

RFP: Sale of Properties located at 108 Thames Street & 0 Broad Street

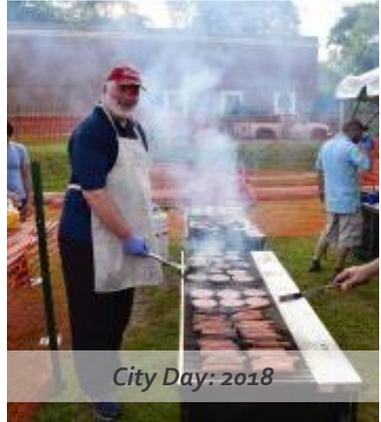
City of Groton, Connecticut

March 5, 2019





UConn: Avery Point



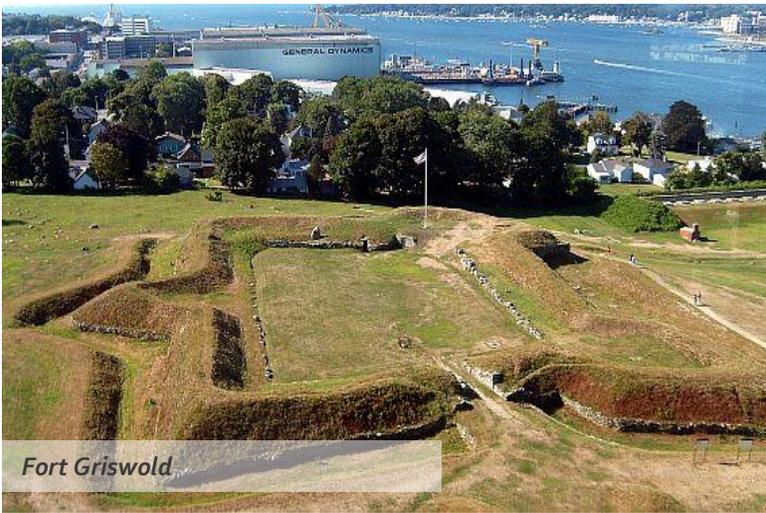
City Day: 2018



Shennecossett Golf Course



Jupiter Point, Pine Island & Shennecossett marinas, & Avery Point



Fort Griswold



Eastern Point Beach



Sunrise of Jupiter Point and Pine Island Marina

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Attachments

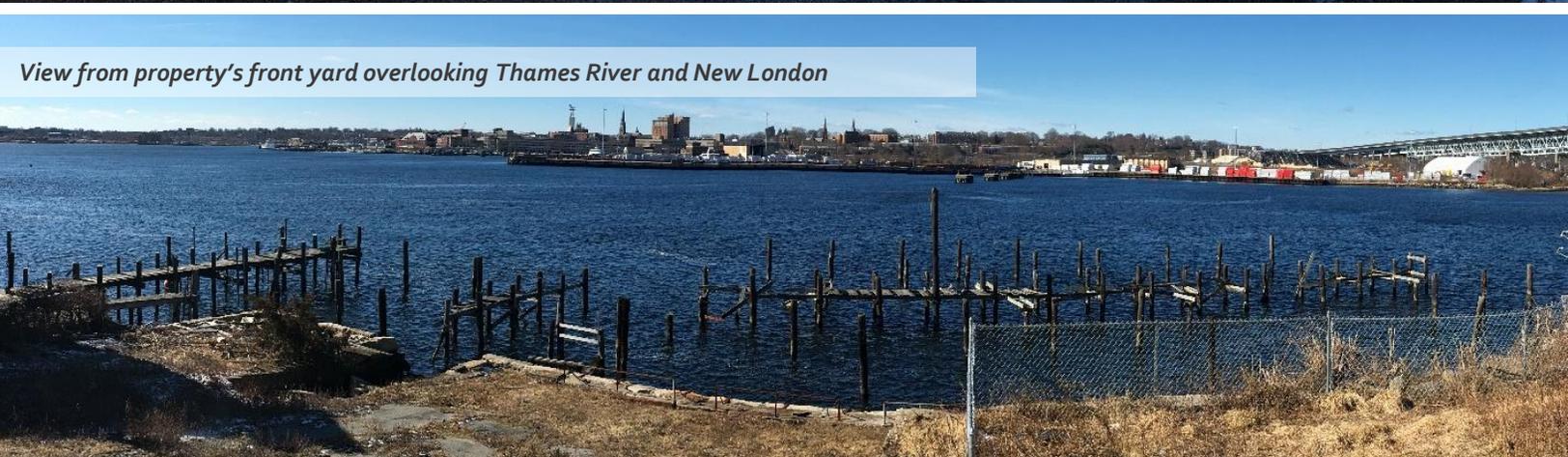
Capital Needs Assessment; May 2012

Hazardous Building Material Survey & Phase I ESA

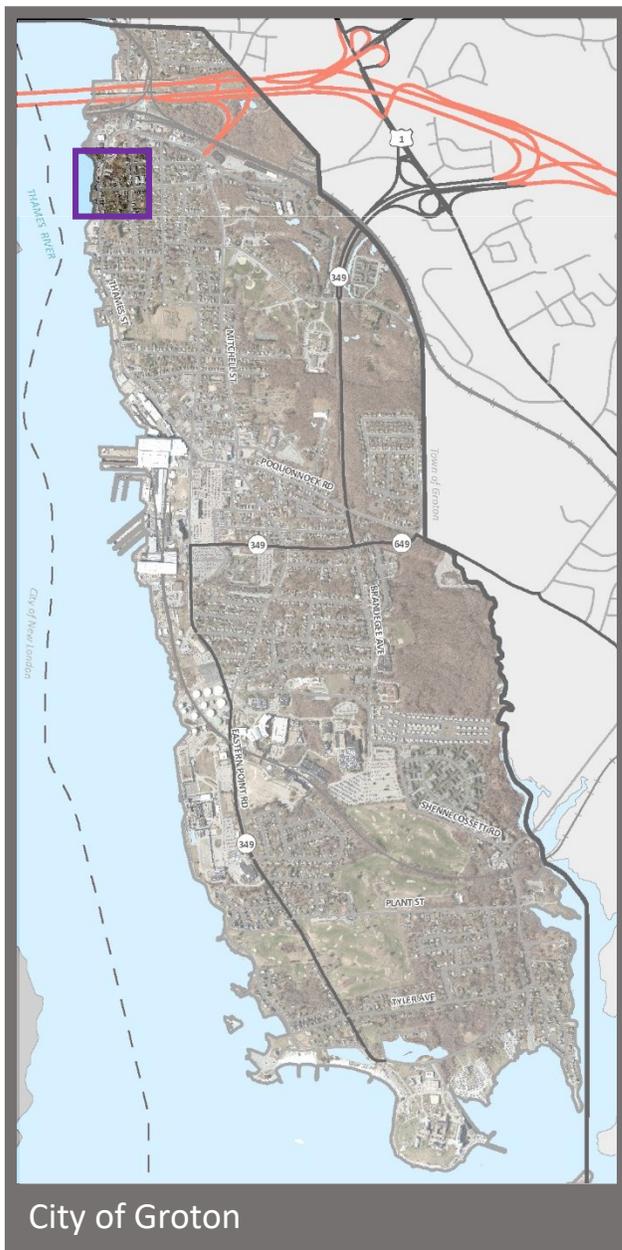
(Studies underway; To be provided upon completion)



View of the property looking south: Thames River seen on right



View from property's front yard overlooking Thames River and New London



City of Groton



Groton Bank Neighborhood



Parcels

I. Introduction & Location

The City of Groton seeks proposals for the purchase of 108 Thames Street and 0 Broad Street, two adjacent parcels situated within the Waterfront Business Residence (WBR) zoning district. Proposals will be accepted for the purchase of each parcel as separate properties or as one combined offer.

Proposals are due 3pm, June 14, 2019 with a final closing date subject to negotiation. See *Section VII.A Submission & Schedule*.

A two story single family home is situated upon 108 Thames Street (0.14 AC) and is a contributing property to the Groton Bank National Historic District. The home is also referred to as the Mother Anna Warner Bailey House. More information about 'Ma Bailey' is provided on the back cover of this RFP.

It is the City's ideal outcome to see the home on 108 Thames Street renovated, restoring it to reflect the historic architectural style with appropriate details, fenestrations and materials.

0 Broad Street (0.10 AC) is vacant, consisting primarily of an open lawn area. It slopes down east to west, toward 108 Thames Street.

The properties may be reused for any use allowed under current zoning. Restrictions may be placed upon 108 Thames Street to ensure restoration of the building meets applicable historic design standards. This will be negotiated at time of property sale.

