



THE MIDDLE HADDAM SCHOOL

request for proposal guidelines



12 Schoolhouse Lane, Middle Haddam, Connecticut
Town of East Hampton, Connecticut

AUGUST 1, 2023

HISTORY

The Middle Haddam Association seeks qualified respondents to purchase, rehabilitate and develop the former Middle Haddam School building at 12 Schoolhouse Lane in Middle Haddam, Connecticut.

The building is an iconic example of a rural consolidated school. The development of motorized school buses in the 1920's made transporting students longer distances possible, and one-room schools were soon consolidated in most portions of the United States into multiple classroom schools where classes could be held separately for various grade levels, thereby obviating the need for one-room schoolhouses, which were difficult to staff and maintain.

As a result of local pressure, in 1930 construction of a new consolidated school in Middle Haddam began, "at a cost not to exceed \$30,000." The building would house 32 pupils and would take the place of the Northwest School located at "the landing" in the Northwest District, Center School located at the north end of Hog Hill in the Middle District, and Pine Brook School located at the top of what is now Hurd Park Road in the Pine Brook District.. Land for the building was sold to the town by Judge N.B.A Carrier for the nominal sum of \$1. Judge Carrier, E.J. Rich, Mrs. Ethel Butler, Merton Weir and A.F. Collins were named a committee to choose an architect and oversee plans.

The resulting structure at 12 Schoolhouse Lane is solidly built with brick in a symmetrical Classical Revival style, with a hipped roof, enormous double hung sash windows with 12/12 lights, a modillioned pediment and cornice, gracing the façade, with brick coins and an arched front doorway with steam-bent decorative crossed muntins.

In 1949 the town voted to allocate \$52,875 to construct an addition to Middle Haddam School to the north. This addition included a gymnasium/auditorium, which was used often for community events, meetings and performances.

Hundreds of children passed through the school until 1980 when it was closed by the Board of Education, due to declining enrollment.

In 1981 the Town of East Hampton sold the building to a developer with plans to install 10 to 12 condominium units. This concerned many Middle Haddam residents who argued that congregate housing would threaten the historic character of the Village. The proposed spot zoning amendment to waive maximum density requirements for additional development on the property, and beyond, was of particular concern. At this point they organized themselves into the Middle Haddam Association, an incorporated neighborhood group, hired an attorney and successfully fought the development plans.

In 2005 the building was bought by another developer with the intent to create an "active adult" senior housing complex, with the possibility of extending the project into the surrounding acreage with stand-alone units. Again the Middle Haddam Association mobilized against the plan. This time, the MHA applied for and was granted 501(c)3 tax status, raised funds and purchased the property.

The community-owned building has two floors, each boasting 6,394 square feet of space. The site consists of approximately 2.2 acres of cleared and level land. The Town of East Hampton owns the adjacent parcel, which served as a tennis court. The building is listed on the National Register of Historic Places (2019) – the only individually listed building in the Town of East Hampton, listed on the State Register of Historic Places, and is located within the Middle Haddam Historic District.

The Middle Haddam School building is zoned R-2, which would allow it to be used, for example, as a single family dwelling, bed and breakfast, agricultural purposes including sales of related products, a home-based business, and (with special permit) a public or parochial school, hospital, library, museum, church, auditorium, municipal or public utility building. It is well suited for senior affordable housing (8-10 units) but would require a zone change where the Affordable Housing Appeals Act (8-30G) may be used.

There is significant popular support for a redevelopment project for the Middle Haddam School. 540 citizens have signed a petition in favor of adaptively re-using the building. It is hoped that a compatible developer will come forward to restore this venerable landmark so that it can function, once again, to serve the East Hampton community, and beyond.

FUNDING RECEIVED FROM STATE OF CONNECTICUT

September 2018: Historic Restoration Fund Grant \$50,000 (matching) for a new roof and restoration of cornice, two doorways, demi-lune window, transom window and cupola.

