



Response to RFP
422-502 Common St, Lawrence MA
June, 2024

Octavien Spanner, LRA Secretary/Executive Director
Lawrence Redevelopment Authority
225 Essex St #3
Lawrence, MA 01840

Dear Octavien,

It is with excitement that we formally respond to the LRA's Request for Proposals to develop the site located at 422-502 Common St. We recognize this parcel represents incredible promise for the city and strongly believe that Wealthbridge Partners is the right team to lead this effort. Among the 3 principles we represent decades of community and business experience in Lawrence and a proven track record of building and managing residential real estate, brokering vital partnerships with the city and other key organizations, and driving positive change in the community. We aim to continue that work with our proposed project, the Commons at College Square.

The Commons at College Square invests heavily in Lawrence's future by creating much needed housing for Lawrence students and other residents while also contributing to parking in this growing commercial corridor. The project promises to be aspirational in its look and feel, while also mirroring the history and culture of the community.

We are eager to work in close partnership with the LRA and the City of Lawrence to ensure this project maximizes the value for our community for years to come. We look forward to hearing back from you with any additional questions and information on next steps,

Johan Lopez
Co-Founder/Partner

Socrates De La Cruz
Co-Founder/Partner

Derek Mitchell
Co-Founder/Partner



History and structure of the firm

Wealthbridge was founded in 2022 by 3 Lawrence-based community and business leaders collectively invested in Lawrence's future. Wealthbridge's mission is to catalyze local economic development for citizens and cities alike through innovative and community-based real estate development. As Lawrence continues to enter a new era in population growth, development, and reputational transformation, Wealthbridge aims to leverage the immense assets in Lawrence to accelerate the positive change at hand.

KEY PERSONNEL

Wealthbridge is comprised of 3 founding partners: Johan Lopez, Socrates De La Cruz, and Derek Mitchell. The team has worked together for multiple years in a combination of ways to further Lawrence's economic development and overall quality of life for local residents.

Johan Lopez has been a prominent real estate broker in the region for more than 2 decades through his brokerage of Home Shop Properties. His additional development work has been outsized and has represented a real catalyst for Lawrence's downtown. He serves as the Chair of the Greater Lawrence Community Action Council (GLCAC), a founding member of the Downtown Lawrence Association, and countless other community groups.

Socrates De La Cruz is a local attorney and businessman, operating multiple businesses under the DLC Industries brand, including a large real estate investment and management arm. His community leadership is extensive, serving as the Chair of the Lawrence Partnership as well as a trustee/member of the Board of Directors of GLCAC, Greater Lawrence Family Health Center, and Jeanne D'Arc Credit Union. He is also the founder of Socratic Inc., a motivational speaking and scholarship organization headquartered in Lawrence.

Derek Mitchell is a non-profit executive and co-owner of Smitchellson, LLC, a real-estate development and management company with a residential portfolio across the Merrimack Valley. He was the founding Executive Director of the Lawrence Partnership, where he developed the RTK, oversaw the \$10M business recovery efforts from Covid-19, and started both the Venture Loan Fund that makes loan to non-bankable business in the city as well as the business recovery fund that supported businesses during the covid-19 recovery and the Covid-19 PPP process. He also serves as the President of LEADS, a Lawrence-based organization that runs an Executive Fellowship for Gateway Cities leaders that has been developed in partnership Harvard Business School faculty and staff. He serves as a Trustee of Esperanza Academy in Lawrence, among other civic commitments.

The Partners of Wealthbridge intend to collaborate and collectively lead all aspects of the project, and in close partnership with Northern Essex Community College (NECC), the LRA and the City of Lawrence.

Relevant experience in urban redevelopment projects

Collectively, the principles of Wealthbridge and the associated partners have a depth and breadth of experience with urban redevelopment projects in Lawrence and across the Commonwealth. These project include a broad complement of projects ranging from new residential construction projects; development and management of downtown commercial retail units; and community-based programs



such as the Revolving Test Kitchen (immediately adjacent to the proposed site) and the new GLCAC building just a block away.

