

Town of Harwich
Request for Information
Re-Use of Harwich Middle School

Your Response

The Town seeks the following information from interested parties. Your responses are for informational purposes only and will not result in any contractual obligation on your part. Please note that your response will become a public record.

1. Description of use. Please describe in as much detail as practical how you propose to use the property. Describe what portions of the building and/or property you intend to use. If you propose more than one use, please describe each separate use.
 - A Senior Independent Living Facility using the Wise Living program. It will be a 40 unit rental project, 25% affordable under chapter 40b. We anticipate a combined, mutually acceptable, shared use of the Gymnasium, as well as the auditorium on pre-schedule and structured times.
2. Financial benefit/cost to the Town
 - a. Do you intend to pay for purchase the property? YES
 - b. Will your use generate annual property tax payments? YES
 - c. Will you provide annual lease payments to the Town? NO
 - d. Will you pay for all operating costs associated with your use? YES
 - e. What type of Town services will your use require? The town services that would be required are similar to those that are currently required by the Melrose Independent Living Facility in Harwich Port.

Please note – while final cost information is not required with this RFI, any estimates that you provide for purchase price, tax payments, lease details, operating costs, and cost of Town services will assist the Middle School Committee in deciding whether to support your proposed use.

3. Other benefits to the Town
 - a. Does your proposed use support goals of the Harwich Local Comprehensive Plan or other approved Town plans? Please specify. YES
 - b. What is the need in the community for your proposed use? Please specify. Affordable Senior housing
4. Impact on the neighborhood
 - a. Will your proposed use complement the Elementary School? Will it be incompatible in any way, and how will you mitigate any potential adverse impacts? This is the most passive use possible, trips per day and school burden is minimal to none.
 - b. What adverse impacts may be created for residents in the vicinity, and how will you mitigate such impacts? Please consider type of use, traffic, noise, lighting, appearance, and any other relevant impacts. Wise Living has developed 6 retirement communities over the past 25 years on the Cape. We have impeccable references from all abutters, describing impacts as “none” and relationships as “excellent.”

5. Ability to perform

- a. Please describe your experience with the development and operation of your proposed use. Please see Wiseliving.com for more details. Chris Wise is a local Developer with 25 years of experience. See attached bio.
- b. Please describe your financial capacity to develop and operate the proposed use. We will fund the project privately and have private investors lined up. We have a management team in place. Wise Living Management currently manages the operations of more than 100 units that we have built within the 10 mile radius.

We welcome any additional suggestions or feedback you might have for the Middle School Repurpose Committee as we evaluate possible future uses.

Submission

Responses should be marked "Middle School RFI" and submitted by 2:00 p.m. on Thursday, January 29, 2015 to the Harwich Town Administrator, 732 Main Street, Harwich, MA, 02645. Responses also may be submitted electronically to srobinson@town.harwich.ma.us.

If you would like any further information about this Request for Interest, please contact David Spitz, Town Planner, dspitz@town.harwich.ma.us, 508-430-7511.