommendation in support of Makers Workshop LLC's proposal to purchase the Coolidge School and Grounds.

I have held a stake in the Maynard community for decades and am thrilled to see the developments happening lately. Maynard has made tremendous strides towards becoming an increasingly desirable town. This repurposing of the Coolidge School as apartments and a Makerspace would only further the upward trend. The building could play homage to its roots as a new kind of educational institution, and new life would be brought back to the property.

I was Michael and Brooke's landlord for almost 5 years when they first came to Maynard as business owners. They always paid on time and made regular improvements to my building. Michael and Brooke completed most of these on their own and I was blown away with how quickly they were able to handle construction of a high quality. It was clear to me that they are incredibly skilled builders. When it was time to part ways we did so amicably and maintained a good relationship.

Additionally, the Denault's are peers of mine as fellow Downtown Maynard business owners. After years of watching them as businesspeople I have nothing but the utmost respect for how they conduct business; with intelligence, passion, principal, and the town's best interest in mind, always. Maynard is fortunate to have them in town. For example, at the annual Sip N' Stroll they have always provided dinner, free of charge to the masses. They don't just participate in town events, that isn't in their nature. They give them their full heart and soul, often without needing any financial compensation from the public in return.

Maynard has individuals willing to invest in it and its future. The town needs to listen and allow the positive change to happen. Michael and Brooke Denault have the right stuff and will deliver on the promises they have made.

Sincerely,  
Bobby Kapsimalis

A handwritten signature in black ink, appearing to read "Bobby Kapsimalis", with a large, sweeping flourish at the end.

To the Town of Maynard,

It is my pleasure to recommend my neighbor and personal friend, Michael Denault. I have known Michael for a decade and can attest to his strength of character and business acumen. As the owner of Makers Workshop and parent to a wonderful daughter, Michael is an active contributing member of the community.

I met Michael when he moved into the house next door. We quickly found our paths crossing not just as neighbors, but also as a parent of our son who was keen on both art and the maker revolution. Our families have become close friends, and over the years, have worked together on a number of neighborhood events.

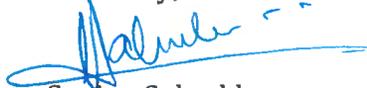
Michael has always amazed me with his enthusiasm, perseverance and keen sense of community needs. I have seen Michael build his business from scratch to a thriving makerspace in the local Acton-Maynard community.

Makerspace is the library of today's digitally transformed society. It is a great outlet where both kids and adults can gather to create, tinker and discover using a variety of tools and materials. As a member of Michael's Makers Workshop I have first hand experience of the value it delivers. My son who is a senior at GeorgiaTech studying Mechanical Engineering spends most of his vacation time at Makers Workshop. Maker Workshop has been a father-son bonding location, while working on creative and functional home projects. My son has found the Workshop comparable or better than most similar spaces out in the area.

I strongly believe that maker spaces are an important establishment in the community and teach essential 21<sup>st</sup> century skills to both kids and adults.

I whole-heartedly support Michael's endeavor to purchase the Coolidge School and expand Makers Workshop. It is truly an important component of a modern society and will benefit our community tremendously.

Sincerely,



Sanjay Salunkhe  
3 Coughlin Street,  
Acton, MA

October 1, 2019

To Whom It May Concern;

I am writing to lend my recommendation and enthusiasm in support of the Maker's Workshop's proposal to purchase the Coolidge School building.

As a stakeholder in the Maynard community since 2006, with three children in the Maynard schools, providing regular support to the local Maynard businesses and keenly interested in the success of our town, I was delighted to learn in the summer of 2018 that a makerspace was coming to Maynard.

As one of the early members of the Maker's Workshop, I've been able to witness the growth of membership due to the pure accessibility that the workshop offers to people who want to learn to build and create. The efforts that Michael and Brooke Denault have put into growing a community of "makers" is substantial, and supports an urgent need in our ever present digital society. Keeping children and adults alike engaged in hands-on skills needs constant care and attention, as these skills are perishable in today's inward looking culture. Seeing courses for "Making" emerge in Maynard schools is an acknowledgement that those skills are needed and wanted on our community.

Makerspaces are filling a void in communities all over the country, left by the fading culture of hands on work. A makerspace is purpose designed and dedicated to foster that hands-on creativity. Creativity in idea generation and problem-solving. In a makerspace, there is creation of physical products from those ideas.

People, specifically children, learn at a deeper level and they retain more when they're engaged in creative thinking. Making allows for deeper learning. This leads to a maker mindset, which is argued to be essential to living a successful life in the 21st century.