July 202: Historic Restoration Fund Grant Additional \$6,004.63 (matching), for above

July 2020: Stewardship Relief Grant: \$1,000 non-matching (for insurance payment)

August 2020: Survey and Planning Grant for a 36 CFR Part 61-qualified Historic Architect and Structural Engineer to perform conditions assessment \$20,000 (non-matching) - report available upon request

March 2021: Survey and Planning Grant for a 36 CFR Part 61-qualified Historic Architect and Economic Development Consultant to perform feasibility study for the use of the building \$20,000 (non-matching) – report available upon request

PURCHASE PRICE

All proposals must include a purchase price for the property that will be considered as part of the overall proposal. Known financials include:

Appraised Value by the Town of East Hampton: \$136,590 – recorded with East Hampton Assessor

Sale Price to the Middle Haddam Association: \$157,000

Capital Improvements: \$112,009.26 (2019) – new roof, cornice, two doorways, demi-lune window, transom window and cupola restoration

Mortgages: \$125,000 (2005) and \$36,265.34 (2009) – recorded with East Hampton Town Clerk

Additional loans have been made to the association in the amount of approximately \$74,500 (not including interest payments made on the mortgages).

CONDITIONS OF SALE

A Preservation Easement held by the Connecticut Trust for Historic Preservation is a desired condition of sale, but not compulsory.

A preservation easement is a legal mechanism that guarantees that the special qualities of an historic building will not be lost in the future through neglect or insensitive alteration. The easement runs with the land and is binding on both the owner who grants it as well as on all subsequent owners, in perpetuity.

The easement would simply ensure that the building may not be demolished either by design, or neglect; that if it became vacant it would be appropriately “mothballed,” as directed by the Connecticut Trust for Historic Preservation; that any changes made to the exterior of the building must adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties (https://www.nps.gov/history/local-law/arch_stnds_8_2.htm); that the building’s exterior as visible from a public way (Schoolhouse Lane) and public place (town owned adjacent parcel) must be retained, with minimal modern intrusions; any additions to the structure must be scaled so as not to detract from the original structure and its 1949 addition; any outbuildings must be constructed in a manner to complement the style and period of the original structure and its 1949 addition; character defining features, such as the building’s cupola, demi-lune window above the front door, brick coins,

fenestration pattern, modillioned pediment and cornice, must be repaired, where necessary, and retained. Repair of original exterior materials must always be prioritized over replacement, where possible.

The gift of an easement is considered a charitable donation and, because preservation easements convey a public benefit by protecting the nation's historic resources, the federal government offers income tax incentives to qualified donors. If the donation is determined to reduce the value of the property, the amount of the deduction is **equal** to the value of the preservation easement. In addition, the easement may also reduce federal estate taxes that would otherwise be payable at the donor's death.

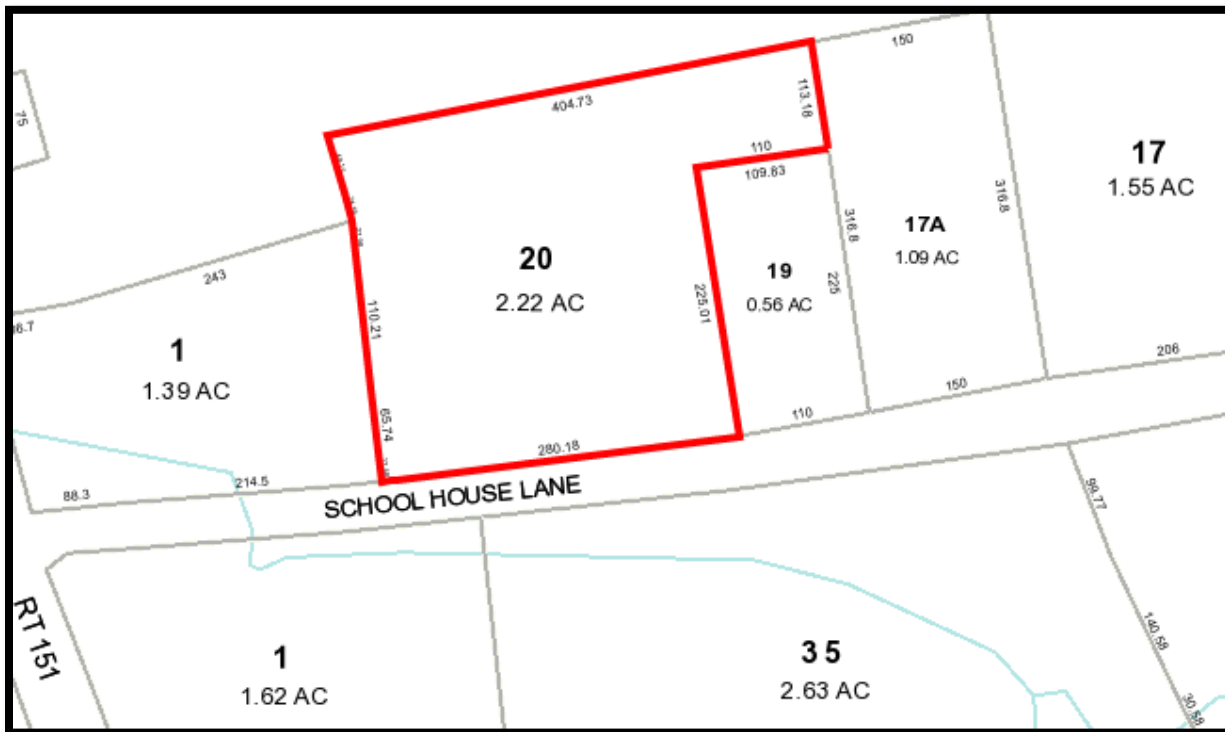
Additional information can be found here: (<https://preservationct.org/easements-faqs#:~:text=A%20preservation%20easement%20is%20a,%2C%20architectural%2C%20or%20natural%20character.>).

