

October 12, 2022

Memorandum: RFP 50 Auburn Street Natick MA 01760

To: Bryan R. Leblanc

Procurement officer Natick Public Works

75 West Street

Natick MA 01760

Dear Mr. Leblanc:

As you may already know, I have been a school owner for the past 30 years and I currently own and operate The Bilingual Montessori School of Sharon located at 120 Lakeview Street in Sharon. A private Montessori School, BMSS serves children ranging from 15 months to 7 years old. The school is renowned for its academic excellence, its commitment to the wellbeing of each child and dedication to diversity.

I am also a fierce advocate of early detection of Autism, a condition that affects children in the United States and across the world. Moreover, BMSS has received several accolades from the state for our work with children on the Autism spectrum.

On Behalf of Grace Gable Manoirs, LLC, a Massachusetts limited liability company, we are submitting our response to the RFP for Grace Gable Manoirs to purchase 5 Auburn Street, the Eliot School and convert it to an Autism Center. I wish to remind you that in 2019, I made a request in writing to the former Town Administrator Ms. Melissa Malone to either purchase or lease the property, however my email was unanswered. I followed up with a phone call and we spoke briefly about my intent. Ms. Malone advised me that she would speak to the select board and get back to me. To this point, I have never received an answer. I was extremely surprised to read that the town did not receive an offer on the property when my inquiry was made in writing. I have been to and through the site and can state unequivocally that my proposal is workable and feasible for this property.

Autism is one of the most common disorders in the U.S. More than 5 million people in the U.S. have autism spectrum disorder (ASD). Autism spectrum disorder (ASD) is a neurological and

developmental disorder that affects how people interact with others, communicate, learn, and behave. Although autism can be diagnosed at any age, it is described as a “*developmental disorder*” because symptoms generally appear *in the first two years of life*. The number of individuals suffering from Autism is growing at an astonishing rate, and as of today, its early diagnosis remains uncertain. I became involved in early Autism detection when it was evident that each year at least 10% or more of our student body fall on the Autism spectrum. As an example, in a classroom of 13 students, 3 or 4 have been diagnosed with Autism once we made the recommendations for their evaluation. Unbeknownst to their families and primary care physicians, children on the autism spectrum are attending early childhood programs and are not receiving the proper evaluations since these facilities are rare. We are also dealing with a broken system in our state where resources for families affected by Autism are non-existent and these students are simply left behind. With our assistance, children who are diagnosed early on between birth and age 15 months will receive early evaluations, thus enabling them to overcome some of the challenges that they face. These children will become successful young adults. Unfortunately, this is not the case for 80% of the population who fall under the Autism spectrum. Typically, students are diagnosed close to third birthdays and by law they’ve aged out of Early Intervention and must attend public school to receive services. Most often these early childhood programs have a long wait list leaving the family in mental and financial disarray.

While Autism is a lifelong disorder, I can attest that its early detection helps children overcome this condition and live a somewhat normal life. Children who have received early diagnostic benefit from early intervention and other resources.

Unlike the inner cities, affluent suburban towns offer more support to their residents. This remains an unequitable challenge for families of children of color and immigrants. People of all genders, races, ethnicities, and economic backgrounds can be diagnosed with ASD. We must do better and offer all families the resources they need to help their children achieve success. The American Academy of Pediatrics recommends that all children receive an evaluation for autism, however, this is only a recommendation and has not been established as a requirement nor a law.

Our proposal for this building which has always been a school, and which we believe should remain a facility and environment that supports children, includes the following.

- 1) A Non- profit early autism Center where children will receive early autism evaluation
- 2) A therapeutic center where children receive services for Autism conditions no matter their social and economic status
- 3) A center where parents will receive the assistance they need to cope with their children's condition.
- 4) A place where no child will be left behind. There will be no cost for families within certain income levels.
- 5) We will work with the farms located nearby for horse therapy for Autistic children

We will work with our team of architects and engineers to protect the façade and integrity of the building. This building is historic and is an important part of our community. While you may feel compelled to sale this property to large and powerful developers, we strongly believe that our children are in dire need for early detection of Autism and intervention.

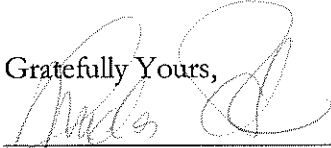
Grace Autism Center's main focus will be on the "child receiving early evaluation and the entire family's wellbeing". Despite the work that has been done to remove the "stigma" on this condition, most children who could have been saved are left behind due to the lack of facilities that provide these types of services. As an Early Childhood educator who has devoted my life to children, I firmly believe that what we as people should all share a common concern, "the wellbeing of our children". After all, they are the future of our nation. If we don't do better, this country will be facing its biggest challenge yet in a few decades: "A nation teeming with autistic adults who will be unable to take care of their basic needs". Let us do better together. Grace Autism Center will operate as non-profit Organization which will provide early diagnosis of Autism, Early Intervention and continuous therapy for the children and their families The company will operate with a board of Directors, we will work with the Autism Society, Children hospital and all other entities that work with children on the Autism Spectrum. We have owned and operated schools for the past 30 years. Currently we owned the Bilingual Montessori school of Sharon which was awarded to us through an RFP

To facilitate this, we propose to contribute monetarily to any organization working with the town of Natick with Autistic Children will and offer a yearly lump sum to the Affordable housing trust.

