

August 27th 2026

Rochester Community Schools
Board of Education
501 West University Drive
Rochester, Michigan 48307

Re: RFP for the Purchase and Redevelopment of the Former Rochester High School

Dear Members of the Rochester Community Schools Board of Education:

On behalf of the Vinckier Group, we appreciate the opportunity to submit a proposal for the acquisition and redevelopment of the former Rochester High School property. We recognize that this property is not merely a surplus building. It is an important part of the history of Rochester and represents a significant opportunity to create a new, productive use that will continue to benefit the community. We intend to thoughtfully redevelop the former Rochester High School into a mixed-use property that preserves the character and architectural significance of the existing building while introducing uses that are compatible with the surrounding community. The primary use of the property is anticipated to be residential condominium units, providing a unique opportunity to create distinctive housing. In addition, the portion of the building facing Main Street is anticipated to incorporate a limited amount of low-impact retail and commercial space designed to complement the residential component, enhance the pedestrian character of the area, and contribute positively to the continued vitality of downtown Rochester. The overall redevelopment will be designed to respect the historic nature of the property while creating a financially sustainable, attractive, and productive long-term use.

Immediately following closing, the Vinckier Group intends to commence the engineering, architectural design, planning, and governmental approval process necessary for the redevelopment of the property. The development team will work closely with the City of Rochester and other applicable governmental agencies to obtain all required zoning, site plan, building, and other approvals as expeditiously as reasonably possible. Construction is anticipated to commence promptly upon issuance of the required building permits by the City of Rochester. The Vinckier Group's objective is to maintain an efficient and continuous development process from closing through permitting and construction, while allowing sufficient time for the careful planning and design appropriate for a redevelopment of this significance and historic character. We have also been in discussions with local community and nonprofit groups who have expressed interest in utilizing some of the space.

It is our intention to preserve and redevelop as much of the existing structure as possible.

The Vinckier Group and its principals have extensive experience in commercial real estate acquisition, redevelopment, construction, leasing, property management, financing, and the repositioning of functionally obsolete or underperforming properties. The Group's strength lies in its ability to look beyond a property's existing limitations, identify practical and sustainable new uses, and successfully execute projects that others may consider too challenging.

The following projects illustrate the Vinckier Group's experience and proven ability to overcome physical, operational, and market-related challenges.

Former Yale High School, Yale, Michigan



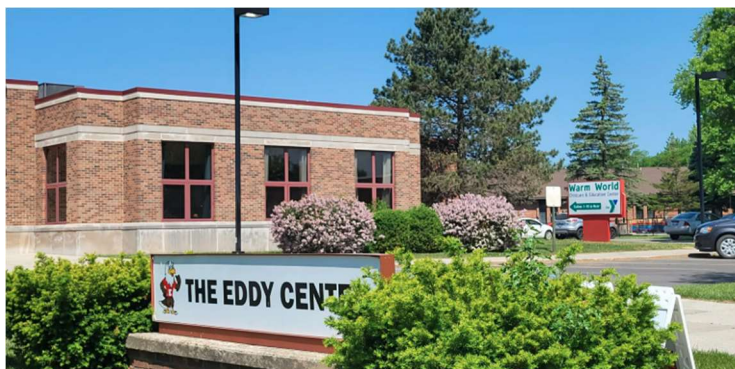
In 2000, the Vinckier Group redeveloped the former Yale High School into a 42-unit senior apartment community. The project involved converting a functionally obsolete institutional building into attractive and practical residential housing within a relatively small market.

Despite the challenges presented by the original school configuration and limited market size, the redevelopment was successfully completed. Today, the property remains a well-maintained senior apartment community and a valuable asset to the City of Yale.

Challenges successfully addressed:

- Functional obsolescence of the original school building
- Conversion of institutional space into residential units
- Development within a smaller and more limited market
- Creation of a sustainable long-term use for a former public building

Former Elementary School – St. Clair, Michigan



The Vinckier Group acquired and redeveloped a former 51,000-square-foot elementary school in the City of St. Clair. The property was transformed into a successful mixed-use community and commercial facility serving a diverse group of for-profit and nonprofit organizations.

The building now accommodates a YMCA daycare center, gym, food pantry, maker space, information technology companies, an insurance company, and donated space dedicated to community outreach programs.