LOCATION



12 Schoolhouse Lane, Middle Haddam, CT 06456, USA – Parcel ID 02C/12/20

Latitude: 41.552611 Longitude: -72.543885



GENERAL INFORMATION

Year Built: 1930

Year of Addition: 1949

Acreage: 2.2

Building Square Footage: 12,672

Zoning Classification: R-2, Single Family Residential District. This would allow for the following uses for the property:

1. Single family dwelling
2. Site Plan Review and/or Special permits would allow uses providing essential community services including, but not limited to the following:
 - a. bed and breakfast
 - b. agricultural use including sales of related products
 - c. a home-based business
 - d. a public or parochial school
 - e. hospital
 - f. library
 - g. museum
 - h. church
 - i. auditorium
 - j. municipal or public utility building.
3. Other uses such as senior housing, while likely acceptable to the community, would require a zoning change where the Affordable Housing Appeals Act (8-30G) may be used.

Access and Frontage: The property has approximately 280' of frontage along Schoolhouse Lane and is roughly 300' deep. The building is situated in the center of the lot, with abundant parking possibilities.

Setting: Rural bucolic setting on a level 2.2 acre sunny lot that is primarily field. The property sits across the street from a horse farm and is in close proximity to several significant 18th and 19th century properties, which contribute to both the National Register District and Local Historic District.

Soil Conditions: Appears to be adequate for all types of construction

Drainage: Appears to be adequate

Utilities: Well, septic system

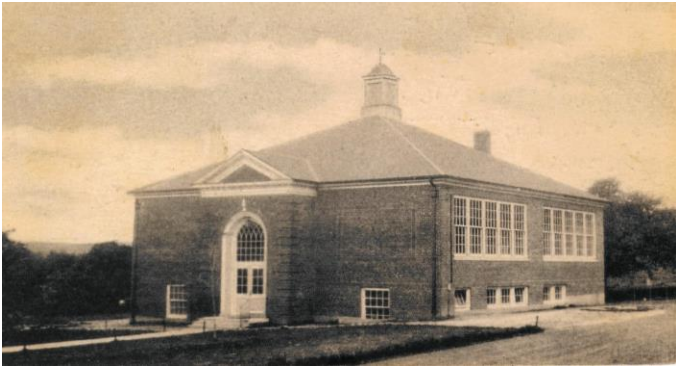
Nuisances, Hazards, Detrimental Influences or the Existence of Environmental Conditions: The building was abated in 2003 and there is no evidence of any such conditions remaining, with the exception of lead paint, which is assumed.

Historic Designations: The building is a contributing resource to the Middle Haddam Local Historic District, listed on the State Register of Historic Places, is directly adjacent to the Middle Haddam National Register Historic District, and is listed as an individual resource on the National Register of Historic Places. As such, it qualifies for Federal and State Tax Credits, and the grant opportunities listed in the "Incentives" section of this document.