This proposal will be open for not less than 180 days. Since there is no plan in my proposal to alter the exterior of the structures thereon, there will be no need for exterior construction-based zoning relief. The only change will be for the use of the property, which will be an educational and service-oriented program for evaluation and assistance to youths who may be on the Autism spectrum. Alterations to the interior will be proposed once we have acceptance from the Town. Our proposal for this property will be most beneficial to the Town and will cause no disturbance to the residential areas surrounding this property. I believe that our use of the property, which is a pre-existing non-conforming structure for the district, will not require any change in parking or density on the premises and will in no way, cause any disruption to the traffic flow or to neighbors' quiet enjoyment of the area. This use will be educational and therefore will require site review by the planning board. We will meet all requirements of the Natick Master plan include serving people with disabilities and inclusions. Providing this service goes along with inclusion and diversity. This is a well needed service.

As for background, I have been an administrator and educator at the Bilingual Montessori School of Sharon for the last 30 years. I have consulted with the SBA, the representative of which has indicated to me that this project is feasible and financeable as I have described it, including funding for interior renovations and equipment with a project development of 5 million dollars as well as other grants. More formal arrangements will be made if the proposal is accepted. I have had no legal proceedings relating to any property within the last five years. My recently formed LLC has no financial dealings to report since I formed it specifically for a project such as this one. I own 2 properties 8 Nancy Road and 50 Pleasant Street both in the town of Natick.

The undersigned hereby states that she will enter into a Development Agreement prepared by the Town consistent with the elements of the RFP and conforming to the requirements therein set forth.


Gratefully Yours,


Linda Chery-Valentin

October 12, 2022

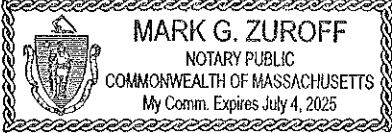
Then personally appeared before the aforesaid Linda Chery-Valentin and acknowledged that the statements above are made of her own knowledge and belief and are her free act and deed for the purposes set forth.

Before me,



Notary Public

stamp



**Appendix 1
Price Proposal Form
Page 1 of 2**

Please print legibly.

For a purchase, the undersigned hereby submits the following price:

\$1,300,000

Total in numbers


On Million Three Hundred Thousand

Total in words

Price Proposal Form
Page 2 of 2

Grace Gable Manoirs, LLC

Printed Name



Authorized Signature *Linda Chery-Valentin*

October 4, 2022

Date

Printed Name Grace Gable Manoirs, LLC

Printed Title

If a Grace Gable Manoirs, LLC

LLC/Corporation

: Grace Gable Manoirs, LLC

Full Legal Name

Officers of LLC/ Corporation and Addresses

Linda Chery-Valentin
8 Nancy Rd, Natick, MA 01760

State of Incorporation

MA

Principal of Business—8 Nancy Rd., Natick, MA

Zip Code 01760

Qualified in Massachusetts

Yes X No _

Place of Business in MA
8 Nancy Road, Natick, MA

Zip Code
01760

Tel. 508-353-3573

Full Legal Name of Surety Company

N/A

Principal Place of Business: 8 Nancy

Road, Natick, MA 01760

Admitted in Massachusetts

Yes No

Place of Business in MA

AS ABOVE

Appendix 2
CERTIFICATE OF NON-COLLUSION

The undersigned certifies, under penalties of perjury, that this 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.

Grace Gable Manoirs, LLC

Printed Name of Proposer

Printed Address of Proposer

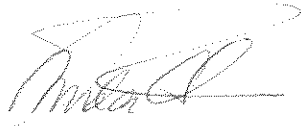
8 Nancy Rd, Natick, MA 01760

(508) 353-3573

Telephone Number

By: _

(Signature)



Linda, Chery-Valentin

Printed Name

Manager

Printed Title

October 12, 2022

Date

Appendix 3
CERTIFICATE OF TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that the Proposer named below has complied with all laws of the Commonwealth of Massachusetts pertaining to the payment of taxes, to the reporting of employees and contractors, and to the withholding and remitting of child support.

