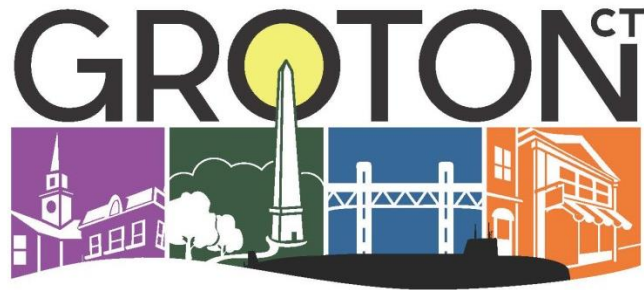


**REQUEST FOR PROPOSALS
18-25
MYSTIC EDUCATION CENTER
TOWN OF GROTON, CONNECTICUT**



TOWN OF GROTON, CONNECTICUT

REQUEST FOR PROPOSALS (RFP)

Issued: Friday, December 15, 2017

Sealed proposals are being requested for the sale or lease of publicly owned property, in accordance with all terms and specifications contained herein, and will be received by the Town of Groton, CT until the following deadline:

Two thirty (2:30) o'clock P.M., Thursday, February 15, 2018

Three paper copy submittals and one electronic copy on a flash drive must be delivered by mail or hand-delivered in sealed envelopes addressed to the Town of Groton, Purchasing Division, 45 Fort Hill Road, Groton, CT 06340 Attn: Eileen Cardillo, Purchasing Agent. The submittals should be marked referencing "Mystic Education Center".

THERE WILL NOT BE A PUBLIC OPENING AND PROPOSALS RECEIVED WILL NOT BE RELEASED UNTIL A PURCHASE AND SALES OR LEASE AGREEMENT IS FINALIZED.

Questions regarding this RFP should be directed to ecardillo@groton-ct.gov no later than 12:00 p.m. on February 1, 2018.

ADMINISTRATIVE POINT OF CONTACT:

Eileen Cardillo, Purchasing Agent

45 Fort Hill Road
Groton, CT 06340
(860)441-6681
ecardillo@groton-ct.gov

SITE VISIT AND PROPERTY CONTACT:

Paige R. Bronk, Manager of Economic and Community Development

Town of Groton, Office of Planning and Development Services
134 Groton Long Point Road
Groton, CT 06340
(860)448-4095
pbronk@groton-ct.gov

GENERAL CONDITIONS AND TERMS:

The Town of Groton (Town) and State of Connecticut (State) reserves the right to accept or reject any and all proposals in whole or in part, to waive any technical defects, irregularities, and omissions, and to give consideration to past performance of the prospective respondents where the interests of the Town and State will be best served. The Town and State reserves the right to directly negotiate with any entity who submits a proposal in response to this RFP and to award a contract based upon those negotiations alone. The Town and State reserves the right to request interviews of developers, discuss all project details, and to select and negotiate a preferred development proposal that is in the best interest of the Town and State prior to final award.

The Town and State may determine that proposals are technically and/or substantially non-responsive at any point in the evaluation process and may remove such proposal from further consideration. Proposals arriving after the deadline may be returned, unopened, or may simply be declared non-responsive and not subject to evaluation, at the sole discretion of the Town and State. All original documents and drawings shall become the property of the Town and State once submitted. The Town and State are not responsible for any costs related to the preparation and/or submittal of proposals or any subsequent costs related to presentations or clarification pertaining to this RFP. All costs are the responsibility of the prospective respondent.

“Proposal” shall mean quotation, offer, qualification/experience statement, and/or services. Prospective respondents shall also mean vendors, offerors, or any person or firm responding to an RFP.

All prospective respondents are responsible for insuring that no addendums have been made to the original RFP package or that all addendums have been received and addressed. All submitted packages and addendums are located at the Town of Groton Purchasing Division and on the Town municipal website.