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0 Broad Street

108 Thames Street

© 2018 Google

View looking east with Thames Street and Thames River in foreground

II. Neighborhood & Historic Context

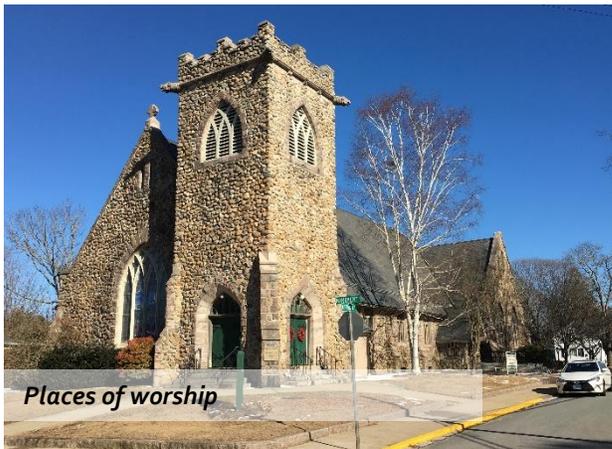
The Groton Bank National Register Historic District comprises some 130 residential, institutional and commercial structures ranging in dates, including well-preserved examples of most major 18th and 19th century architectural styles. This includes Greek Revival, Queen Anne and Colonial Revival. 108 Thames Street is one such property, representing an early central hall Colonial style home. The District, represented on the facing page, overlooks the Thames River and is adjacent to Fort Griswold, the site of the largest battle fought in Connecticut during the Revolutionary War. Fort Griswold is approximately a 5-minute walk from the properties.

Thames Street is the 'historic' hub of commerce, government and social life of the City and is characterized today by restaurants, historic resources, businesses, a post office, residences, and water dependent uses. A nearby waterfront park exists and is the site of a future dock and small craft launch. Also within walking distance is the Bill Memorial Library, the seasonal Thames River Heritage Park ferry, and places of worship.

NRHP nomination form:

https://npgallery.nps.gov/NRHP/GetAsset/NRHP/83001287_text

Images reflect resources within an approximate five minute walk from property



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III. Zoning and Land Use

Overview

The properties are located within the Waterfront Business Residence (WBR) District which allows a mix of residential and commercial uses. The WBR is designated a Village District under the provisions of Connecticut General Statutes 8-2j. Design review for all uses within the WBR are required to be consistent with Section 8.4 Design Considerations of the City Zoning Regulations.

The following is extracted from the City's Zoning Regulations highlighting salient regulatory elements. Respondents are encouraged to review the full text of the district and the Zoning Regulations for other applicable requirements.

Section 4.1 WBR District Summary

4.1.A Purpose and Objectives (of the zoning district)

The Waterfront Business Residence District ... is intended to encourage a mixture of land uses that will enhance the unique qualities of the Thames Street area with emphasis on waterfront access and water-dependent and related uses and retention of the historic character and scale of the "Groton Bank." The overall intent is to promote and enhance this area as a walkable, pedestrian-friendly area with a variety of uses on sites and in buildings contributing to a vibrant village atmosphere.

The following is a summary of uses that may be applicable to the property(s) and does not constitute a full list of permitted uses.

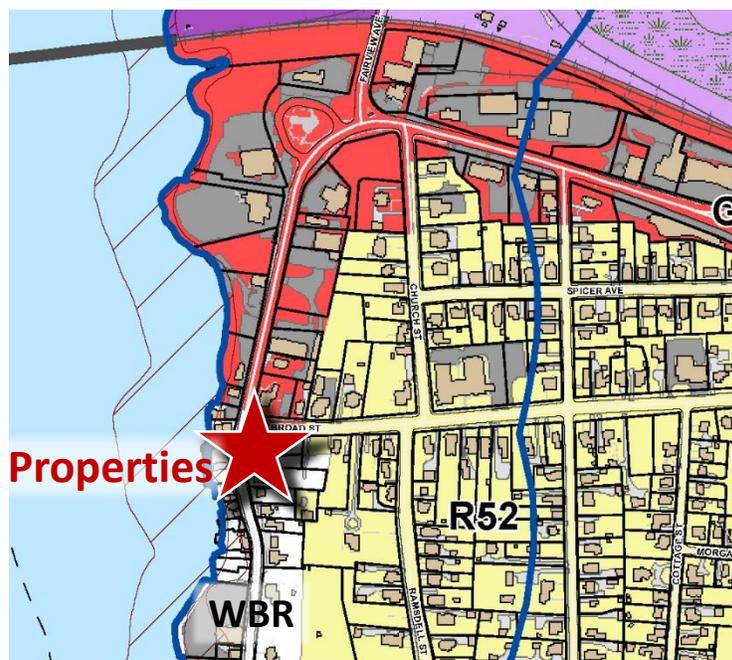
4.1.C Principal Uses Permitted By Site Plan Approval