The project demonstrates the Vinckier Group's ability to adapt an obsolete and unusually configured school building to accommodate a wide variety of modern uses while preserving the building as a productive community asset.

Challenges successfully addressed:

- Functional and physical obsolescence
- An unusual and inefficient institutional floor plan
- Coordination of numerous tenants with different space requirements
- Integration of commercial, nonprofit, childcare, fitness, and community-service uses
- Creation of a financially sustainable mixed-use property

Sandusky Shopping Center – Sandusky, Michigan



The Vinckier Group acquired a 110,000-square-foot shopping center in Sandusky, Michigan, that had remained largely vacant for more than 10 years. The property had suffered from prolonged neglect and was located in a tertiary market that presented significant leasing and redevelopment challenges.

Through strategic investment, active management, property improvements, and creative leasing, the center was successfully repositioned. It is now a fully functioning commercial property and an important part of the local community, housing several long-term retail businesses and a national self-storage operator.

Challenges successfully addressed:

- More than a decade of substantial vacancy
- Long-term physical neglect
- Redevelopment and leasing within a tertiary market
- Reestablishment of confidence among tenants and the surrounding community
- Creation of a diversified and sustainable tenant base

Former Journal Register Headquarters – Mount Clemens, Michigan



The Vinckier Group redeveloped the former Journal Register headquarters building in Mount Clemens after the prior owner entered bankruptcy. The office property had experienced significant deterioration and was no longer viable for its original use.

The building was converted into a self-storage facility and is currently operated by U-Haul. The redevelopment required the Group to address extensive deferred maintenance, environmental conditions associated with mold, and difficult demolition and construction conditions.

Challenges successfully addressed:

- Acquisition of a distressed property following bankruptcy
- Extreme physical neglect and deferred maintenance
- Significant mold conditions discovered during demolition
- Conversion of an obsolete office building into a commercially viable alternative use
- Coordination of complex remediation, demolition, and redevelopment activities

Richmond Retail Center – Richmond, Michigan



The Vinckier Group acquired a 98,000-square-foot retail center in Richmond, Michigan, that was approximately 65% vacant at the time of purchase. The property had suffered from inadequate maintenance, a lack of strategic planning, and an absence of creative leasing and property-management initiatives.

Through thoughtful planning, capital improvements, active leasing, and the introduction of complementary uses, the center was successfully turned around. It is now 100% occupied by long-term tenants and other sustainable commercial uses.

Challenges successfully addressed:

- Approximately 65% vacancy at acquisition
- Significant deferred maintenance and physical deterioration
- Lack of a cohesive leasing and property-management strategy
- Repositioning the center to accommodate new and complementary uses
- Restoration of the property as a stable and productive community asset

Independent Senior Living Redevelopment – St. Clair, Michigan



The Vinckier Group is also undertaking the redevelopment of another former elementary school in St. Clair. The approximately 50,000-square-foot building is being converted into an independent senior living community that will be operated by an experienced and well-recognized company in the senior housing and care industry. This project is slated for completion in Q1 2027

This project requires the transformation of another obsolete educational facility into a modern residential community that will meet an important need for senior housing while preserving and reinvesting in an existing community property.

The project further demonstrates the Group's specialized knowledge of adaptive reuse, including its experience converting former schools into successful residential and mixed-use developments.

Challenges being addressed:

- Adaptive reuse of a functionally obsolete school building
- Conversion of institutional space into residential units and common areas
- Compliance with modern building, accessibility, safety, and residential requirements
- Coordination with an experienced senior living operator
- Development of a financially sustainable use that responds to community needs

The principals of the Vinckier Group possess broad experience in virtually every component of commercial real estate, including property acquisition, due diligence, financing, design, construction, redevelopment, leasing, operations, and long-term property management. This comprehensive experience allows the Group to evaluate difficult properties from multiple perspectives and to develop realistic, executable plans rather than relying on concepts that may not be financially or operationally achievable.

The Vinckier Group's prior projects share many of the characteristics presented by the former Rochester High School. Each involved a building that had become obsolete, underutilized, distressed, or difficult to reposition. In each case, the Group successfully identified a viable new purpose, addressed significant physical or market-related challenges, and returned the property to productive use.

The Group also understands that the successful redevelopment of a former school requires more than financial resources. It requires creativity, patience, collaboration with public officials, sensitivity to the surrounding community, and a commitment to preserving the character and history of the property wherever reasonably possible.