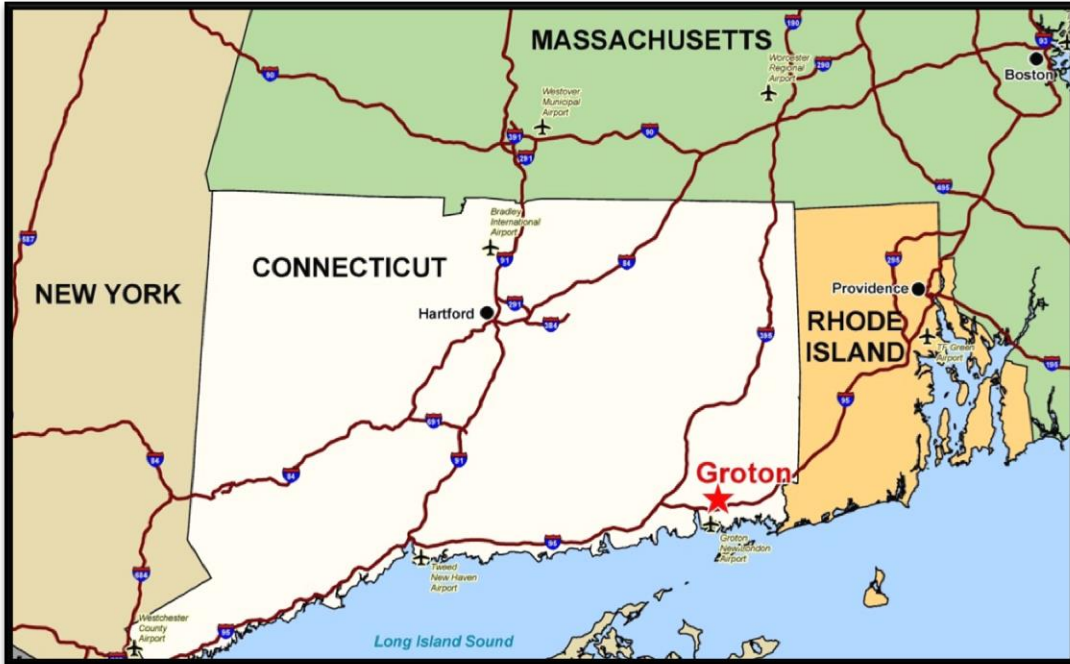
There is no official public opening of proposals. To best protect the solicitation and competitive negotiation process, the Town asks that companies refrain from requesting proposal information concerning other respondents until an award has been executed. Proposal materials become public information only after the execution of an award.

The prospective respondent warrants, by submission of a proposal, that he is not an employee, agent, or servant of the Town or State, and that he is fully qualified and capable in all material regards to satisfy the requirements and fulfill the proposal as submitted. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town and State and the prospective respondent. The prospective respondent warrants that he has not, directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of fully competitive process. The prospective respondent warrants that he has not paid, and agrees not to pay, any bonus, commission, fee or gratuity to any employee or official of the Town or State for the purposes of obtaining any contract or award issued by the Town or State.

The submission of a proposal shall not bind the Town of Groton or State of Connecticut, nor does it constitute a competitive bid. The Town and State reserves the right to reject any and all proposals. Faxed proposals will not be accepted. If you are awarded the subject purchase which has a value of \$50,000 or more, you will be required to sign and submit, at the time of purchase and sale execution, a certification, certifying that you, your company, and specified other individuals have given no gifts to State personnel and other individuals set forth in the certification. See www.ct.gov/das/, click on Affidavits, click on Contractor/Consultant Certification or see Conn. Gen. Stat. §4-252. Pursuant to Conn. Gen. Stat. §4-252(d), any bidder, proposer, or person who responded to a request for qualifications for a contract with a value of \$50,000 or more who does not make this certification shall be disqualified. BE ADVISED, pursuant to Conn. Gen. Stat. §9-612, any person submitting a Proposal shall be deemed a Prospective State Contractor and thereby subject to the prohibition on gifts and campaign contributions contained in Section 9-612.

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1. **Project Overview:**

The Town of Groton, along with the State of Connecticut, is soliciting proposals from qualified and experienced development teams that best serve the economic and community development interests of the Town and State. The site, located at 240 Oral School Road (property ID 261906386767 E) and 0 Oral School Road (property ID 261906297210 E), is owned by the State of Connecticut. Acreage for 240 Oral School Road is 77.39 acres, only 40 acres of the parcel's highland is developable. The lower 37 acres is intended for passive recreation and conservation use. Acreage for 0 Oral School Road is 7.89 acres. The Town is assisting with the marketing and redevelopment process. Both the Town and State are partners in seeking appropriate property redevelopment.