Artist's studios & galleries; Mixed use buildings; (See note below)

4.1.d Principal Uses Permitted By Special Permit Approval And Site Plan Approval

Bed & breakfast; museum with nautical theme

NOTE: Single family or two family detached dwelling units are not permitted in the WBR district. 108 Thames St. is considered a non-conforming use and is thus permitted, but cannot be 'intensified', meaning expanded or added upon.



Section 8.4 Design Considerations Summary

This section outlines some requirements of design review:

8.4.F Additional Design Guidelines for Village Districts

1. Special attention shall be paid to protecting the distinctive character, landscape, and historic structures within any Village District.
4. The exterior of structures or sites shall be consistent with:
 - a. The "Connecticut Historical Commission - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", revised through 1990, as amended; or
 - b. The distinctive characteristics of the district identified in the Plan of Conservation and Development.

Refer to the following City webpages for Zoning Regulations and permit information:

- www.cityofgroton.gov/ped
- <http://cityofgroton.com/government-services/departments/building-and-zoning/>

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IV. Property Exterior: 108 Thames Street

See *Capital Needs Assessment* for a preliminary evaluation of structural conditions



Front entry from Thames Street



Iron fence: Gift of President Jackson



Front entry detailing



Rear yard from back door



Back exterior and drive from Broad Street; looking north



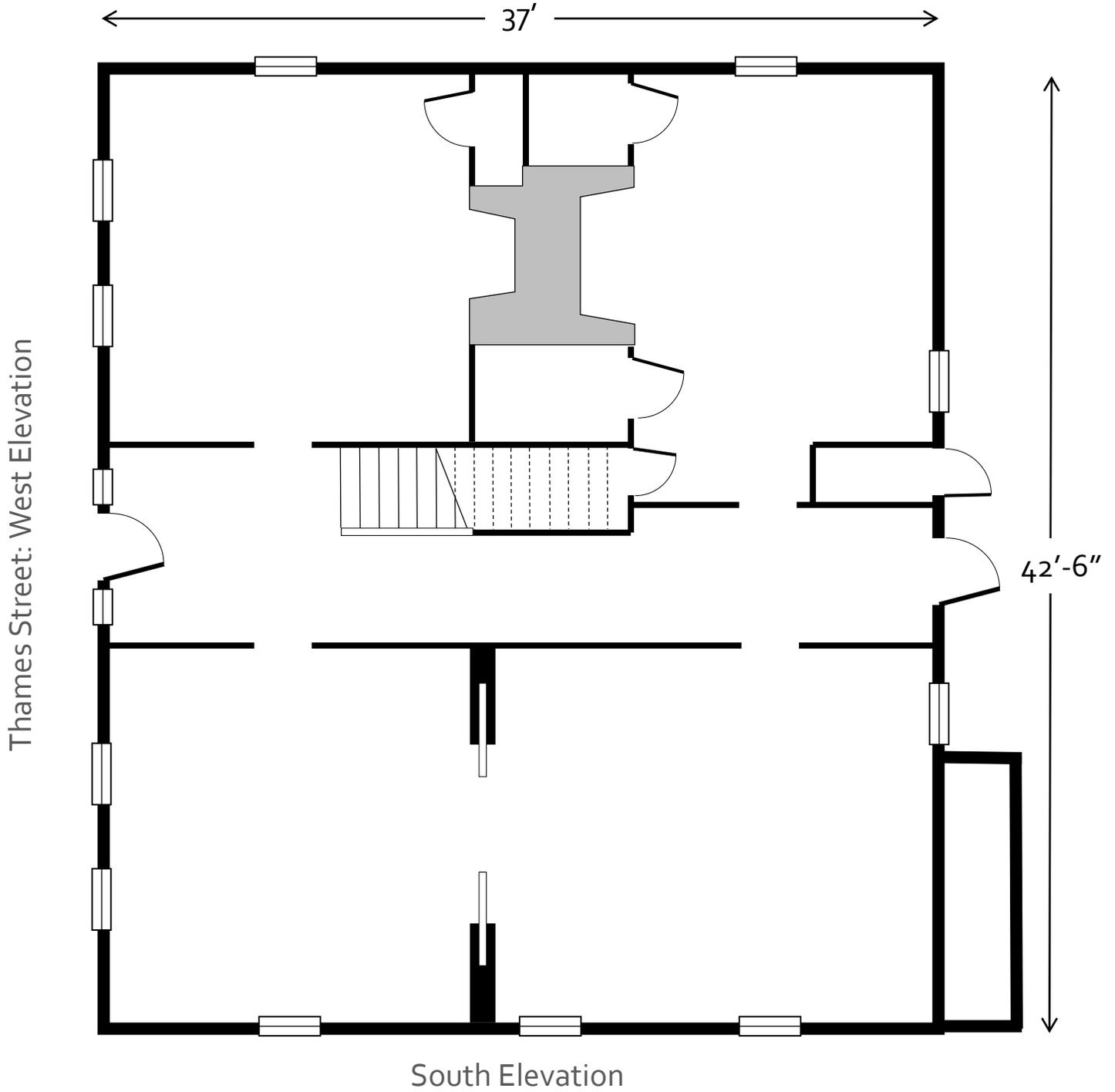
Rear yard looking west

V. First Floor Plan: 108 Thames Street

See *Capital Needs Assessment* for a preliminary evaluation of structural conditions



Broad Street: North Elevation



First Floor Plan

NTS

See attachments for framing plan and as-built from 2016 structural improvements

VI. Property Interior: 108 Thames Street

See *Capital Needs Assessment* for a preliminary evaluation of structural conditions



Center stair case and detailing



Structural detailing; attic