The Vinckier Group believes its experience, financial capability, redevelopment knowledge, and established record of completing challenging adaptive-reuse projects make it exceptionally well qualified to acquire and redevelop the former Rochester High School. The Group is committed to pursuing a thoughtful development that respects the importance of the building while creating a sustainable new use that contributes positively to the City of Rochester.

Thank you for your consideration of the Vinckier Group's proposal. We look forward to the opportunity to work with Rochester Community Schools and the City of Rochester in determining the next chapter for this important property.

Respectfully submitted,

THE VINCKIER GROUP

Patrick Vinckier

Appendix A: PROPOSAL FORM

TO PURCHASE APPROXIMATELY 4.34 ACRES OF DEVELOPED PROPERTY
KNOWN AS THE ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING
501 W. UNIVERSITY DRIVE, ROCHESTER, MICHIGAN

PURCHASER'S INFORMATION:

1. Name of Purchaser: VINCKIE CONTRACTING INC.
2. If an entity, list type of entity and state of formation: MICHIGAN CORP.
3. Person completing information: PATRICK VINCKIE
4. Address of Purchaser: 78740 MCKAY
5. City: ROMEO State: MI Zip: 48065
6. Telephone Number: 586-292-7131
7. Facsimile Number: _____
8. Email Address: PATSR@THEVINCKIEGROUP.COM

ENCOURAGED INFORMATION:

Bidders are encouraged to address the following items in their proposals:

- Financial Strength and Offer Price
- Community Benefit and Intended Use
- Business Plan Quality and Feasibility
- Development and Site Plan

PROPOSAL TO PURCHASE APPROXIMATELY 4.34 ACRES OF DEVELOPED PROPERTY KNOWN AS THE
ROCHESTER COMMUNITY SCHOOLS ADMINISTRATION BUILDING

501 W. UNIVERSITY DRIVE, ROCHESTER, MICHIGAN

TERMS OF OFFER:

1. Purchase Price: \$ 1,150,000

2. Additional Conditions: Purchaser submits this Proposal with the understanding that if Rochester Community Schools (RCS) accepts this Proposal that Purchaser will execute the Purchase Agreement attached as Appendix B with all of the terms and conditions as contained therein, except as specifically modified and/or amended as follows:

PURCHASER REQUESTS THE ABILITY
TO ASSIGN THE P.A. IF NECESSARY, TO
ANOTHER ENTITY UNDER PURCHASER'S
CONTROL.
(I.E A NEWLY FORMED COMPANY
SPECIFIC TO THIS PROJECT)

(Attach Additional Sheets or markup copy of Appendix B with changes, if desired)

The undersigned represents and warrants to RCS that he/she/it has been duly authorized to execute this Proposal on behalf of Purchaser and that if this Proposal is accepted by RCS that the same shall be binding upon and fully enforceable against Purchaser.

Print Name of Purchaser: VINCKIE CONTRACTING INC

Print Name and Title of
Authorized Agent: PATRICK VINCKIE

Signature of Authorized Agent: 

Date: 8/21/26

Tri-County Bank

From The Desk of Mark Shadley
Chief Loan Officer
4190 Main St
Brown City, Michigan 48416

8/27/2026

Vinckier Group

Dear Pat,

We are pleased to inform you that you have been pre-approved for a mortgage to purchase real estate 501 W University, Rochester, MI, SUBJECT TO: SATISFACTORY TITLE WORK, CONSTRUCTION BUDGET, AND APPRAISAL. Additional information may be required. Once you receive a signed copy of the purchase agreement, please forward to me so we can start the process.

Thank you for your business with Tri-County Bank, and we look forward to maintaining a mutually beneficial banking relationship in the years ahead. Please feel free to contact me at (810) 346-2745 with any questions that you may have.

Sincerely,

Mark Shadley

Mark Shadley
Chief Lending Officer
Tri-County Bank

If at anytime, the assessment or collateral risk is found to be different than was represented at application, Tri County Bank reserves the right to adjust the rate, discount points, loan program accordingly, or rescind our approval entirely.

This offer expires in 60 days.

FAMILIAL DISCLOSURE AFFIDAVIT OF BIDDER

The undersigned, the owner or authorized officer of VINCKIEK CONTRACTING INC (the "Bidder"), pursuant to the familial disclosure requirement provided in the Rochester Community Schools' (the "School District") advertisement for construction bids, hereby represent and warrant, except as provided below, that no familial relationships exist between the owner(s) or any employee of _____ and any member of the Board of Education of the School District or the Superintendent of the School District.