The State of Connecticut owns the property, but relies on different state agencies to manage associated holdings. 0 Oral School Road is managed by the CT Department of Administrative Services (DAS). 240 Oral School Road is managed by both DAS and the CT Department of Energy and Environment (DEEP). DAS manages the upper 40 acres of developable property. DEEP manages the lower 37 acres of conservation land. The future ownership and control of the lower 37 acres will likely be a future partnership involving state, local, and private interests to ensure public access and long-term management.

This primary objective of both the Town and State is the planned and timely development of this State property in a way that maximizes financial and community benefits. This property is unique given its relatively large size and location overlooking the Mystic River. The Town and State both desire for the property to realize its highest and best use and to be added to Groton's tax base.

Applicants are encouraged to view the Town of Groton's webpage for the "Mystic Education Center" project found at <http://www.exploremoregroton.com/groton/site-selection/mystic-education->

[center/p/item/1293](#). The webpage serves as the primary data source including project description, property card and map, public input information, photos, video, environmental conditions fact sheet, environmental reports (Phases 1, 2, &3), redevelopment feasibility analysis, floor plans, and more.

2. Municipal Process:

This Mystic Education Center project is a redevelopment effort and not a real estate transaction. This State-owned property has been promoted, marketed, and shown to multiple interested parties from 2016 throughout 2017. The formal solicitation of qualified proposals begins with the issuance of this RFP. Proposals will be reviewed and evaluated based upon their responsiveness to the RFP. Submitted proposals will be reviewed by a municipal team, including State officials, who will determine the best qualified submittals based upon benefit to the Town and State with regard to the evaluation criteria stated within this RFP. All materials provided will be taken into consideration. Interviews or follow up information requests may be involved during the review process. There will be ongoing dialogue and discussions with the State of Connecticut throughout the process as they are the owner of such property.

Following the initial evaluation process, proposals will be forwarded to the Groton Town Council for further consideration and short list selections. There may be scheduled direct communication between the Town Council and short list candidates. Additionally, there may be ongoing discussions with short-listed firms prior to the final selection of the preferred development team and proposal.

Once a preferred developer is selected, there will be detailed discussions relating to the creation of final agreements specific to the future development, protection, and improvements to the property involving the State of Connecticut, Town of Groton, and private partners.



3. Site History:

Formally known as the Mystic Oral School, the property originally housed the Whipple School for the Deaf which moved from Ledyard to this location in 1872. In 1921, the State of Connecticut assumed ownership and supervision of the school, but discontinued its usage in 1980 as education policy shifted towards the placement of hearing impaired children in local and regional programs.

The State continued to use the facility for a wide range of activities by various organizations including the Groton Parks and Recreation Department, Special Olympics, a dance program, a computer business, a day care center, and firefighter training programs. In 2011, the property was classified by the State as surplus property for sale. The Connecticut Department of Administrative Services (DAS) currently maintains the site and has completed some environmental clean-up and mitigation. The state notified the Town of Groton in the fall of 2011 that the campus would be closed. The State closed the campus in order to save an estimated \$400,000 per year in operating costs.

4. Future Zoning and Groton Market Analysis:

The property is currently residentially zoned (RU-80), but the Town anticipates a future zoning amendment to address the proposed land use(s) for the selected development project. Although a residential use may be part of a future development, the Town assumes that there may be other suitable uses for the property. The Town desires to first entertain the best plans prior to addressing the zoning amendment process for the preferred use.

In 2016, the Town invested in the completion of a community wide market analysis. Prospective development teams are highly encouraged to take advantage of this resource. It contains significant demographic, economic, and real estate data specific to market and consumer demands. General community findings include demand for mixed use, restaurants, hotels, higher quality retail, multi-family

residential, and more. Additionally, it is important to note that area employment is projected to grow by thousands over the next 5+ years to design and build a new class of submarines at Electric Boat. The new hires will have a major impact on Groton's economy over the short term. This analysis can be found on the Town of Groton webpage (www.exploremoregroton.com) or the following link:

[Town of Groton Market Analysis](#)

5. Community Background:

Established in 1705, the Town of Groton is a charming Connecticut shoreline community that borders Fishers Island Sound between the Thames and Mystic Rivers. The town is 38.3 square miles in size, has over 3,500 acres of protected open space, an excellent public school system, a state-recognized senior center, active recreation areas, watershed lands, and 58 miles of shoreline. The population is 40,136 residents with 16,283 households. Median household income is \$60,147. The median single family home sales price is \$246,100.