The current Maker's Workshop space is small, and could greatly benefit from the Coolidge Building space to support the growth needed to fully complement the skills sought by Maynard families. As a former mill town, with deep roots in the advances of computing, this progression to support a business that will provide these lasting skills and access to creative tools, seems quite fitting for our community.

The owners of the Maker's Workshop acknowledge the historical perspective of our town, and the Coolidge building property. They have the ability to care for and improve the building and grounds, while preserving the history and aspects of the land that residents enjoy most. As a member of the Workshop, I too am excited to utilize my time and skills to support that effort.

Thank you for your consideration of this recommendation and the Maker's Workshop proposal.

Sincerely,



Keith Leonhardt

27 George Road

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## SUMMARY

## **SUMMARY**

Michael Denault, owner of Makers Workshop LLC would be the best candidate to purchase the Coolidge Building in Maynard, MA because Makers Workshop would offer an unparalleled benefit to the Maynard community while also meeting the goals presented in the RFP. In today's ever changing and increasingly digital world it is critical for a successful community to have access to the resources our Makerspace provides. This is in addition to maintaining the beloved benefits the town has enjoyed from the property over the years including the sledding hill, park, playground, and visual beauty of the building. Our proposal additionally provides housing units to directly assist with the housing shortage in Maynard, and community perks like electoral vehicle charging stations and reduced rates for Makers Workshop programs with Maynard Public Schools.

Our Proposal varies somewhat from the RFP. However, it is our belief that our proposal maintains the spirit of the RFP while providing a superior benefit to the town long term. By including the Park Grounds of the property with the sale we believe we would be able to better meet the primary goal in the RFP, to ensure land development continues to be deliberate, balanced, and proactive to community needs and services with that change. If Makers Workshop owns the land, it will see regular improvements and public use will be encouraged through community events.

## **ABOUT US**

Michael and Brooke Denault own Makers Workshop located in downtown Maynard. Makers Workshop is a community Makerspace that hosts members of the local community and surrounding towns and helps them to learn and inspire them to create.

Michael and Brooke Denault have been members of the Maynard business community for the last ten years since opening their first shop, Denault Studios, on Nason Street. Additionally, over those years they have raised a daughter in town and have a personal understanding of the deep-rooted family values present in Maynard's, and how they enhance the lives of community members of all ages.

## **PROPOSED USE OF SPACE**

We are not hiring an architect until we know there is an interest in our proposal. As such, we do not have floor plans for each level. However, below is a description of our proposed use of each floor.

This proposal is contingent on receiving a zoning variance for Makerspace and related activities. We don't anticipate this being an issue based on the building's prior use as artist's studios and based on the community support based on conversations we have had with community members.

**The BASEMENT** would be set up with community workshops including wood and metal working tools, CNC machines, hand tools, and various incidentals like glues and finishes.

**The FIRST FLOOR** would be restored maintaining as much as the historical features of the building wherever possible while integrating current electrical and technology infrastructures to the space.

The rooms would be converted into state-of-the-art classrooms and technology centers featuring computers and digital fabrication tools like laser cutters and 3D Printers, and other digital tools. These would be accessible to the community through affordable membership, as well as training and education sessions. The classrooms would also be potentially available for members of the community to utilize for functions, events, and other community happenings. The entry way would be utilized as a community lounge with seating and open seating. The historic architecture will be maintained as the perfect centerpiece for the Makerspace community.

**The SECOND FLOOR** would eventually be converted into 4-8 affordable apartment units. Final size and number of units will be determined by the architect during the planning phase. We would be targeting either 4 studio apartments along each side of the hallway, or 2 studio apartments and 1 one-bedroom apartment on either side of the hallway. As much of the historical aspects of the building would be maintained and showcased as possible, while still allowing for the best use of the space.

If not cost prohibitive a set of spiral staircases will be added to the second story to allow access to the current attic space and the attic will also house 1-2 more residential units. The total number of rentable apartments will not exceed the 8-unit limit as set forth in the RFP.

**The ATTIC** would be converted to a caretaker's unit if not cost prohibitive.

**The GROUNDS** would allow us to expand our children and family offerings. We would add a swing to the park and also keep the grounds open and available to the public from dawn to dusk. Makers Workshop will cut the grass and maintain park infrastructure.

We would not be planning on increasing the footprint of the building at all during the building phase.

Wherever possible and not cost prohibitive we will increase the energy efficiency of the building throughout renovations. Some examples of planned increases would be insulating the roof in the attic and converting light fixtures to high efficiency LEDs.