List any Familial Relationships:

BIDDER:



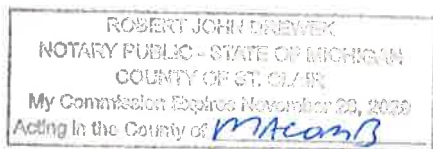
VINCKIEK CONTRACTING INC

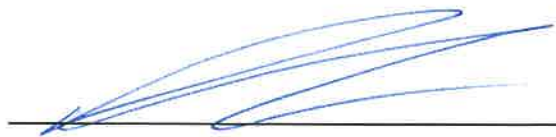
By: PATRICK VINCKIEK

Its: PRESIDENT

STATE OF MICHIGAN)
)
COUNTY OF MACOMB)

This instrument was acknowledged before me on the 21st day of AUGUST, 2026 by PATRICK VINCKIEK.




_____, Notary Public

_____ County, Michigan

My Commission Expires: _____

Acting in the County of: _____



ROCHESTER COMMUNITY SCHOOLS
VENDOR INFORMATION

»»»»»»»»»»This document MUST accompany a completed IRS W-9 form to ensure proper payment.««««««««««

Vendor Legal Name: Vinckier Contracting Inc.

Doing Business As:

TIN/EIN: or SSN:

Vendor Email to Send Purchase Orders: Pat Vinckier <patrs@thevinckiergroup.com>

Vendor Email to Send Payment Inquiries: Pat Vinckier <patrs@thevinckiergroup.com>

Vendor Phone: 586-292-7131

Vendor Fax:

Will vendor provide a service which comes in direct contact with students? (YES or NO) NO

If yes, what type of service will be provided involving students?

Are you currently, or have you ever been, employed by a public school district in MI? (YES or NO) NO

PURCHASE ORDER INFORMATION

Address 1: 78740 MCKAY

Address 2:

City: ROMEO State: MI Zip: 48065

Contact Name: Patrick Vinckier

Contact Email: Pat Vinckier <patrs@thevinckiergroup.com>

Contact Phone: 586-292-7131

PAYMENT INFORMATION (Remit To)

Payment Method (choose one): ☐ Check mailed via USPS ☐ ACH (AR email address and bank letter are required. Please include/attach.)

Info Below Same as PO Info Above: ☒

Address 1:

Address 2:

City: State: Zip:

Contact Name:

Contact Email:

Contact Phone:

AUTHORIZATION

By completing this form, Vendor acknowledges all of the following:

- »Orders over \$500 will only be filled AFTER receipt of a valid RCS purchase order. Orders over \$500 filled without a valid RCS purchase order are NOT the liability of the District.
- »All invoicing must be directed to RCS Accounts Payable, 52585 Dequindre Road, Rochester, MI 48307 or ap@rochester.k12.mi.us.
- »Any changes to the above information must be provided IN WRITING to the RCS Purchasing Department at purchasing@rochester.k12.mi.us.

Signed:

Date: 8/21/26

Printed Name: Parick Vinckier

Title: President

CERTIFICATION OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT
Michigan Public Act No. 517 of 2012

The undersigned, the owner, or authorized officer of the below-named company (the "Company"), pursuant to the compliance certification requirement provided in the Rochester Community Schools' Request For Proposal (the "RFP"), hereby certifies, represents, and warrants that the Company (which includes its officers, directors and employees) is not an "Iran Linked Business" within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the "Act"), and that in the event the Company is awarded a contract by Rochester Community Schools as a result of the aforementioned RFP, the Company is not and will not become an "Iran Linked Business" at any time during the course of performing any services under the contract.

The Company further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than \$250,000.00 or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the Rochester Community Schools' investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date the it is determined that the person has submitted the false certification.

VINCKIE CONTRACTING INC.
Name of Company

PATRICK VINCKIE
Name and Title of Authorized Representative


Signature

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. VINCKIER CONTRACTING INC		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
5 Address (number, street, and apt. or suite no.) See instructions. 78740 MCKAY	Requester's name and address (optional)	
6 City, state, and ZIP code ROMEO MI 48065		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
20	3878232

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 8/21/26
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.