Any changes made to the building's exterior that are visible from a public street, way or place, are subject to review and approval by the Middle Haddam Historic District Commission. As an historic resource under consideration for nomination to

the National Register of Historic Places it is also subject to protection from “unreasonable destruction” under Connecticut’s Environmental Protection Act : Connecticut General Statutes Sections Title 22a, Chapter 439, Section 22a-15 to 22a-19b.

DEVELOPMENT OBJECTIVES



The Middle Haddam Association is seeking a developer for the Middle Haddam School who has the vision and the qualifications to redevelop the property sensitively, in accordance with the historic character of the surrounding neighborhood; who will execute the project within a mutually agreeable timeframe; and who has the financial resources to successfully complete the project.

All rehabilitation work to the exterior of the building must adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The building may not be demolished and may be subject to protection under Connecticut’s Environmental Protection Act: Connecticut General Statutes Sections Title 22a, Chapter 439, Section 22a-15 to 22a-19b.

The building’s exterior historic appearance as visible from a public way (Schoolhouse Lane) and public place (town owned adjacent parcel) must be retained, with minimal modern intrusions.

Any additions to the structure must be scaled so as not to detract from the original structure, and its 1949 addition.

Any outbuildings must be constructed in a manner to complement the style and period of the original structure and its 1949 addition.

Character defining features, such as the cupola, demi-lune window above the front door, brick coins, modillioned pediment and cornice, and fenestration pattern, must be retained. Repair of original materials must always be prioritized over replacement, where possible.

The selected respondent will be expected to remedy any structural deficiencies, replace or repair mechanical, electrical and plumbing systems, and construct any other improvements required to meet current building codes.

Priority will be given to developers that provide at least one space for public use, such as a community room or recreation area.



INCENTIVES

Because the building is listed on the National and State Register of Historic Places, funding sources include:

GRANTS

For planning and engineering:

1) Survey and Planning Grant (SHPO) - \$20,000 non-matching (available to municipality and 501c3). For pre-construction projects such as conditions assessments, feasibility studies, architectural drawings, etc.

For "bricks and mortar" work:

1) Historic Preservation Fund Grant (SHPO) - \$200,000 matching (available to municipality and 501c3). This grant can be applied for successively.

2) Small Town Economic Assistance Grant (STEAP) - \$500,000, non-matching (Office of Policy and Management – OPM). The project would need approval from the East Hampton Town Council to qualify for STEAP funding.

3) 501c3 organizations are eligible for the 1772 Foundation Grant (Ct. Trust) - \$10,000 matching. For projects such as painting, masonry re-pointing, security systems, etc.)

4) Save America's Treasures Program – National Parks Service (National Register only) – available to 501c3 or municipality - \$125,000 - \$750,000 (matching, but in-kind match is eligible).

SAT grants provide preservation and/or conservation assistance to nationally significant historic properties and collections. Grants are awarded through a competitive process and require a dollar-for-dollar, non-Federal match, which can be cash or documented in-kind. SAT funds can be used as a match for the Historic Preservation Fund (or other) grants. The historic property must be threatened or endangered, and the application must document the urgent preservation and/or conservation need.

5) Community Foundation of Middlesex County Competitive Grants: \$5,000 non-matching. Awarded to 501(c)(3) nonprofit organizations and 170(c)(1) governmental units (such as libraries, schools, and town social service divisions) serving Middlesex County (CT) towns. Grant proposals should address a need within identified Focus Areas and demonstrate a positive impact on the organization, project, community or persons served.

TAX CREDITS (available to a municipality, 501c3 organizations and for-profit developers. Project to be completed within 5 years from initial allocation (state) or approval (federal)).

State 25% and 30% Tax Credits (State Register and National Register)

Developers (municipalities, non-profits and for-profit) are eligible for the State Historic Rehabilitation Tax Credit (SHPO), which is transferrable. Tax credits are equal to 25% of the total rehab cost for the building (hard construction costs only), with a maximum credit of \$4.5M per project. The transfer of tax credits is a simple process - Eversource and other large companies desire them and will usually purchase them very close to par (95-100 cents on the dollar).