## **BENEFITS TO THE COMMUNITY**

### **Benefits at a glance A;**

1. State-of-the-Art Makerspace available at affordable rates for children and adults; Maynard residents will get a reduced rate. 2 Free Membership Passes will be donated to the town Library and a reduced rate for Makers Workshop programs will be established with Maynard Public Schools.
2. Beautification of building exterior and grounds
3. Community access to the grounds including playground, sledding hill, and park without the need for the town to maintain it
4. 2 Electric Car Charging Stations, Available to the Public.
5. Classrooms/ Community Gathering Spaces for rent
- 6.. Future Community Vegetable Garden and Community Pavilion
7. 4-8 Studio and/or 1 Bedroom Apartment Units
8. Property Taxes

### ***Benefits in Detail***

#### ***1. State-of-the-Art Makerspace***

Makerspaces are a needed public resource in our increasingly digital society. They provide the public with access to specialized and otherwise cost prohibitive, software, computers, and machines along with the assistance to use it all. These can be used in an educational, professional, and personal capacity and cater to a wide age range of patrons. Makers of all ages will have a safe place to go to create and learn using high-tech to no-tech tools and processes. This serves as a dynamic creative outlet for users, all while gaining skills and expertise relevant to the modern economy.

We have maintained committed to offering memberships at an affordable rate. If Makers Workshop moved into the Coolidge Building we would offer an additional discount for Maynard Residents. We would additionally provide the Maynard Public Library with 2 passes to the Makerspace available to Maynard residents to ensure accessibility to all.

Makers Workshop would offer high quality educational Makerspace programs for children in Maynard and surrounding communities out of the Coolidge School building. Makers Workshop has over 10 years experience in hands-on educational programs for children and have worked with over 40 educational institutions in Eastern Massachusetts. We would be able to vastly expand our on-site offerings in the Coolidge Building to accommodate a wider range of ages and areas of focus.

As an added value to the Maynard Community The Maynard Public Schools will receive a contractual 40% discount off our published rates for school programs and day trips as space

allows. This will give teachers access to a state-of-the-art makerspace at a fraction of the cost of maintaining one in the school.

**2. *Beautification of Building Exterior and Grounds***

The Beauty of the Coolidge School is currently obscured by graffiti, shattered windows, and cosmetic disrepair. We would take on the goal of restoring and showcasing the building's historic architecture and beauty.

The exterior of the building will be cleaned, graffiti removed, and broken windows replaced by the end of summer. The parking lot and exterior cement will also be repaired in this time period.

Additionally, Makers Workshop will handle and pay for all care and maintenance of the grounds.

**3. *Community Access to Grounds***

Maynard residents would receive free access during daylight hours to Coolidge Park through a permanent easement including the sledding hill, playground, and baseball field. This will allow the space to continue enhancing the lives of Maynard residents for years to come.

All we would ask on the town's part would be to be added as an additional insured to their existing insurance policy.

4 parking spaces will be designated as public use with a 2-hour limit in the parking lot.

**4. *2 Electric Vehicle Charging Stations***

At least 2 public electric vehicle charge ports would be added to the parking area for the public to use.

**5. *Classrooms/ Community Gathering Spaces for Rent***

The first story would be restored as functional classroom space, that Makers Workshop would offer educational programs out of. When not being used these space will be made available for rent by local community organizations in need of gathering space for events or meetings on a short term basis.

**6. *Community Vegetable Garden and Community Pavilion***

We would add a community vegetable garden and eventually a sculpture park to the grounds for members of the community to enjoy. Longer term we would be looking at adding a community pavilion in-between the existing baseball field and basketball court as well as picnic tables and an outdoor seating area.

The parking lot will be maintained and paid for by us as well, including future paving and snow removal.

**7. 4-8 Housing Units**

Long term, the second floor of the Coolidge building will be converted into 5-8 affordably priced studio and/or 1 bedroom apartment units. The exact number and layout of units will be determined during the planning phase by the architect to best maximize the floorplan. We will use Maynard labor, whenever possible, for the conversion.

**8. Property Taxes**

Since we are a for profit educational institution the town would be entitled to property taxes on both building and the park.

## **SUBDIVISION**

We propose not subdividing the building from the park. Coolidge Park would serve as a school yard for our educational programs and an easement for community access would not impact our planned use of the grounds. As part of the sale we would be open to an easement that would allow members of the community to have access to the grounds from dawn to dusk including the sledding hill and the playground in perpetuity. We would also like to add a public sculpture garden and a community vegetable garden to the park for our neighbors to utilize and enjoy. Longer term we would like to add a community pavilion in between the existing baseball field and basketball court.