The Town of Groton, along with neighboring New London, is regarded as the "economic engine" for southeastern Connecticut. Strategically located between New York City and Boston, the Town is afforded excellent regional highway (Interstate 95 and 395) and rail (Amtrak Northeast Corridor) access, a deep water port, an airport, a foreign trade zone, and an enterprise zone. With a total workforce around 38,000 jobs, Groton is home to the U.S. Navy Submarine Base (10,150 employees), the General Dynamics Electric Boat Corporation (8,300 employees), Pfizer Pharmaceutical (3,400 employees), and Avery Point, a regional campus of the University of Connecticut (75 staff, 30 full-time faculty, and many part-time instructors). The Town's strengths lie in these large legacy companies and establishments that dominate its manufacturing industry, defense industry, and the biotech and life sciences industry. Referred to as the "Big 3" (The Base, EB, and Pfizer), these employers make up nearly 60% of the town's workforce.



6. Investment Opportunity:

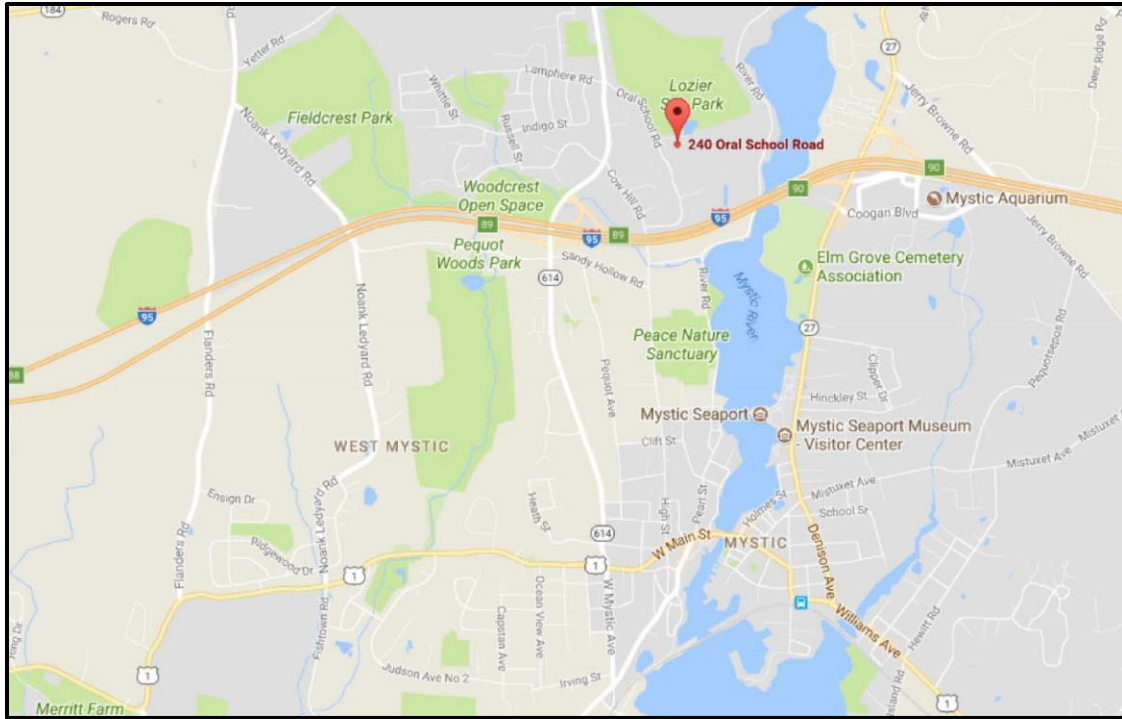
This picturesque State-owned property is ripe for redevelopment. Improvements to the property have been completed. Groton is leading new economic development initiatives and now is the time to take advantage of this unique investment opportunity. Originally developed for use as the Whipple School for the Deaf in 1872, the Mystic Education Center has a rich history of education, health, and recreation.