Between Wealthbridge and our partners, we have led ground up construction of over 2 dozen residential projects throughout the Merrimack Valley, complemented by scores of additional renovations, accounting for hundreds of units. The addendum carries additional photos of some of the projects owned, developed and managed by Wealthbridge partners.

Team organization and key personnel/contractors

While led by the Principles of Wealthbridge, the Commons at College Square will leverage the expertise of a large group of partners, each bringing both technical skills and local knowledge to this project. Primary partners include:

Socrates De La Cruz, Derek Mitchell, Johan Lopez - Developers-Operators
Serrano & Serrano Construction, Inc - General Contractor
Goldstein / Milano - Structural Engineer
Halliwell Engineering Associates - Mechanical Engineering
JM Design Studio - Professional Design Team
Lagrasse Yanowitz & Feyl - Architects

Similar projects completed

Collectively, the founding partners of Wealthbridge currently own and manage over 250,000 square feet of residential and commercial property in the Merrimack Valley, the vast majority in Lawrence, MA. The team is comprised of 45 years of real estate experience, primarily in residential housing. Additionally, one of the founding partners has spearheaded some of Lawrence's most exciting new developments in recent years, including The Millex and theJAV, each located on Essex St. This is just a small sampling of some of the projects built, owned, and managed by Wealthbridge principles:





Detailed development plan that includes land use, architectural design, landscape design, and sustainability features.

The architectural design of the Commons at College Square can be seen in our addendum documents, which accounts for 6 stories of development—4 floors of residential and 2 of parking. Within the project, sustainability goals are to exceed the current MA Energy Code requirements. Specifically, the project looks to achieve Energy Star Certification Level 3 or higher, which is approximately 30% above and beyond code requirements. The project will also attempt to incorporate the following sustainability elements:

SOLAR PANELIZATION

The project team is incorporating solar panels at the roof level on the available roof area left after mechanical equipment placement for the units. There will be a 75 KW AC system to offset all the building’s “house” meter energy consumption.

EV CHARGING STATIONS

The project will comply with the state’s requirement of charging station for residential new construction multifamily.

LOW EMITTING MATERIALS

These materials are to be integrated to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment. Some of these building materials are as follows:

- Paints and Coatings
 - o At least 75% of all paints and coatings, by volume or surface area, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation.
- Adhesives and Sealants
 - o At least 75% of all adhesives and sealants, by volume or surface area, are to meet the VOC emissions evaluation AND 100% meet the VOC content evaluation.
- Flooring



- o At least 90% of all flooring materials (carpet, ceramic, vinyl, rubber, engineered, solid wood, laminates), by cost or surface area, is to meet the VOC emissions evaluation OR inherently non emitting sources criteria, OR salvaged and reused materials criteria.

INSULATION

- Exterior Walls
 - o Closed cell spray foam plus EPS Rigid insulation to achieve RV 37 or higher
- Between Floors
 - o Mineral wool insulation
- Flat Roof Deck
 - o Open cell spray foam R60

ENVIRONMENTALLY PREFERABLE PRODUCTS

At least 70% of each new compliant building component (floor covering, insulation, framing/structural systems, drywall, doors cabinets, countertops and/or interior trim), by weight or volume, will aim to meet one of the requirements below:

- The product contains at least 25% reclaimed material, including salvaged, refurbished, or reused materials. For renovation projects, existing components are considered reclaimed. Wood by-products can be counted as reclaimed material.

WATER USE REDUCTION

The project will seek to reduce aggregate water consumption by 20% from the baseline for each new fixture (toilets, showerheads, dishwashers, etc.)

MINIMUM ENERGY PERFORMANCE

For dwelling units, heating and cooling systems will look to meet the following equipment selection sizing guidelines, or next nominal size:

- Cooling Equipment:
 - o Single-Speed Compressor: 90-130% of total heat gain
 - o Two-Speed Compressor: 90-140% of total heat gain
 - o Variable-Speed Compressor: 90-160% of total heat gain
- Heating Equipment:
 - o 100-140% of total heat loss AND energy performance compliance.
 - o Heat Pumps

APPLIANCES

The project will utilize Energy Star Rated and high performance, energy efficient appliances.