We are willing to work with the committee on wording to ease any of the community's fears of losing access to the grounds.

## **DEED RESTRICTIONS**

We agree that the historic qualities of the building should be maintained which is why we propose a single deed restriction in the place of the deed restrictions outlined in the RFP. Since the building is on the Massachusetts Historical Commission, it already has many protections built in. We propose that the single deed restriction be placed on all outside or structural work that requires a permit to be pulled simply stating that before commencing work the town of Maynard historical commission will be consulted. This will allow the town to consult on any future projects, not just this one, to ensure that the local opinions and concerns can be addressed for the historical structure as different modifications are made in the future.

## **HISTORICAL PRESERVATION PLAN**

The historic nature of the building is a large part of its charm. We plan to maintain as many historical features as possible, on the interior and exterior of the building and in accordance with the protections put in place by the Massachusetts Historical Commission.

## **PROPOSED CLOSING DATE**

We can close any date after January 1, 2020; or earlier if required by the town.

## **TIMELINE**

The work on the Coolidge School will be completed in 4 stages. The estimated timeline for completion of the restoration and completion of the project is as follows:

### **STAGE 1: Restoration:**

The first year would focus on restoring all three levels of the building to their existing floor plans. Minor electrical improvements will be made and insulation will be added to the attic. The exterior restoration would involve cleaning up graffiti, replacing windows, repairing the fire escapes, and repairing the parking lot in its current configuration.

Once the basement and first floor restoration and conversion are completed the next step would be to move the existing Makers Workshop business into the first two floors of the building.

We would be targeting having the makerspace, community parking spaces, and electric vehicle charging stations open to the public within 12 months of taking possession of the property.

### **STAGE 2: Planning Process:**

Architectural plans would be completed by Tim Hess at InSitu Studio Architects in Maynard. It is estimated that this phase would take 4-6 months to complete. Stage 2 is dedicated to reimagining the second story as rentable apartment units.

### **STAGE 3: Floor 2 Apartments:**

The second story renovation would then begin after this transition was completed. It is estimated that the work in this phase would take 8-12 months to complete once started because of the scope of the renovation mixed with our dedication to maintaining and reusing as many of the historical aspects of the existing building as possible. This would also include removing any surface that potentially has lead paint (like trim) and duplicating the existing feel in new custom moldings to mimic the historical feel of the building.

## **FUNDING**

The purchase price and the stages as presented in this proposal were designed specifically so this sizeable project can be self-funded, without relying on loans. We will pay cash for the proposed purchase price of the building. This proposal is not contingent on financing.

The construction will largely be completed by the principle, Michael Denault and the members of Makers Workshop. Outside contractors will be used for licensed aspects of the construction. Because of the importance that we put on being an active part of the Maynard Community, we plan to use Maynard based contractors whenever possible. The construction will also be funded by the principles with no planned financing needed with the proposed timeline barring any unforeseen structural issues that need to be addressed.

**APPENDIX G: PRICE PROPOSAL FORM**

**TOWN OF MAYNARD  
REQUEST FOR PROPOSALS (RFP)  
Disposition of Coolidge Building  
12 Bancroft Street  
Maynard, MA 01754**

**PRICE PROPOSAL FORM**

PRICE

Please write your proposal offer:

ONE THOUSAND DOLLARS AND —<sup>xx</sup>/100

Print/Type your proposal amount above in written form

\$1,000<sup>00</sup>

Print/Type your proposal amount above in number form

*Note: Both the written form and the number form should indicate the same total amount. If there is a conflict between the written form and the number form amounts, the written form will control.*

Michael Denault

Name of proposer

Michael Denault

Name of person signing proposal

Michael Denault

Signature of person signing proposal

October 1, 2019

Date

SELF

Title

1 COUGHLIN STREET AZTON MA 01720

Address

**(Note: This form must be included in the proposal submission.)**

APPENDIX H: FORM 1 - CERTIFICATE OF TAX COMPLIANCE

TOWN OF MAYNARD  
REQUEST FOR PROPOSALS (RFP)  
Disposition of Coolidge Building  
12 Bancroft Street  
Maynard, MA 01754

FORM 1

Certificate of Tax Compliance

Pursuant to Chapter 62C, §49A(b) of the Massachusetts General Laws, I,

MICHAEL DENAULT, authorized signatory for  
(Name)

MICHAEL DENAULT, do hereby certify under  
(Name of Proposer)

the pains and penalties of perjury that said proposer has complied with all laws of the Commonwealth of Massachusetts relating to taxes.

