

## PROPOSAL FORM COVER SHEET

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

DATE RECEIVED BY TOWN: 9-23-2015

SUBMITTED BY: Name: Alex Stylos  
Firm: Sherwood Building Co., Inc.  
Address: 650 Plymouth Ave.  
Fall River, MA 02721  
Telephone: 508-961-0815

Set forth by the Town of Fairhaven, the accompanying proposal is submitted to purchase the Rogers and/or Oxford Schools in the Town of Fairhaven, MA, described therein.

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

Alex Stylos  
Signature

President  
Title

10-4-15  
Date

## BACKGROUND OF PROPOSING ORGANIZATION

Proposed Purchase Price \$ 25,000<sup>00</sup>~~74~~

1. Full Name of Organization: Sherwood Building Co, Inc.  
2. Main Office of Organization: 650 Plymouth Ave, Fall River, MA  
3. Local Address of Organization: 02721

4. Telephone Number(s): 

5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:


Alex Stylos, President

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

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

Corporation

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

7. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is: 

8. Number of years organization has been in business under current name:

Incorporated June 2001

9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects?  
(If answer is 'yes', please state circumstances).

No

10. Has your organization ever filed for bankruptcy or is any bankruptcy or litigation pending? If yes, please explain circumstances.

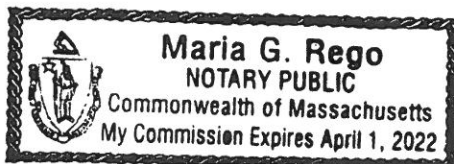
## 11. Authorization:

Dated at:

This 13<sup>th</sup> day of October, 2015.NAME OF ORGANIZATION: Sherwood Building Co., Inc.BY: Alex StylesTITLE: President

## 12. Attestation

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

Subscribed and sworn before me this 13<sup>th</sup> day of October, 2015.

Maria G. Rego  
Notary Public: Maria G. Rego  
My Commission expires: April 1, 2022

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

If the applicant is an individual doing business under a name other than his own name, the application must state so, giving the address of the individual.

If the applicant is a partnership, the application must be signed by a partner and designated as such.

If the applicant is a corporation, trust or joint venture, the application must be signed by a duly authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

Town of Fairhaven  
Sale and Development of Former Oxford Elementary School

**EXHIBIT B                      HAZARDOUS MATERIAL RELEASE**

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

**RELEASE REGARDING HAZARDOUS MATERIALS  
OXFORD SCHOOL  
347 MAIN STREET  
FAIRHAVEN, MA 02719**

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

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

PROPOSER: Alex Styles                      DATE: 10-8-15

## Oxford School Proposal

SHERWOOD BUILDING CO., INC.

### Project Summary and Description

October 4<sup>th</sup>, 2015

Sherwood Building Co., Inc. will create Sherwood @ Oxford LLC. We are experienced at successfully perform planning, design, and construction to preserve the former Oxford School. Our mission to historically preserve the entire property in 3 phases to restore the school into a combination of Day care services and educational services as the property has been intended for use for over 100 years. We are also in the planning stages to provide food pantry services with multiple local non-profit agencies. We pledge not to convert the school building into any type of housing. Phase 1 will include a new wet sprinkler system as well as an updated fire alarm system for the new section of the building. Our phase 2 will be the top level development of the upper level of the new section into youth and adult recreational and instructional use of the gymnasium, a group of local coaches are working to plan proper implementation of a sports program. Phase 3 will include the construction and installation of an elevator to bring the original section of the building current with ADA accessibility, to ready the older section of the building into classroom instruction for both youth and adult educational services thru local nonprofit agencies.

As Sherwood Building Co., Inc. and Sherwood Companies has experience in the renovation of former school buildings into community based uses including educational and commercial functions. Sherwood Building strongly opposes the re-use of these historic structures into housing as the Southcoast housing stock is saturated and bears a serious financial burden on the local Cities and Towns. We will be sensitive to the surrounding North Fairhaven neighborhood so not to bring unwanted noise while providing proper exterior lighting.