Approach to the downtown redevelopment project(s), including conceptual or schematic designs for the use of the property with gross square footage, building heights, etc.

Wealthbridge's vision for community-based real estate development is centered on the idea of meeting current community needs while also catalyzing future opportunity. The Commons at College Square perfectly fits this mold as it allows us to enhance one of the city's greatest assets—its students—while



also investing in one of the community’s strongest organizations—NECC. The vision for this site is to produce market rate housing that is laid out as cost-effectively as possible to suit local students and staff, including the development of micro-units, as well as flexible 2 and 3 bedroom units. The density of students and staff on the site will further drive additional restaurant and retail opportunities in the neighborhood, creating additional jobs and economic opportunities in a vital part of Lawrence’s downtown, while also adding vibrancy to NECC’s Lawrence presence, giving it even more of a ‘campus’ feel.

Our plans will apply high-density strategies, resulting in 4 residential floors and 2 dedicated floors of parking that provide continuity with the current neighborhood. Overall, the project will have a net increase of parking on the site, swelling to 112 dedicated parking spaces, available to both residents and the public. With so many residents of the Commons anticipated to be students, without cars, the additional parking burden on the neighborhood is expected to be limited. The design elements will both complements Lawrence’s history and building profiles, while also innovating and pushing the envelope of what is possible in Lawrence. Lastly, the building will include efficiency energy standards, not only contribute to the state’s environmental goals, but also keeping utility costs down for residents.

Please see the addendum documents for more detail on square footage, proposed floor plan, elevations and architectural renderings.

Detailed financial plan

Based on our decades of development experience and conversations with multiple local lenders, contractors and suppliers, about current conditions, rates and market assessments, we have developed the following construction budget that aligns with our proposed plan for the site.

DETAILED BUDGET - the Commons	Hard Costs
BUILDING DEMOLITION	\$ 25,000
SITE WORK (water lines, digging, pump, oil separator)	\$ 600,000
FOUNDATION/SLABS (labor, material, concrete, slabs	\$ 1,800,000
FOUNDATION / insulation, waterproofing	\$ 150,000
MASONARY (cmu walls, stairs shaft	\$ 250,000
MASONARY (elevator shaft	\$ 200,000
METALS - STRUCTURAL (steel frame)	\$ 2,000,000
METALS - MICELLANEOUS (stairs handrails, balconies rails,)	\$ 250,000
FRAMING - LABOR, Residential - lumber	\$ 800,000
FRAMING - LABOR, Commercial - metal	\$ 80,000
FRAMING - LUMBER & Metal Studs	\$ 2,300,000
GYPCRETE (interior floor insulation/cement)	\$ 150,000
FINISH CARPENTRY (baseboard, trim)	\$ 800,000
INTERIOR INSULATION	\$ 500,000
FIREPROOFING, steel	\$ 100,000



EXTERIOR SIDING/PANELS (metal panel, EIFS, cement board)	\$ 1,100,000
ROOFING (roof)	\$ 350,000
DOORS, FRAMES, HARDWARE (exterior/interior)	\$ 560,000
GLAZING/,windows	\$ 600,000
GLAZING/STOREFRONTS, interior glass	\$ 100,000
GLAZING , entrance canopies	\$ 25,000
GLAZING/storefronts, garage doors	\$ 50,000
DRYWALL/PLASTER (drywall/plaster)	\$ 800,000
CEILING SYSTEMS/EQUIPMENT (drop ceilings)	\$ 125,000
APPLIANCES (fridge, stove, dishwasher, microwave, w&d)	\$ 600,000
CABINETS (kitchen & Baths)	\$ 400,000
COUNTERTOPS, hardware	\$ 270,000
ACCESSORIES (grab bars, mirrors, shades, blinds)	\$ 125,000
FLOORING LABOR	\$ 350,000
FLOORING MATERIALS (carpet, tile, vinyl planks)	\$ 500,000
PAINTING (interior)	\$ 350,000
ELEVATOR (6 stops)	\$ 600,000
SPRINKLER (NFPA 13 system)	\$ 750,000
PLUMBING (fixtures)	\$ 350,000
PLUMBING (labor & materials)	\$ 1,700,000
PLUMBING IMPACT FEE - City of Lawrence	\$ 100,000
HVAC (furnaces, fresh air unit)	\$ 2,500,000
ELECTRICAL (materials, fixtures)	\$ 650,000
ELECTRICAL LABOR	\$ 800,000
SOLAR PANEL SYSTEM	\$ 300,000
FIRE ALARM (fire protection, alarms, panel)	\$ 200,000
CONTINGENCY (5% of construction cost)	\$ 1,500,000
GC/ PROJECT STAFFING/MANAGEMENT (construction management, fee)	\$ 2,500,000
GENERAL JOB REQUIREMENT (rentals, Police Detail, fence, trash removal)	\$ 500,000
	\$ 28,760,000