Signature: Michael Denault

Printed name: Michael Denault

Title: SELF

Name of Business: N/A

Date: October 1, 2019

(Note: This form must be included in the proposal submission.)

APPENDIX I: FORM 2 – CERTIFICATE OF NON-COLLUSION

TOWN OF MAYNARD  
REQUEST FOR PROPOSALS (RFP)  
Disposition of Coolidge Building  
12 Bancroft Street  
Maynard, MA 01754

FORM 2

Certificate of Non-Collusion

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

Signature: Michael Denault

Printed name: Michael Denault

Title: Self

Name of Business: N/A

Date: October 1, 2019

(Note: This form must be included in the proposal submission.)

**APPENDIX J: FORM 3 – CERTIFICATE OF AUTHORITY**

**TOWN OF MAYNARD  
REQUEST FOR PROPOSALS (RFP)  
Disposition of Coolidge Building  
12 Bancroft Street  
Maynard, MA 01754**

**FORM 3**

CERTIFICATE OF AUTHORITY

Give full names and residences of all persons and parties interested in the foregoing proposal:

(Notice: Give first and last name in full; in case of a corporation, give names of President and Treasurer; in case of a limited liability company, give names of the individual members, and, if applicable, the names of all managers; in case of a partnership or a limited partnership, all partners, general and limited and; in case of a trust, all the trustees)

NAME	ADDRESS	ZIP CODE
<u>Michael Denault</u>	<u>1 Coughlin St Acton, MA</u>	<u>01720</u>
_____	_____	_____
_____	_____	_____

Kindly furnish the following information regarding the Respondent:

**IF A SOLE PROPRIETORSHIP**

Name of Owner: N/A

Address: N/A

Name of Business N/A

Home: N/A

**IF A PARTNERSHIP**

Business Name: N/A

Business Address: N/A

Names and Addresses of Partners

PARTNER NAME	ADDRESS	ZIP CODE
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

**IF A CORPORATION OR A LIMITED LIABILITY COMPANY**

Full Legal Name: N/A

State of Incorporation: N/A

Principal Place of Business: N/A

Registered in Massachusetts: Yes N/A No \_\_\_\_\_

Place of Business in Massachusetts: N/A



**APPENDIX K: FORM 4 – DISCLOSURE STATEMENT**

**TOWN OF MAYNARD  
REQUEST FOR PROPOSALS (RFP)  
Disposition of Coolidge Building  
12 Bancroft Street  
Maynard, MA 01754**

***FORM 4***

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

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

(1) Real Property:

(2) Type of Transaction, Agreement, or Document:

Conveyance by Town of Maynard (Deed)

(3) Public Agency Participating in Transaction:

Town of Maynard, acting by and through its Board of Selectmen

(4) Disclosing Party's Name and Type of Entity (if not an individual):

(5) Role of Disclosing Party (Check appropriate role):

\_\_\_\_ Lessor/Landlord \_\_\_\_ Lessee/Tenant

\_\_\_\_ Seller/Grantor  X  Buyer/Grantee

\_\_\_\_ Other (Please describe): \_\_\_\_\_

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

NAME

RESIDENCE

MICHAEL DENAULT

1 Coughlin St Acton MA 01726

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

None

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

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

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

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

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

MICHAEL DENAULT

Print Name of Disclosing Party (from Section 4, above)

Michael Denault

Authorized Signature of Disclosing Party

Oct. 1, 2019

Date (mm /dd/yyyy)

Michael Denault , SELF

Print Name & Title of Authorized Signer

**(Note: This form must be included in the proposal submission and the original sent to DCAMM upon closing.)**



**TOWN OF MAYNARD**  
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www.townofmaynard-ma.gov

**ADDENDUM #1**

**Procurement:** Request for Proposals (RFP) for the Purchase and Adaptive Reuse of the Calvin Coolidge School, 12 Bancroft Street

**Date:** August 23, 2019

*This Addendum shall be considered part of the RFP for the above mentioned Project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this ADDENDUM shall govern and take precedence.*

1. Proposal Due Date is extended until October 3, 2019.  
Sealed proposals must be submitted by 2:00pm on Thursday, October 3, 2019.

Proposal Process and Schedule changes in accordance with Addendum:

Deadline for proposal submission	October 3, 2019 Sealed proposals due by 2:00 p.m.
Opening and preliminary review of proposals	October 3, 2019
Interview developers (optional)*	October 8-9, 2019
Completion of evaluation/scoring of proposals*	October 9-10, 2019
Select winning proposal and public announcement of proposal selection*	October 10, 2019
Special Town Meeting vote to authorize Board of Selectmen to sell property	October 28, 2019
Purchase and Sale (P&S) Agreement completed*	November 27, 2019
Closing of sale*	By January 27, 2019

\*An asterisk denotes estimated dates.