The building interiors will be refurbished and brought to code. We find no need to "gut" the building interior. We will properly replace all windows in the newer section of the building with aluminum framed in kind sizes. The masonry exterior façade will be restored into original condition on both sections including the immediate repair of terracotta crown detail, sills and granite foundation. Existing mechanical systems will be professionally evaluated for re-use or the implementation of new high efficiency mechanical systems.

Our site design and implementation will restore the schools original street scape. We will gladly permit the North Fairhaven Association to use the parking lot. We will also construct a fire lane around the right side of the building to assist the Fairhaven Fire Department in the event of an emergency. We understand and respect the wonderful condition of Livesey Park and will maintain the school site as equal the adjacent park. Security cameras will be installed around perimeter of the building exterior and all doorways. We will gladly provide the Fairhaven Police access to all video images.

We also plan on installing an antique bell to be placed in the original bell tower for use. The property will be professionally managed by Sherwood Building Co., Inc.

Sherwood will not flip this property and would agree to a deed restriction for a period of 5 years.

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Sherwood Building Company is the parent company for Sherwood Companies LLC, Sherwood Education LLC and CL Properties LLC utilizes the expertise of the entire team made up of local professionals that have developed properties here in the Southcoast. Our goal is to successfully restore historic buildings.

**Development Team:**

Sherwood Building Co. and Sherwood Companies LLC is lead by **Alex Stylos**. Alex has been a construction professional in the Southcoast for over 25 years. A former professor at Roger Williams University School of Engineering, taught Advanced estimating to the Construction Management Degree Program from 1998 to 2003. Sherwood Building under his leadership has taken a mission of restoration of Historic buildings and re-purposing these "Old Beauties" because of the original character and what these buildings meant to people and their families. Alex was instrumental in the successful launch of the Argosy Charter School in Fall River in August of 2014.

**John Arruda Jr.**, JJ is the vice –president of construction operations and an partner of Sherwood Companies, he has been with Sherwood for 12 years and has the responsibilities of supervising and managing construction staff. JJ was born and raised in Fall River, he is local youth sports coach he and his wife Missy have 2 children.

**Connie Lemco**, has been associated with Sherwood for over 7 years and instrumental and setting up and managing of finances. Connie is a partner. Connie has vast experience at administrative services, as well as planning and site selection of properties for development. Connie is from Pleasant Hill Oregon and has been a resident of Portsmouth Rhode Island for 7 years. Connie has twin sons that she has assisted in their business development.

**Peter Amaral**, a Sherwood partner and has worked with Sherwood for over 10 years. Peter manages all mechanical, electrical and plumbing divisions on Sherwood projects. Peter was born and raised in Fall River, he and his long time partner Goretti have 2 children they resident in Highlands section of Fall River.

**Pamela Henrique**, Bookkeeper for Sherwood and CL for over 5 years. Pam has maintained financial record keeping including managing payroll and companywide financial forecasts.


**Albin, Randall & Bennett CPA**, 130 Middle Street, P.O Box 445 Portland ME 04112-0445, [REDACTED] has provided complete reviews and tax returns for CL Properties LLC and all Sherwood Companies since 2011, contact is principal Bart Haag

**JoAnn Bentley Architects** is one of the local architectural firms that have worked with Sherwood on over 20 projects in the last 6 years. JoAnn and her staff provide value engineering services critical to the restoration of historic buildings. Bentley Architects is located on Bedford St. Fall River, MA.

**Sitec Engineering**, with offices in Dartmouth MA and Marshfield Ma provides land development and site engineering services for Sherwood. Sitec has successfully developed more 30 properties for Sherwood

over the last 12 years. Dan Aguiar, of the Dartmouth office is the engineering professional that works directly with Sherwood.

**Resource Controls**, an environmental engineering firm with offices in Fall River MA and Pawtucket RI will provide Sherwood both a Phase 1 and Phase 2 environmental surveys for the Oxford school project. Resource Controls specializes in strategic environmental planning, due diligence and compliance within all aspects of property development permitting and risk based site remediation. Sherwood works directly with Julie Freshman of Resource Controls.