Many of the original educational buildings remain in solid condition. The property offers historic redevelopment opportunities as well as plenty of space for new construction with 77 acres of land and four (4) remaining buildings totaling approximately 175,000 square feet. The Recreation Building is of significance offering an Olympic-sized swimming pool, gymnasium, auditorium with two-level seating, bowling, racquetball/squash court, weight room, and other amenities. The main building is approximately 150,000 square feet in size. The lower half of the property holds significant topographic slopes and natural resources. This lower portion is only suitable for passive recreation and pedestrian (trail) access to the Mystic River and existing boat launch area. Only the upland portion, approximately 40 of the 77 acre parcel is suitable for redevelopment. The lower 37 acres will be protected as a conservation and passive recreation area for public use. A conservation easement or similar legal agreement for the lower portion is anticipated involving some combination of partnership between State, Municipal, non-profit, and/or private development interests. A “Redevelopment Feasibility Analysis” for the property completed in 2016 can be found on the Town’s economic development webpage

<http://www.exploremoregroton.com/groton/site-selection/mystic-education-center/p/item/1293>.

The analysis examined several reuse alternatives and assessed their feasibility based on current market conditions and site-specific attributes. The scenarios are summarized below. This RFP will entertain these and others not identified in the report:

- Housing for an aging population: There will be a demand for new senior housing in the future and the site offers an ideal place in a quiet residential area for such use. The campus layout lends itself to the continuing care retirement community model, which offers different types of facilities on the same site, depending on the needs of a resident so that seniors can age in place. The buildings could be utilized for different levels of care (i.e., independent living, assisted living, and nursing home). There is potential to have a limited amount of medical office on site given the market and needs of senior housing.
- High-end residential conversion: Residential conversion may be a feasible alternative. The unique amenities that would be featured are in demand including open floor plans, high ceilings, on-site recreation, and reused buildings with character. Residents would have quick commuting access to I-95 and would be close to the amenities and entertainment in Mystic. Groton has already attracted a concentration of high-end rent payers in Mystic, which indicates market potential as a conversion would require higher rent levels to be financially feasible.
- Hospitality/Recreation: Close proximity to Mystic means that there is a large tourism base from which to draw. Despite the competitive market, a lodging and hospitality reuse would differentiate itself from existing offers because of the potential for unique on-site amenities such as high-quality food grown on-site. The recreational offerings on site would support a hospitality business by enabling sports tournaments and camps to be hosted. The market for youth sports tournaments is supported by the proximity to Mystic’s tourism attractions.
- Institutional: With a history of past institutional use the site lends itself to institutional uses. The potential for institutional use is subject to the needs of individual institutional organizations. The Town and State should not turn away proposals for institutional uses; however, this represents an “ideal” yet unlikely scenario. Even with a significant marketing and recruitment effort, this scenario is highly unlikely.
- Mix of uses: It is likely that no single use would occupy the site given the significant size of the campus. The most likely development scenario is a mix of complementary uses such as:
 - Market rate and senior housing with recreation and medical office;
 - Hospitality and recreation; or
 - Institutional use with a residential or lodging component (e.g., a boarding school)
- Municipal: The site could be purchased by the Town and developed for municipal uses such as town recreation and/or other town program/operations.