--- End of Addendum One ---

BIDDER MUST ACKNOWLEDGE THIS ADDENDUM BY SIGNING BELOW  
AND ATTACHING THE SIGNED ADDENDUM TO THE QUOTE SHEET:

Company Name \_\_\_\_\_

Contact Person Michael Denault

Signature  \_\_\_\_\_

Date 10/1/19



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**ADDENDUM #2**

**Procurement:** Request for Proposals (RFP) for the Purchase and Adaptive Reuse of the Calvin Coolidge School, 12 Bancroft Street

**Date:** August 27, 2019

*This Addendum shall be considered part of the RFP for the above mentioned Project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this ADDENDUM shall govern and take precedence.*

1. Section II: Proposal Process and Schedule:

- a. Replace January 27, 2019 to January 27, 2020 in the schedule table.
- b. Accessing the Historic Calvin Coolidge School Adaptive Reuse RFP Packet:  
The paper RFP packet may be obtained between 8:00 a.m. and 4:00 p.m. (Monday, Wednesday and Thursday), 8:00 a.m. to 7:00 p.m. (Tuesday) and 8:00 a.m. to noon (Friday).
- c. Proposal Submission Deadline:
  - i. The successful proposer must be prepared to enter into the attached purchase and sale agreement within thirty (30) days of Maynard's Special Town Meeting, which will be held on October 28, 2019.
  - ii. At this October 28 Special Town Meeting, residents will vote on whether or not to allow the Board of Selectmen to adjust the property dimensions to be sold to fit with the best proposal and to sell the property.

2. Section III: The Property

- a. Conceptual Lot Layout:
  - i. Replace the conceptual lot layout shown on page 7 and also in Appendix B, as well as the Town of Maynard website link to the conceptual lot layout shown on those pages and in Appendix A (item d), with the revised conceptual lot layout shown in Attachment A ("Conceptual lot layout dated August 20, 2019") to this Addendum (#2). This revision takes topography into account so that sledding hill remains intact. It also provides more space for emergency vehicles to access rear of building.
  - ii. Replace aerial view with new aerial view shown in Attachment B ("Aerial View") to this Addendum (#2).
  - iii. The proposer shall fully engineer and permit the site plan, through the Town and any other applicable agency, including, but not limited to: fully developing a set of design plans, ensuring that the parking and site dimensions are included, both for the developer and the Town parking, overlook area and paths. The developer shall bear the expenses associated with creating the aforementioned site plans, as well as the costs for the creation of an ANR lot through the Town Planning Board.

b. Zoning:

The Town will request Planning Board approval of multi-family residences up to ten (10) units, as well as educational uses such as a non-profit school or non-profit childcare center. Additionally, the Zoning Board of Appeals (ZBA) waivers for property setbacks, lot dimensional requirements, number of required parking spaces, and parking lot setbacks will be requested by the Town.

The Town reserves the right to place deed restrictions pertaining to the following:

Any increase in impermeable surface area, regrading of the parking areas, inclusion of new parking areas, or additions/changes to height of hillside must include plans to improve drainage and storm water runoff for impacted Town-owned lots (e.g., Coolidge Park Playground) and consideration for adjoining private property.

3. Section IV: The Building

Current Status

The town contracted with D.P. Carney Construction, Inc. for roof repair to be concluded in November 2015 that included the following in its scope:

- a. Strip back slate shingles from multiple valley locations located on the roof.
- b. Remove existing damaged copper valleys.
- c. Fabricate and install new copper valleys to replace original valleys.
- d. Re-slate and watertight valley areas.
- e. Install ice and water barriers.
- f. Remove damaged slate hips and ridges from the roof.
- g. Fabricate and install new slate hips and ridges.
- h. Replace damaged slate where necessary to correct roof leaks.
- i. All new slate shingles to be installed must be similar in color and texture to those currently installed on the building.

4. Appendix C

Original architectural drawings of the Coolidge School are on file at the state archives. The Town of Maynard has a digital photos of several of the drawings, which may be requested by contacting Greg Johnson at [GJohnson@townofmaynard.net](mailto:GJohnson@townofmaynard.net).

5. Appendix E

4. Preservation of Historic Features

Note: The only difference between this advantageous rating and the highly advantageous rating is that the advantageous rating permits skylights and solar panels in plane with the roof on any portion of the roof (rather than simply the eastern facing roof, for the highly advantageous rating).