**Development Proposal:****Sherwood Building Co., Inc.**

To summarize our project, we will develop the Oxford school into educational and community based services, including a Food Pantry and provide recreational services and training for residents of Fairhaven and Bristol County. It will be our mission to offer the Fairhaven residents use of the auditorium and gymnasium on regularly schedule dates. We also plan to develop educational and recreational services thru local non-profits. Ownership Structure will include all partners listed in our Development section, with Alex Stylos as General Managing Partner. Connie Lemco as managing Partner, John Arruda Jr. and Peter Amaral as minority partners. All local residents who pride ourselves with responsibly restoring Antique Buildings.

**Financial Information:**

Development schedule- We plan on investing \$320,000.00 in **Phase 1** of our schedule. This would include exterior masonry restoration, installation of a new wet sprinkler system, upgraded fire alarm and finish upgrades to the lower level of the new section of the building. We plan on commencing work by Feb. 1<sup>st</sup> 2016 and begin to utilize this phase of the building by June 1<sup>st</sup> 2016. This will allow our 1<sup>st</sup> phase to utilize the food services section and classrooms located on lower level of newer section.

**Phase 2-** We plan on investing \$190,000.00 for restoring and upgrading upper level of new building section. Work will include new finishes, electrical upgrades to high efficiency fixtures for all of new section of building. This will allow us to open gymnasium for scheduled public use. Provide recreational training and core educational services in classrooms in this section. Phase 2 will be scheduled commence September 1<sup>st</sup> 2016 and be completed by Feb. 1<sup>st</sup> 2017

**Phase 3-**An investment of \$610,000.00 will be made to install an elevator addition to create ADA accessibility for the original portion of the building. Mechanical upgrades and electrical improvements will be performed to bring building systems up to high efficiency. New finishes and wet sprinkler installation will be performed under this phase. This would allow the original portion of building to be used with complete building code and ADA compliance. This section will be used for youth and adult core educational purposes. This phase will commence March 15<sup>th</sup> 2017 and becompleted by August 15<sup>th</sup> 2017



### **Major Restoration projects by Sherwood Building Co., Inc.**

- 1. Rob Roy hair academy South Main Street Fall River completed 2011.**
- 2. Re-development of N. Underwood St.** Fall River, ( 5) buildings including the re-use of former Portuguese sausage factory. Completed 7-1-15
- 3. Redevelopment of 146 Stewart Fall River MA** (completed 3-1-15).
- 4. Re-development of 799 State Rd. Dartmouth,** creating Minuteman Harley Davidson completed 2009- Amount \$2.85 million
- 5. Historic Renovation and Restoration of 69 Rhode Island Ave. Newport RI,** 1.3 million dollar project completed 5\ 2013.
- 6. William Connell School Restoration,** 650 Plymouth Ave., Fall River MA 12-1-14 to present circa 1893 Owned by Sherwood (plans included in submittal package).
- 7. Susan B. Wixon School,** 263 Hamlet St., Fall River, MA 02721. Historic Preservation of a 1914 Circa School Building and in short order received Occupancy for portion of facility for Argosy Charter School. 3-14 to 8-14. Owned by Sherwood (plans included in submittal package).
- 8. Harriet T. Healy School Restoration** 726 Hicks St., Fall River, MA , (plans included in submittal package).Owned By Sherwood Started 9-15, Restoring into Educational Facility.

**6. Developer Financial Capacity to Design and Construct-** (3) Design examples are included in our design package.

**7. Developer Financial Capacity to Manage Site :** Sherwood Building co., Inc. President Alex Stylos Massachusetts Construction Supervisor License # 066954, Commonwealth of Massachusetts Department of Labor Standard Asbestos Supervisor License Number AS 901829

**8. Preliminary Design Plans-** our preliminary plan will be complete 12-15-15  
Construction commencement approximately 2-15-2016