Kitchen; northeast corner



Brick batting; southwest corner



Center hall view from front door



Front parlor; northwest corner

VII. Submission Requirements & Evaluation Process

A. Submission and Schedule

Submit twelve (12) copies of responses, plus one original, before 3 PM, June 14, 2019. Proposals shall be addressed to: Mr. David McCord, Purchasing Agent, 295 Meridian Street, Groton, CT 06340

The proposed schedule, dependent upon the nature of responses, is as follows:

Submissions Due:	June 14, 2019, before 3pm
City Review:	June 17 – July 12, 2019
Shortlist and Interviews:	July 15 – August 2, 2019
Recommendation to City Council:	September 2019
Memorandum of Understanding	October/November 2019
Due Diligence & Closing:	November 2019 - March 2020 (<i>*See Note below</i>)

B. Scheduling a Property Tour

Contact Dennis Goderre, City Planner; 860-446-4169 or goderred@cityofgroton-ct.gov for a property visit.

C. Questions

Questions will be answered as received. Address questions to David McCord, City of Groton, Purchasing Agent, 295 Meridian Street, Groton, CT 06340, or mccordd@cityofgroton-ct.gov.

D. Submission Requirements

Submissions shall be bound. Offers for both properties may be submitted jointly in a single response. All submissions shall include the following:

1. *Cover Letter*: Correspondence, signed by an authorizing agent of the entity submitting, expressing interest in the property(s) and summarizing the content of the proposal.
2. *Intent*: A statement clearly distinguishing which property(s) the purchase offer addresses.
3. *Reuse and Community Benefit*: Narrative explaining how the property(s) will be reused; include understanding of overall historic context/significance, contribution reuse will offer Thames Street's revitalization and the Groton Bank neighborhood;
4. *Existing Conditions of 108 Thames Street*: Respondent shall describe the existing conditions of the property(s) (building and site), including structural and cosmetic deficiencies that must be addressed to meet the requirements to achieve the above described reuse to meet applicable zoning regulations and building codes.