--- End of Addendum Two ---

BIDDER MUST ACKNOWLEDGE THIS ADDENDUM BY SIGNING BELOW  
AND ATTACHING THE SIGNED ADDENDUM TO THE QUOTE SHEET:

Company Name \_\_\_\_\_

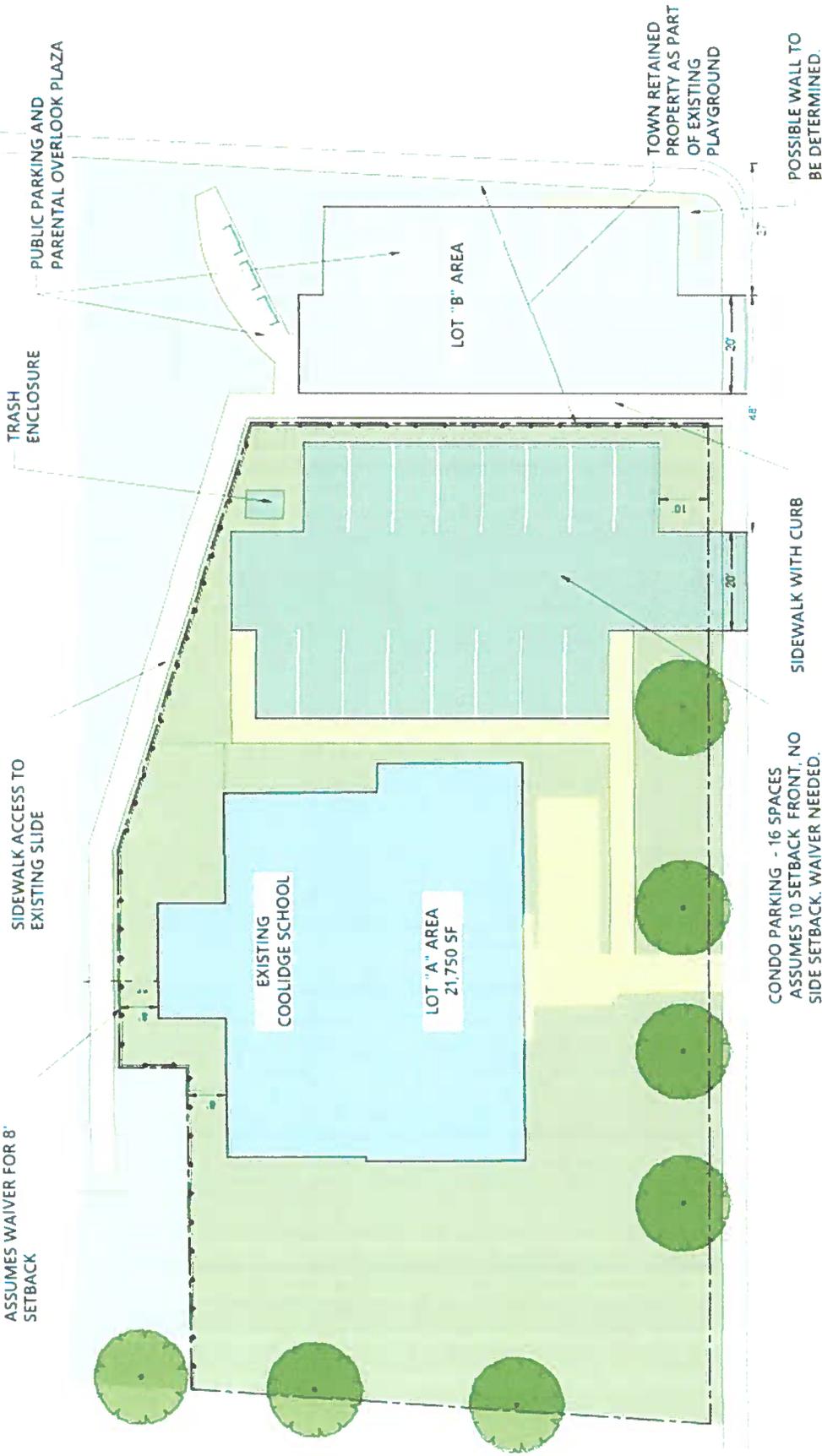
Contact Person Michael Denault

Signature 

Date 10/1/19

# Attachment A

ASSUMES WAIVER FOR 8' SETBACK



CONDO PARKING - 16 SPACES  
ASSUMES 10 SETBACK FRONT, NO  
SIDE SETBACK. WAIVER NEEDED.