If the building will be used for affordable housing (20% of units) then the tax credits would be equal to 30% of the total rehabilitation cost for the building.

Federal 20% Tax Credit (National Register)

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the

Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

If a developer owns the Middle Haddam School building and the town leases it, then the property would be considered “income producing” and could qualify. The federal credit is not transferable and flows only to the equity partners (owners). Because of regulatory requirements, the federal tax credit generally makes the most sense for projects have qualified rehab costs of \$10 million or more.

State Historic Homes Rehabilitation Tax Credit Program (State Register and National Register) - provides a 30% tax credit of up to \$30,000 for historic restoration and rehabilitation of one to four unit historic homes.

The program is open to historic homeowners and non-profit housing corporations who meet the following criteria:

Own a historic home that is listed on the State or National Register of Historic Places, either individually or as a contributing resource to a district.

Own a historic home with 1 to 4 residential units.

Live in the historic home as a primary residence.

Pay taxes in the state of CT.

LOW INTEREST LOAN

The Revolving Loan Fund (Ct. Trust) is a source of bridge financing. Since grants and tax credits are not monetized until the completion of the project, a low-interest loan from RLF can help to carry the construction costs.

PRESERVATION EASEMENT (would benefit for-profit developers)

A preservation easement is a legal mechanism that guarantees that the special qualities of an historic building will not be lost in the future through neglect or insensitive alteration. The easement runs with the land and is binding on both the owner who grants it as well as on all subsequent owners, in perpetuity.

The gift of an easement is considered a charitable donation and, because preservation easements convey a public benefit by protecting the nation’s historic resources, the federal government offers income tax incentives to qualified donors. If the donation is determined to reduce the value of the property, the amount of the deduction is equal to the value of the preservation easement. In addition, the easement may also reduce federal estate taxes that would otherwise be payable at the donor’s death.

PUBLIC PURPOSE BOND

A specific municipal bond that funds a public project. They finance public work projects that do not attract private investment or produce revenue. These bonds are generally employed to fund such projects as road construction and maintenance, libraries, swimming pools, and other municipal facilities. The bonds are exempt from federal income taxes.

TAX INCREMENT FINANCING

A financing method used to catalyze economic development. It allows future property tax revenues from development projects to be dedicated and utilized to support the project and related economic development. Property tax benefits are used to help finance infrastructure enhancements related to/required for project development and/or project costs. TIF can be utilized to support public and private development costs.

TRANSACTION STRUCTURE

It is hoped that if the Middle Haddam Association Board of Directors chooses a winning submittal the Buyer will purchase the building from the Middle Haddam Association, while concurrently placing a preservation easement on the property.

The building will be transferred "As Is."

The chosen Buyer will be responsible for all engineering, design, rezoning costs, operating and maintenance costs, and shall incur all risk of development, and construction.

A private-public partnership with a qualified developer is a possibility, to facilitate grant funding.

SITE VISITS

A site visit can be arranged by contacting Margaret McCutcheon Faber at msmfaber@gmail.com

SUBMITTAL DEADLINE, REVIEW & SELECTION

All proposals are to be submitted no later than midnight, September 30th, 2023 to Margaret Faber via email: msmfaber@gmail.com.

The Middle Haddam Association reserves the right to reject proposals submitted in response to this request. This request for Proposals does not constitute acceptance of any offer.

The Middle Haddam Association Board of Directors shall make the final selection of the winning proposal, if any.

CONTACT

Margaret Faber, Project Coordinator

Middle Haddam Association

Email: msmfaber@gmail.com (preferred)

Phone: 860 301 5856

Address: PO Box 326, Middle Haddam, Connecticut 06456

PROPOSAL EVALUATION CRITERIA

Evaluation of the submittal will focus on the capability of the respondent and strength of the proposal. Each submittal must contain all the following information and be submitted as a digital PDF to the Middle Haddam Association:

Cover Letter

1. Provide a summary describing why the respondent is qualified to undertake the proposed redevelopment, with names and titles of the responsible officers and other principals.