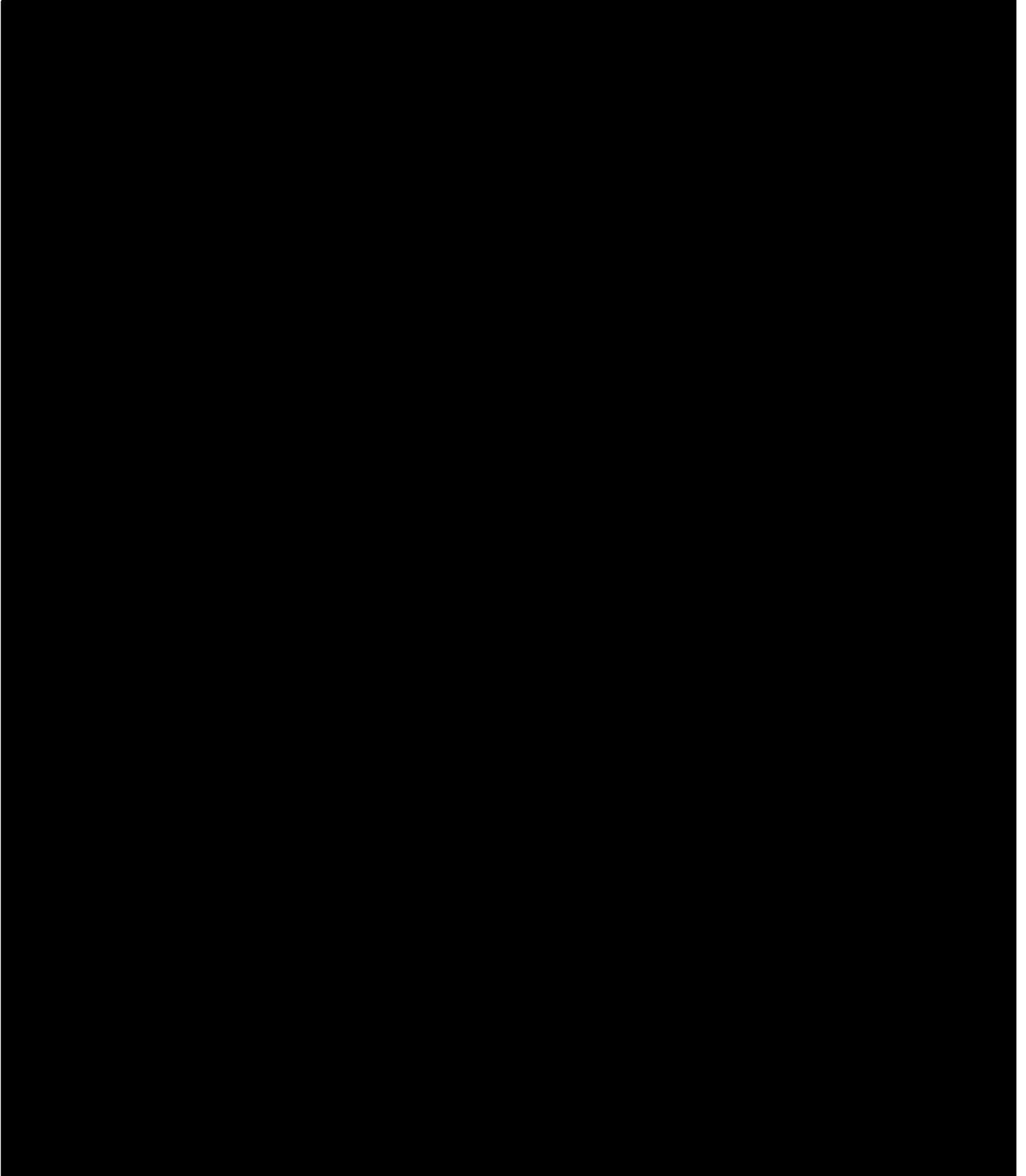
**9. Priority for employment** will be given to Fairhaven residents for additional positions required for construction .