SIDEWALK WITH CURB

PUBLIC PARKING PARALLEL TO ELMWOOD: WAIVERS NEEDED

## Coolidge School Conceptual Lot Layout Bancroft Street, Maynard, MA

Scale: August 20, 2019



Attachment B

Aerial View





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### **ADDENDUM #3**

**Procurement:** Request for Proposals (RFP) for the Purchase and Adaptive Reuse of the Calvin Coolidge School, 12 Bancroft Street

**Date:** September 16, 2019

*This Addendum shall be considered part of the RFP for the above mentioned Project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this ADDENDUM shall govern and take precedence.*

#### 1. Section VII: Redevelopment Options

Replace the current section VII: Redevelopment Options with the following:

Preferred property adaptive reuse plans could be one or more of the following:

- Residential units/condominiums sold at market rate;
- Residential units/condominiums sold at market rate, with one or more units designated as affordable housing units in perpetuity -or- with one or more units designated as senior citizen housing;
- Residential units/condominiums, with each individual unit to be sold as an affordable housing unit in perpetuity;
- Rental apartment units, with one or more units designated as affordable housing in perpetuity -or- with one or more units designated as senior citizen residences;
- Co-housing is allowed, since it is a variation of multi-family housing.
- Nonprofit educational uses, such as a school or childcare center;
- Any type of residential or educational use noted above, with space set aside for rental to a nonprofit organization or government agency serving children, senior citizens, families, or the Town's recreational, cultural, or historical needs.

Refer to Appendix E, Detailed Comparative Evaluation Criteria for Use by Proposal Raters, for insights regarding how the number of residential units, or other allowable uses, will be rated.

Refer to the Inclusionary Housing section of the Town of Maynard Zoning By-Laws at

<https://www.townofmaynard-ma.gov/wp-content/uploads/2018/11/maynard-zoning-by-laws-201805.pdf> for information on the number of affordable housing units required by project size.

#### 2. Section X: Evaluation Criteria

a. Replace the current evaluation criteria 1 as follows:

1. ***Degree to which the proposal converts the Coolidge School to new uses within the current footprint of the existing building or its adjusted equivalent.***

The ability of the developer to make the financially viable conversion of Coolidge into a maximum of twelve (12) residential units within the existing footprint, façade, and roof of the building. Educational uses such as a non-profit school or non-profit childcare center are also welcomed reuses of the building.

3. Appendix E: Detailed Comparative Evaluation Criteria for Use by Proposal Raters

a. Replace the current comparative evaluation criteria 1, and associated rating levels, as follows:

**1. Degree to which the proposal converts the Coolidge School to new uses within the current footprint of the existing building or its adjusted equivalent.**

The ability of the developer to make the financially viable conversion of Coolidge into a maximum of twelve residential units within the existing footprint, façade, and roof of the building. Educational uses such as a non-profit school or non-profit childcare center are also welcomed reuses of the building.

A Highly Advantageous rating will be given to a bidder whose proposal contains between six (6) and eight (8) residential units. This rating will also be given to proposals that contain nine (9) or ten (10) units, provided that one or more of the following standards are also met:

- a minimum of two units are set aside for senior citizen residences -or-
- the number of affordable housing units included goes beyond the minimum number required.

An Advantageous rating will be given to a bidder whose proposal contains four (4) or five (5) residential units. A nine (9) or ten (10) unit residential proposal will fall into this rating level if one or more of the following standards are also met:

- fewer than two senior citizen residences are included -or-
- the number of affordable housing units meets the minimum number required.

Institutions such as a non-profit school or non-profit childcare center will also be ranked at this level.

A Less Advantageous rating will be given to a proposal that contains three (3) or fewer residential units. Proposals containing more than ten (10) units will be rated at this level, provided that a minimum of two (2) units are designated as:

- senior citizen residences only -or-
- affordable housing units.

Nonprofit organizations that are not an educational institution or childcare center will be rated at this level.

A Not Advantageous rating will be used for a proposal that cites another allowed use, per the Maynard Zoning Bylaws for General Residential zoning allowed uses table. This rating level will also be used for proposals of more than ten (10) residential units that do not meet the criteria outlined in the Less Advantageous rating section above.

Addendum Three

BIDDER MUST ACKNOWLEDGE THIS ADDENDUM BY SIGNING BELOW  
AND ATTACHING THE SIGNED ADDENDUM TO THE QUOTE SHEET:

Company Name \_\_\_\_\_

Contact Person Michael Denault

Signature  \_\_\_\_\_

Date 10/1/19