Timeline for project implementation, including key milestones and deliverables

With financial and contracting partners already lined up, Wealthbridge is excited to expedite the development of the Commons at College Square, with a goal of opening in the fall of 2027. While much is contingent upon how quickly site acquisition can be secured, we expect the project could be completed in as few as 18 months. Specifically, we would work against the following schedule:

1. Pre-Construction Phase (1-3 months)



- Project Planning and Design:
- Bidding and Contracting:

2. Site Preparation (1-2 months)

- Clearing and Excavation
- Site Utilities:

3. Foundation Work (1-2 months)

- Foundation Excavation and Formwork
- Foundation Pouring
- Foundation Inspections

4. Superstructure (3-4 months)

- Framing
- Floor and Roof Systems
- Exterior Walls and Windows

5. Roofing and Exterior Finishes (2-3 months)

- Roof Installation
- Exterior Finishes
- Exterior Inspections

6. Interior Work (3-4 months)

- Interior Partitions and Drywall
- Mechanical, Electrical, and Plumbing (MEP)
- Insulation
- Interior Finishes

7. Final Touches (1-2 months)

- Punch List Items
- Landscaping
- Final Inspections

Strategies for sustainable and resilient development.

In addition to core architectural functions listed in section 2, the project will also feature a large bike rack to encourage non-emitting transportation options for residents and recycling programming for the building.



Requested city incentives

To support the development of the Commons at College Square, we would gratefully work with the city to leverage various state available resources, including the HDIP program to offset costs of construction and MassWorks dollars to further improve the streetscape. Ultimately, residents of the project and the neighborhood as a whole will benefit from these collective investments.

Proposed project's community benefits

With housing demand being so high in the city and throughout the region, new housing creation has an obvious benefit. But not all housing is created equal, and not all projects have the same multiplier effect.

The Commons at College Square mixes high density, which will keep costs to a level that Lawrencians can afford, while also targeting a population in our city that is especially squeezed—students and young professionals. And when students cannot afford to stay in our city, we lose more than just residents; we lose young, creative minds with disposable time that populate our downtown and add vibrancy; we lose our future workforce and the ability to appeal to regional employers to locate in the city; and we lose our future leaders. As evidenced by the multiple testimonials from NECC students (included with the letters of reference within this packet), housing is a critical need for this population and many are only able to attend college when housing is provided. Currently, NECC has a very hard time finding any housing for students in Lawrence, and relies on the limited housing they have been able to locate in Haverhill. This project will allow many of those students to live in Lawrence.

Additionally, this project will create dozens of short and long-term jobs. And as a Lawrence-based firm with community orientation, Wealthbridge is committed to ensuring that as many of these jobs go to Lawrence residents as possible, fueling economic opportunity for those workers and their families.

Financial stability and capability to undertake the project.

Collectively, Wealthbridge's principles bring a depth and diversity of financial capacity to this project. Matched with our well established funding partners, there are multiple avenues through which the Commons at College Square can be built, regardless of external variables such as construction costs and interest rates.

Based on our conversations with multiple local lenders, this project and the development team are a good fit for traditional financing and already has the backing of a well established local lender. But we are currently in conversations with multiple other lenders, who we collectively have longstanding working relationships with as well, ensuring there are multiple options for financing the project.