Grace Gable Manoirs, LLC
Printed Name of Proposer

Printed Address of Proposer

8 Nancy Rd, Natick, MA 01760

(508) 353-3573
Telephone Number

By: _

(Signature)



Linda Chery-Valentin

Printed Name

Manager

Printed Title

October 12, 2022

Date

Appendix 4
DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY
TRANSACTION

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer

of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate

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:

5 Auburn Street, Natick, Massachusetts

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Purchase and Sale Agreement

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

Town of Natick

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

Grace Gable Manoirs, LLC, a Massachusetts Limited Liability Company

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

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

Linda Chery-Valentin

8 Nancy Road, Natick, MA 01760

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

Linda Chery-Valentin

Manager

-
-
- (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 arms 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 division of capital asset management and maintenance 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.

GRACE GABLE MANOIRS, LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



Linda Chery-Valentin, Manager

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (10/12/2022)

-Linda Chery-Valentin



PRINT NAME & TITLE of AUTHORIZED SIGNER

Appendix 5
CONFLICT OF INTEREST CERTIFICATION

The Proposer hereby certifies that:

1. The Proposer has not given, offered, or agreed to give any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of a Purchase and Sale Agreement pursuant to this Request for Proposals.
2. No consultant to, or subcontractor for, the Proposer has given, offered, or agreed to give any gift, contribution, or offer of employment to the Proposer, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a Purchase and Sale Agreement by the Proposer.
3. No person, corporation, or other entity, other than a bona fide full time employee of the Proposer has been retained or hired to solicit for or in any way assist the Proposer in obtaining the Purchase and Sale Agreement (pursuant to this Request for Proposals) upon an agreement or understanding that such person, corporation or entity be paid a fee or other compensation contingent upon the award of a Purchase and Sale Agreement to the Proposer.
4. The Proposer understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws, applies to the Proposer with respect to the transaction outlined in the Request for Proposals.
5. The Proposer understands that the Proposer, his/her/its officers, employees, agents, subcontractors, and affiliated entities, shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.

Grace Gamble Manoirs, LLC

Printed Name of Proposer

Printed Address of Proposer

8 Nancy Rd, Natick, MA 01760

(508) 353-3573

Telephone Number

By: 
(Signature) Linda Chery-Valentin, Manager

**Appendix 6
CERTIFICATE OF CORPORATE PROPOSER**

I, Linda Chery-Valentin, certify that I am the sole Manager of the Limited Liability Company named as Proposer in the attached Proposal; that Linda Chery-Valentin, who signed said Proposal on behalf of the Proposer was then Manager of said Limited Liability Company; that I know his/her signature hereto is genuine and that said Proposal was duly signed, sealed and executed for and on behalf of its governing body.

Grace Gable Manoirs, LLC

Printed Name of Proposer

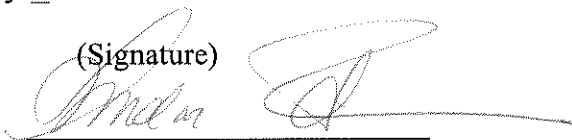
8 Nancy Road, Natick, MA 01760

Printed Address of Proposer

508-353-3573

Telephone Number

By: _____

(Signature) 

Printed Name **Linda Chery-Valentin**

Printed Title **Manager**

Linda C. Valentin

Appendix 7
CERTIFICATE OF COMPLIANCE WITH M.G.L. c. 151B

The Proposer hereby certifies that it is in compliance with and shall remain in compliance with Massachusetts General Laws (M.G.L.) Chapter 151B and shall not discriminate on any prohibited basis outlined therein. The Proposer also hereby certifies that it shall comply with any and all Supplier Diversity Office (SDO) thresholds, as applicable, if they have been established in conjunction with this Request for Proposals.

Grace Gable Manoirs, LLC

Printed Name of Proposer

Printed Address of Proposer

8 Nancy Rd, Natick, MA 01760

(508) 353-3573

Telephone Number

By: _

(Signature)



Linda Chery-Valentin

Printed Name

Manager

Printed Title

October 12, 2022

Date

Appendix 8
CERTIFICATE OF NON-DEBARMENT

The Proposer hereby certifies that it is presently not debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, and that, should any proceeding arise in which it is debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, the Proposer shall inform the Town within one (1) business day of such debarment, suspension, or prohibition from practice.

Grace Gable Manoires, LLC

Printed Name of Proposer

Printed Address of Proposer

8 Nancy Rd, Natick, MA 01760

8 Nancy Rd, Natick, MA 01760

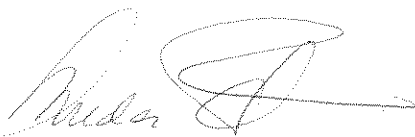
Telephone Number

By: _

(Signature)

Linda Chery-Valentin

Printed Name



Manager

Printed Title

October 12, 2022

Date