Developer Qualifications

1. Describe similar projects undertaken by the respondent and team members. Include the rehabilitation scope, financial structure and management of the rehabilitation/development process.
2. Discuss any specific experience or projects that involved historic preservation, in particular meeting Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. Indicate sufficient staff and consultant resources to meet the project objectives along with references. Include the architect, structural engineer, contractor and other critical consultants that are proposed.

Rehabilitation and Development Concept

1. Describe the proposed rehabilitation plan and how retaining the historic exterior fabric and adding modern building systems will be addressed.
2. Discuss proposed uses for the building spaces, such as what areas will be reused, restored and/or altered. Any graphics such as a site plan, floor plan or elevations that convey the plan are encouraged. The concept should be consistent with the aforementioned Development Objectives. Preference will be given to proposals and developers that are sensitive to the surrounding National Register and Local Historic Districts.
3. Proposed project schedule timetable outlining milestones for all proposed redevelopment activities.

Financial Capacity (Confidential)

1. Provide a current real estate portfolio of properties either owned or managed by the respondent. Please include at least one detailed example of a similar rehabilitation project (including photographs, timeline, financing, etc.)
2. List and describe the respondent's current and upcoming projects, including status, development schedule and financial commitments.
3. Describe the current relationship with lenders and ability to obtain necessary financing for the project. Outline sources of funds and methods of financing that will be used. Provide two lender references, if possible.
4. Provide an estimated project budget that includes: acquisition, proposed rehabilitation and soft costs.
5. Provide an ownership structure detailing the plan once the project is complete: will the building be sold, transferred to a partnership, owned by the partnership upon completion, etc.

Proposals without financial information will not be considered.

Additional Notes

1. Is there any additional information that the review committee should consider about your proposal?

Evaluation

The following evaluation factors will be used to evaluate proposals:

Developer Qualifications and Experience

Rehabilitation and Development Concept

Appropriateness of the proposal to the surrounding neighborhood and the adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Financial Capacity and/or Ability to Secure Funds

Project Timeline

Purchase Price

Inclusion of a public space, such as a community room

Willingness to donate a Preservation Easement on the property

Evaluation will be performed by a review committee consisting of members of the Middle Haddam Association. Upon review of the proposals received, the Committee will present the preferred proposals to the Middle Haddam Association Board of Directors. Following review and approval of those selections, the MHA will negotiate a purchase agreement , or partnership agreement, with the selected Developer. In such instance where an agreement, acceptable to the MHA, cannot be negotiated the MHA may, in its sole and absolute discretion terminate negotiations and undertake negotiations with the next best-qualified Developer until an acceptable agreement is concluded and executed. The Middle Haddam Association is in no way obligated to accept any offers presented.

PLEASE NOTE:

While every effort has been made to ensure that this document is complete and accurate, applicants are encouraged to perform their own due diligence. Neither the author, Margaret McCutcheon Faber, nor the Middle Haddam Association will bear responsibility for any errors or omissions to this document.

PHOTOGRAPHS - EXTERIOR



Photo 1: South elevation (façade) 1931 block, camera facing north



Photo 2: South elevation detail of primary entryway 1931 block, camera facing northwest



Photo 3: West elevation, camera facing northeast



Photo 4: North elevation, camera facing south



Photo 5: East elevation, camera facing southwest



Photo 6: East elevation detail of secondary entryway (1949 block), camera facing southwest



Photo 7: Cupola on original 1931 block, camera facing southeast



Photo 8: National and State Register plaques on east corner of south elevation



Photo 9: View from Middle Haddam School to the south showing neighboring horse farm, camera facing south

PHOTOGRAPHS - INTERIOR



Photo 10: First floor framing as seen from ground floor/basement level, camera facing west



Photo 11: Ceiling framing as seen from first floor, camera facing north



Photo 12: Roof framing in 1931 block as seen from attic space, camera facing southwest



Photo 13: Bank of interior windows in 1931 original block, camera facing west



Photo 14: Transom window over classroom doorway in 1931 original block, camera facing east



Photo 15: Storage cupboard with glazed doors in a classroom of the original 1931 block, camera facing east



Photo 16: Doorway from 1949 addition into original 1931 corridor, with transom, camera facing south



Photo 17: Interior doorway leading from 1949 addition's main entry on east elevation to classrooms and main corridor, camera facing east.



Photo 18: Former gymnasium on first level, camera facing west