For assets, Wealthbridge principles maintain very strong balance sheets, with over \$75M in collective assets owned and managed against less than \$45M in liabilities, including ownership of over 300 residential units. This secure financial position ensures that the developers equity and liquidity will be adequate to both initiate the project in a timely fashion, manage through construction financing, and transition to permanent financing.

Funding sources and financial plan



We have prepared detailed pro forma operating statements for the project 'as-built' based on current rates and conditions and conversations with multiple local lenders. Based on these numbers, we feel very confident both in our ability to finance this project and manage it once completed using traditional financing and cash on hand by developer.

Financing (permanent)	\$24,446,000
Personal Contribution	\$4,314,000
rent	\$238,200
(SUB)TOTAL	\$28,998,200
EXPENSE	
Hard Costs	\$28,760,000
P&I (Principal & Interest)	\$157,506
Taxes	\$32,283
Insurance	\$12,000
Water/sewer	\$6,000
maintenance	\$300
utilities	10,000
trash/snow removal	3,500
property management	0
vacancy	0
(SUB)TOTAL	28,981,589
Monthly Cash Flow	
	16,611

We are excited to be sharing letters of reference from various local partners with whom we have long working relationships:



OFFICE OF THE PRESIDENT

Dr. Lane A. Glenn

Telephone 978.556.3855
Fax 978.556.3665
E-mail lglen@necc.mass.edu

Lawrence Redevelopment Authority
225 Essex St #3
Lawrence, MA 01840

May 23, 2024

Dear LRA,

I am writing to share my endorsement of Wealthbridge's application to develop the site at 422-502 Common St, which has the potential to create opportunities for students and staff of the College and broader economic growth for the city as a whole. As an anticipated partner in the project, NECC is excited about the prospects to enhance this site and we are eager to play a supportive role exploring those possibilities.

As an organization with deep and long roots in Lawrence, NECC looks forward to working alongside Wealthbridge, which brings both a competency in real estate development as well as a community-centric approach. Their vision to develop the site in support of additional housing units aligns perfectly with needs that NECC has identified on behalf of our students and staff, including the opportunity for both small and large bedroom count units that will come at a price point that many of our students—both local and international—can afford. We also anticipate young professionals working for the college being able to benefit from this new housing development. More broadly, the project that Wealthbridge is proposing, in partnership with NECC, promises the following benefits to the both the college and the city as a whole:

- Providing opportunities for NECC students to include the cost of their housing in their federal student loan packages
- Allowing the college to bring additional students from the Dominican Republic to Lawrence to participate in educational opportunities knowing there are housing options available
- Further enhancing NECC's athletic programs through domestic and international recruitment knowing there are housing options available
- Retaining our talent in Lawrence for both students and recent graduates who are able to stay in the city with additional housing options provided for them
- Increasing the vibrancy of the Lawrence campus of NECC and the broader Common St. Corridor
- Broadly growing the economic base by expanding the Lawrence student body at NECC, further appealing to local employers and other investors in the city
- Creating economic opportunities and potential job creation for the myriad start up food businesses being incubated next door at the Revolving Test Kitchen



September 10, 2024

Lawrence Redevelopment Authority
225 Essex St, #3
Lawrence, MA 01840

Dear LRA Members,

I am writing to you today to serve as a reference and endorsement for the three principals of Wealthbridge, LLP. I have had the opportunity to work with each of these three individuals personally and professionally for many years and can attest to both their character and business acumen, along with their collective capacity to execute a project of this scope and scale. They each have a strong desire to move the needle for the City of Lawrence in inspiring and innovative ways. The city is fortunate to have these leaders working together leveraging their skills, networks, and vision to make the city a better place for generations to come.

As President and CEO of Reading Cooperative Bank, I am uniquely positioned to serve both as a personal and financial reference for Johan Lopez, Socrates de la Cruz, and Derek Mitchell. I have had the occasion to work with each of the principals on development and investment projects over the years and have been motivated by their community spirit and capacity to think outside of the box to implement change. Further, I have observed their capacity and commitment of financial resources to accomplish similar projects with all terms and agreements having been met.