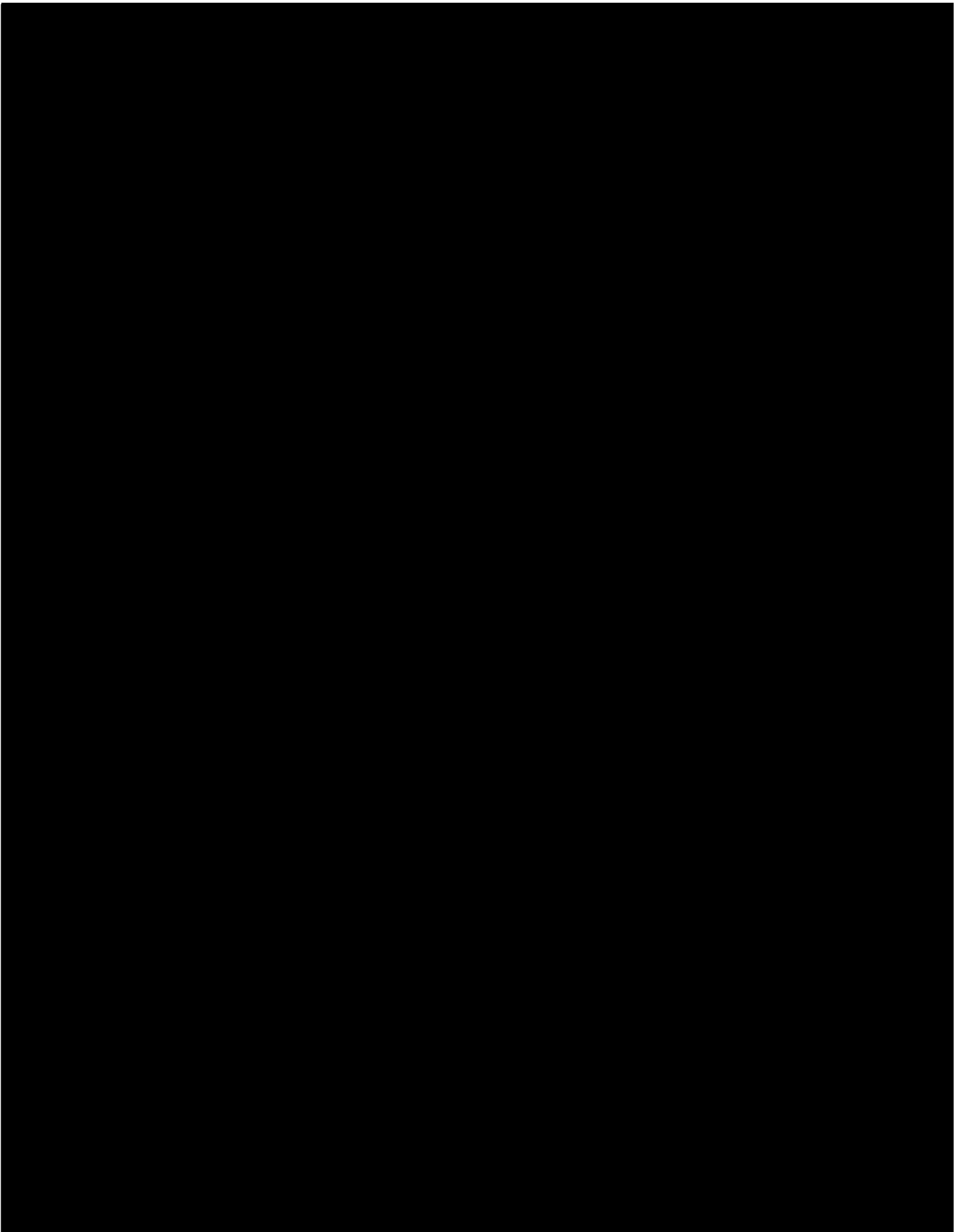
**10. Short and Long Term vision.** We will pursue the building to be completed in (2)stages, Addition - open within 8 months of ownership and Historic section completed within 18 months. We will develop the Oxford school in Educational, recreational and Food Pantry service in conjunction of local non-profits with a strong background in delivering human services.