***NOTE: Final schedule and closing date is negotiable based upon due diligence needs.**

5. *Approach to Restoration of 108 Thames Street* : Explain the following:
 - How the property (building and site) will be renovated including the phases and sequence of work.
 - Identify critical stages of restoration.
 - Provide floor and site plans describing likely reuse.
 - Describe how the exterior restoration will meet Zoning Regulations Section 8.4 Design Considerations and the Secretary of the Interior's Standards. <https://www.nps.gov/tps/standards.htm>
6. *Team*: Describe the team including contractors, architects & engineers to conduct the work.
7. *Opinion of Costs (108 Thames Street)*: Respondent's prepared cost estimates for the restoration and reuse of building and site for the proposed use, inclusive of all planning, design and financing costs
8. *Schedule*: Outline critical path schedule following negotiations including, but not limited to;
 - Funding procurement (Note if contingent upon completion of another phase; see item 10 below)
 - Design and engineering
 - Permitting
 - Mobilization, stabilization, abatement
 - Restoration, construction
 - Certificate of occupancy
9. *Financial Offer*: Subject to final negotiation, outline the fiscal terms of the transaction, including purchase price of the property(s).
10. *Funding and Financial Capacity*: Evidence of ability to secure funding associated with the Financial Offer and capacity to fund the work outlined in the Opinion of Costs. This should include:
 - Identifying the source(s) of funding that will be pursued
 - Amount requested from each source
 - Component of the work funds will be applied to
 - Experience administering said funds
 - When funding award is anticipated per source (i.e. if funds are awarded on a rolling basis or at specific times of the year)
 - Reference letters of financial capacity
 - Mortgage pre-approval letters from lenders licensed to do business in the state of Connecticut, if applicable
11. *Relevant Project Experience and Resumes*: Relevant experience of similar projects under taken by the respondent and contractors/architects/engineers, including resumes.
12. *References*: Provide contact information from three entities (private or public sector) that can attest to similar work and/or experience.

13. *Good Standing*: Respondents shall provide the following, as applicable:

- All respondents, in order for their proposals to be considered, shall certify that neither they nor any business or corporation fully or partially owned by the respondent must not be delinquent on any property tax or fees issued by the City or Town.
- Respondents that are foreign corporations and those corporations not chartered in Connecticut must hold a certificate authorizing said corporation to do business in the State of Connecticut. These certificates or certified copies are available from the Office of the Connecticut Secretary of State.
- Domestic corporations and other limited liability entities must submit a certificate of good standing from the State of Connecticut Department of Revenue Services:

Department of Revenue Services
Collection and Enforcement Division-Lien Unit
Request for a Status Letter
25 Sigourney Street
Hartford, CT 06106

E. Selection and Evaluation of Proposals

A Selection Committee will develop a shortlist of the highest qualified proposals using the Evaluation Criteria set forth below. Following proposal evaluations, the City will invite the most qualified respondent(s) to meet with City representatives to review the proposal. After the interview process and subsequent questions/clarifications (if applicable) and subject to approval by the City Council, a preferred developer will be selected to begin negotiating a purchase and sale agreement and as outlined in the schedule provided in Section VII A above.

Evaluation Criteria

The Selection Committee will utilize the following criteria and assigned weights to rank each proposal:

Points	Criteria
20	Financial capacity of prospective purchaser
20	Understanding of property conditions, land use (i.e. zoning) and historic context
20	Approach to property restoration and/or reuse of o Broad Street
20	Preservation experience with buildings of similar historic character (108 Thames St. only)
10	References of similar preservation work
5	Financial offer
5	Overall quality of submission
100	Total Points for 108 Thames St or both properties
80	Total Points for o Broad Street only

Anna Warner Bailey

1758 - 1851



"When James Monroe became president in 1817, he inherited a nation still torn apart by factionalism rooted in the War of 1812. He sought to help the country heal, in part by touring New England during his first year in office. One stop on his travels through Connecticut, an area where wartime anti-British sentiment was fiercest, was a small home and tavern on Thames Street in Groton.

The tavern was run by Anna Warner Bailey, a lively and popular woman who became a local legend when in 1813, as the area anticipated a British attack, she removed her flannel petticoat in public and donated it for use as wadding for the guns at Fort Griswold. After the war, she regularly entertained tavern-goers with lively and patriotic stories and songs."

"Anna Warner Bailey's story illustrates how the Revolutionary War and the War of 1812 affected real people. Her anti-British sentiment was said to grow when, as a young woman, she found her uncle dying from wounds suffered during the Battle of Groton Heights. Her lifelong patriotic fervor gained her visits in Groton not only from Monroe, but also the Marquis de Lafayette in 1824 and President Andrew Jackson and vice president and future president Martin Van Buren in 1833."

Source: *Tell story of courageous woman, historic home*. (2019, February 14) The Day, p. A4

Additional resources:

<https://www.motherbaileyhouse.org/anna-warner-bailey/>
http://www.annawarnerbaileydar.org/pb/wp_6b4f8f03/wp_6b4f8f03.html