I can assure you that these investors have significant resources available through their individual real estate investment portfolios representing over 300 well-managed residential units concentrated in Lawrence and throughout the Merrimack Valley to provide strong financial support for future investments. While I am not familiar with the proforma budget for this project, I have reviewed the renderings and think it will be a great addition to the area, contributing to the continued growth of the city.

Through my years as a banker, I have come to be a good judge of character and trustworthiness; I am confident that you will find Socrates, Derek and Johan to be highly capable and community minded developers. Please do not hesitate to be in touch with any questions and thank you for your consideration.

Sincerely,

Julieann M. Thurlow
President & CEO



September 10, 2024

Lawrence Redevelopment Authority
225 Essex St #3
Lawrence, MA 01840

Dear LRA,

I am writing to share my endorsement of Wealthbridge's application to develop the site at 422-502 Common St, which promises to fully realize the opportunities for this vital corridor in the city, while also creating desperately needed housing in partnership with NECC, an invaluable community asset. I am intimately familiar with the parcel in question and cannot imagine a better project than what is being proposed by The Commons at College Square—namely housing for NECC students and staff.

The project's proposed 102 units represents the right scale for this neighborhood and at that scale and cost effectively produces units that Lawrence residents—especially students and young professionals—will be able to afford. Additionally, it will serve as a magnet for more students on the Lawrence campus, in the neighborhood and throughout the downtown, creating more economic vitality for the area.

Focusing on students, however, has a much bigger benefit than just immediate spending power. These students represent our future workforce, our future residents and our future leaders. Ensuring that we can keep them in the city while also attracting more students from outside of the city and abroad will have a lasting impact for the city. I firmly believe in strategies that invest in housing, our students, our future workforce, and our downtown; further, I have faith that the leaders involved in moving it forward—namely, NECC and Wealthbridge—are the right ones to implement this vision, which is why I am a strong advocate for this project.

Please do not hesitate to reach out to me with any questions or other support to bring this project to fruition.

Sincerely,

Abha Agrawal MD FACP FACHE
President and CEO
Lawrence General Hospital

So good. So caring. So close.



Jeanne D'Arc Credit Union
581 Merrimack Street
Lowell, MA 01854

September 11, 2024

Lawrence Redevelopment Authority
225 Essex St #3
Lawrence, MA 01840

Dear LRA,

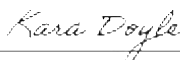
I am writing to share my endorsement of Wealthbridge's 3 principles, Johan Lopez, Socrates de la Cruz, and Derek Mitchell, whom I have had the opportunity to know personally and professionally for years. I can attest to their individual character and business acumen as well as their collective capacity to move the needle in really inspiring and innovative ways. Lawrence is fortunate to have these three leaders teaming up to leverage their skills, networks, and visions to make the city a better place for generations to come.

I am uniquely positioned to provide professional references for Socrates de la Cruz, and Derek Mitchell—as I have had the chance to work separately with each of them in several distinct projects over the years. In every instance, I have been motivated by their community spirit and their capacity to think outside of the box to make change.

As a commercial lender with decades of experience, I can also validate that the real estate portfolio that the principles collective own and manage—in excess of 300 residential units throughout the Merrimack Valley, concentrated in Lawrence—represents a strong financial position for future investments. While I am not familiar with the financials of the specific project, I have seen the renderings and think it would be an incredible addition to the growth of the city. More importantly, from so many years as a lender I have come to be a good judge of character and trust worthiness and I can attest that there are not 3 more capable or community minded developers in all of Massachusetts than Socrates, Derek and Johan.

Please do not hesitate to contact me with any questions and thank you for your consideration.

Sincerely,



Kara Doyle
Vice President, Commercial Lending



September 11, 2024

Socrates De La Cruz
Derek Mitchell
Johan Lopez

To Whom It May Concern:

We are pleased to provide a reference relating to Mr. De La Cruz, Mr. Mitchell, and Mr. Lopez's interest in, 500 Common Street Lawrence, Massachusetts. All three individuals have been highly regarded clients of Enterprise Bank, maintaining a highly satisfactory relationship.