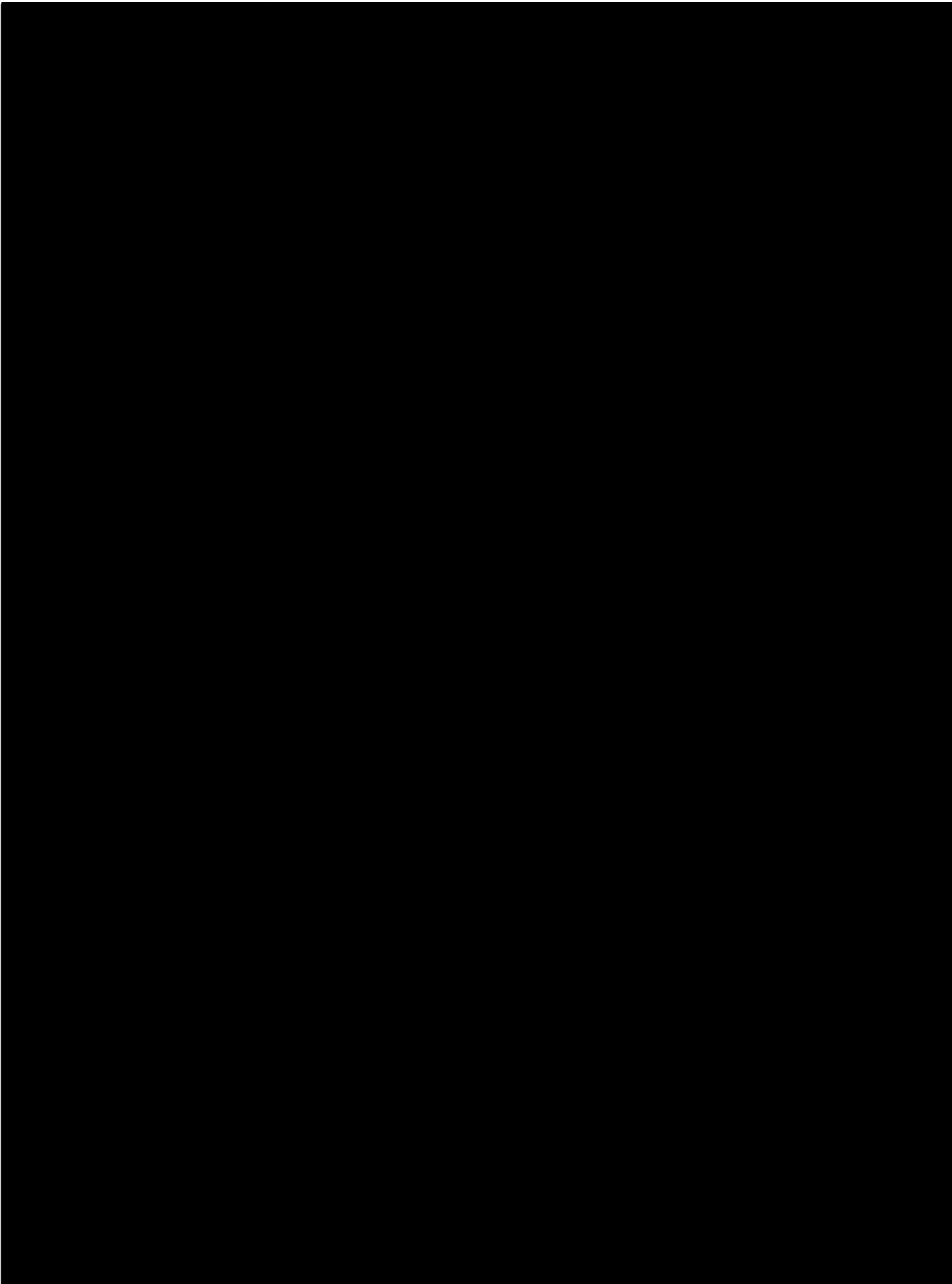
**11. Taxation method.** Our development goal will have property fully taxed after 3 years of ownership.

**References for Sherwood Building Co., :**

1. Glen Hathaway- Building Inspector City of Fall River, One Government Center Fall River, MA 02722 tel [REDACTED]
2. Dennis Raposa, Bentley Architects. 209 Bedford St., Fall River, MA tel [REDACTED]
3. State Senator Michael Roderiques, One Government Center Fall River, MA 02722 cell [REDACTED]
4. Paul Burke Chairman of Argosy Charter School Board 264 Durfee St. Fall River, MA 02720, tel [REDACTED]
5. Robert Mellion, CEO Greater Fall River Chamber of Commerce







10:08 AM  
10/13/15  
Accrual Basis