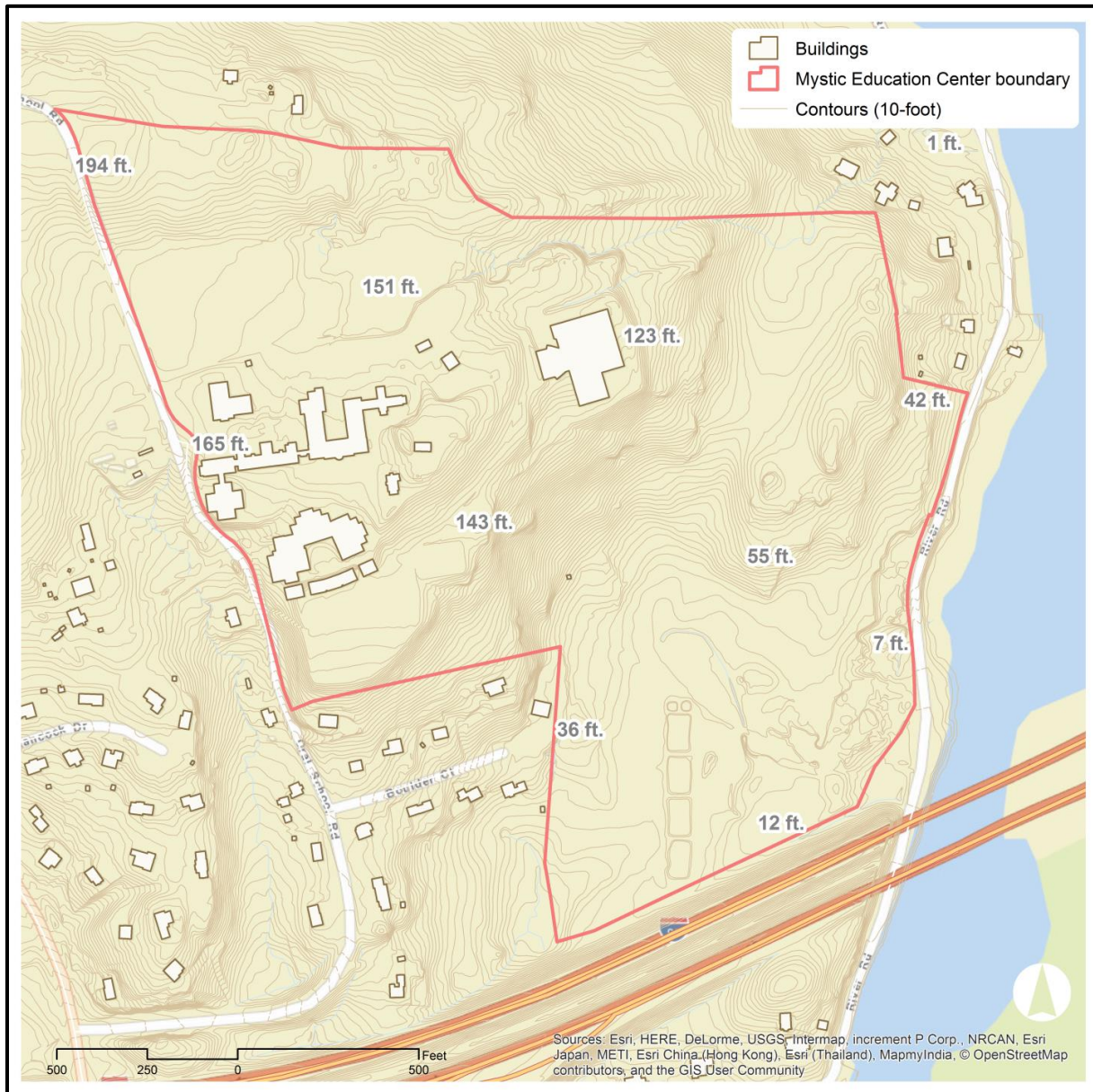


7. Location:

The property is located less than two (2) miles north of downtown Mystic, three (3) miles from Olde Mistick Village, is adjacent to I-95, and less than 10 minutes from the Mystic Amtrak Station. The site is located in the northeast corner of Groton just north of the intersection of Oral School Road and Boulder Court and approximately ¼ mile north of Interstate 95. The site is bordered on the south by single family homes and the Mystic River to the west. Heavily wooded steep slopes are on its west side. To the north, the slopes are more moderate and wooded including Town and State protected open space areas. Existing 2-3 story buildings and open fields occupy the cleared portion of the upper plateau which sits at approximately elevation 160 feet above sea level.

8. Access and Roadways:

Access to the property is from Oral School Road, a narrow, two lane road that intersects with Cow Hill Road to the north and Cow Hill Road, a residential street, to the south. Minimal maintenance has historically been provided to Oral School Road since the closure of the school. The State-owned road was resurfaced in November, 2017. The full road width improvement addressed major road deterioration and potholes that existed for years. There is a looped, one-way drive that accesses the buildings of the former campus. A dead-end two-way drive off this loop provides access to the former gymnasium/natorium building and the maintenance garage. Internal roads have not been maintained. All roadways will need rebuilding as part of the redevelopment effort.