This letter confirms that Enterprise Bank & Trust Company is currently working with these individuals, or an approved nominee on the potential acquisition and re-development of the property named above.

A future loan shall be subject to Bank's standard underwriting guidelines, including receipt and satisfactory review of an appraisal of the property to be financed, updated financials, and other supporting documentation as necessary.

If I may be of further assistance, please do not hesitate to contact me at 978-656-5783

Sincerely,

A handwritten signature in black ink that reads 'Jonathan Machado'.

Jonathan Machado
Senior Vice President
Commercial Lending



To whom may it concern,

My name is Jalen Aquino I am a current student-athlete of Northern Essex Community College. During the fall of 2023-2024 I became homeless and if it wasn't for my teammates in the 9th Ave apartment taking me in I wouldn't know where I would be today. They were able to help provide me with shelter while NEC was able to provide the \$3 meals in which today I am extremely grateful. This enabled me to concentrate on my studies. If Northern Essex ever had housing this would provide so many students

with my background the opportunity to find a way out of the city. This is an issue that a lot of people aren't willing to talk about. Coach Stratton has helped provide discipline, structure and most of all a caring attitude that isn't found today.

I truly love all the people at Northern Essex and if housing was ever an opportunity I guarantee, you would have no problem filling all the dorms not only with international students, out of state students but most importantly local students. I have found a family for life with my basketball teammates in the 9th Ave apartment.

Sincerely,

Jalen

Jalen Aquino 978-387-1197 Justdoit1532@gmail.com

Dear Sir or Madame who may it concern,

During my two years at NECC I have stayed at the house at 9th Ave #9 in Haverhill Massachusetts. During my time in that house, I have made so many memories with the people that I share an ultimate goal with, my teammates. Our goal was to win championships and we have accomplished that in our second year. As I build memories in that house, that house ended up having a sentimental value for me. During my recruiting process, I saw Coach Stratton's effort to find us a good housing opportunity (in this case the house in 9th Ave.) I probably will not even be able to make it to NECC yet alone making all those beautiful memories, meeting all the good people that I met in Haverhill and NECC. In order for this to happen for other student athletes that want to pursue their dreams at NECC, having dorms on campus holds a very important role. So that, not only student athletes, but everybody that wants to go to Northern Essex and does not have housing near the campus will have a chance.

I will forever be grateful for the chance that I got in to NEC and will consider myself a Knight for the rest of my life. I am hoping that some other people in different parts of the world will be able to get this chance like I am.

Sincerely,

Metin Mert Yavuz 660-815-0795 metinmertyavuz@gmail.com



To whom this may concern

During my two years at Northern Essex I've been extremely grateful for my teammates that have stepped up and gave me a place to stay on their apartment couch, while I had unexpected changes and set backs financially and with my family. It was extremely difficult to find affordable housing in the area but I was capable of being able to attend school and play baseball at NECCO with the help of my friends and teammates. I believe with the help of Northern Essex people in situations similar to mine would be greatly benefited. Thank you for your time, Jacob Carter.

To whom this concerns, I am a freshman at Northern Essex community college. I am from New York and do not live close to Haverhill. Finding housing on my own was very challenging and rent was being raised when landlords saw I was a college student. Thankfully, though, sophomore teammates on the baseball team let me rent with them and become roommates. I truly believe that without the help of Northern Essex staff I couldn't have found housing that was more affordable and easier to attain.
-Larsen Burch

Campus housing for our athletes would be life changing. We would have the ability to recruit on a broader scale, and even make it easier for international players to come study abroad and play in the states. It's almost impossible to recruit high level playing athletes without having dorms, since most players are either out of state, or international and wouldn't have a place to stay if they decided on studying at NECC. I've had over 7 D1 level/pro level players reach out to me to come and play, but due to the fact we don't have room and board, they couldn't attend. This would change things drastically for our athletic program for sure!

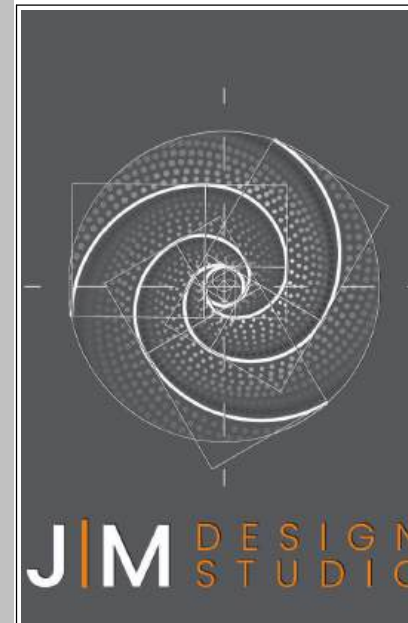
Franchesca Nival
Chief Executive Officer
Franchesca Talent Academy

"The Commons at College Square"



Project Name
Building Garage - Apartment Building
Project Address
Common Street, Lawrence MA
Client Name
Wealthbridge Group LLC

Building Garage - Apartment Building



300 Broadway St, Methuen
978 | 902. 1152
mel@jimdesignstudio.com

1. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR VERIFYING AND SIGNING OFF ON DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

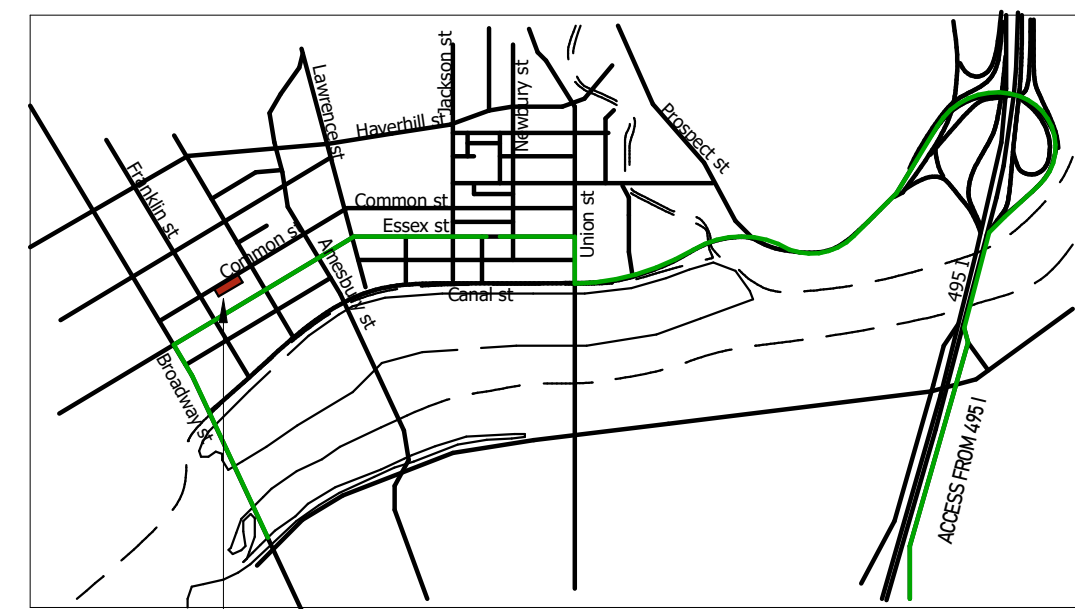
Date: 1/10/2022 Scale: 3/4" = 1'-0"

Design by: JRM

G-001

TEAMS

LOCUS PLAN VIEW



PROJECT LOCATION

SHEET LIST

SHEET LIST		
Sheet Number	Sheet Name	Revision
01-General		
G-001	Cover Sheet	
04-Architectural		
A-105	Architectural Typical Floor Plan	
A-300	Building Elevation View	
A-305	3d Views	

D:\Projects\1441\1441-Common-951\1441-Bldg-Garage-2nd-3d-Rev-1.rvt



- Roof Level
82' - 6"
- Top Level
68' - 0"
- Sixth Level
57' - 0"
- Fifth Level
46' - 0"
- Fourth Level
35' - 0"
- Third Level
24' - 0"
- Second Level
13' - 0"
- First Level
0"

1 PROPOSED NORTH ELEVATION
 3/32" = 1'-0"