9. Topography:

The developed area of the campus occupies a plateau at the upper portion of the site. From this plateau the site drops rapidly to the south, varying from 60 to 100 feet below the inner loop road. The former Durant Building was built into the upper portion of this slope and there is a cleared, flat area directly south of this former campus building site. Towards the west and the river from Oral School Road, the slopes are much gentler. The gymnasium/natatorium (Pratt Building) is located at the eastern edge on a flat portion of the site approximately 30 feet below the campus center. From the east edge of the building the land slopes away steeply to the east. North of the former recreation field and pond the land slopes more gently to the north.



10. Buildings:

Many of the campus buildings remain today. Some of these buildings may be eligible for National/State Historic register as well as historic tax credits. The State Historic Preservation Office (SHPO) coordination will be required as part of any proposed redevelopment. Most of the original buildings are located on the internal campus loop road. The interior of this loop is an assemblage of interconnected buildings - the Administration Building, a four story masonry structure built in 1938 is in the center of the campus, and the Boys Dormitory wing, also four story and built in 1938 is on the east end. This wing was leased to Alion Science and Technology in 1980, which occupied 28,000 SF of renovated office space until 2011. The Girls Dormitory Building, a four story structure built in 1923 connects to the Administrative Building on the west end. The Whipple Building, a two story structure built in 1969, connects to the Girls Dormitory on the west side. Due to serious mold problems, the Durant Building located at the south edge of the campus, outside the inner loop road, was demolished several years ago. Outside the loop road on the north is the Crouter Building, a one story masonry structure built in 1958 that once served as the maintenance/carpentry operation for the campus. There are several smaller structures located outside the loop road including the Rainbow House, a former residence and its garage at the southeast edge and a maintenance garage to the west. Further to the west at the far edge of the campus is the Pratt Building, a two story masonry structure built in 1975. This 40,000 SF facility served as the recreation center for the campus, housing a natatorium, full gym, and bowling alley. This facility was leased to the Town until 2010. More photos can be found at: <http://www.exploremoregroton.com/groton/site-selection/mystic-education-center/p/item/1293>.

11. Utilities:

Town water and sewer are available. Water is connected to the buildings. Sewer is available to the property and is located at Oral School Road. According to the Environmental Assessment Report prepared by Loureiro Associates, prior to the connection with the Town system, wastewater from the site was previously discharged to a series of filter beds located southeast of the main campus on state land. Electric service is available to the site. Heat and hot water were provided by on-site oil burning boilers. Natural gas is located approximately 1 ½ miles from the property near Route 1.

12. Environmental Assessment and Remediation:

The property holds environmental impacts due to its age. The State has contracted experts to best identify and address such impacts. The completed environmental assessments pertain to 240 Oral School Road only. Additionally, the environmental assessments only address the 40 acres of developable property and not the 37 acres of lower elevation conservation acreage for that parcel. A Phase 1 Environmental Assessment Report was completed in June, 2013 by Loureiro Engineering (prepared for the State Department of Economic and Community Development) which addressed a host of environmental issues related to the site and its buildings. Areas of Concern (AOC) were identified during the assessment process. Subsequent Phase 2 and Phase 3 reports were also completed by Department of Economic and Community Development (DECD). These reports, found on the Town's project webpage, provide in-depth assessments of the site's environmental condition and recommendations for remediation. A summary of the conditions and AOC's can be found at:

<http://www.exploremoregroton.com/groton/site-selection/mystic-education-center/p/item/1293>.

The State has completed the demolition of the wooden and other buildings having environmental and structural issues. Also, there has been a small percentage of remediation for asbestos in the Administration Building. Further interior work is required for the Administration Building. Abatement has been completed within the Whipple Building for asbestos except for the windows and roof. In addition, abatement has been completed within the Girls Wing of the Administration Building for asbestos except for the windows and roof.

For the purposes of this RFP, the accurate representation and description of the environmental conditions are best addressed by the above-mentioned environmental analysis and any additional documentation provided by the State and/or their respective remediation professionals. Additional documentation includes compliance reports as well as daily logs that can be found on the Mystic Education Center project webpage.

13. Resources:

The following resources are available on the Town's website at www.exploremoregroton.com or by following the link:

<http://www.exploremoregroton.com/groton/site-selection/mystic-education-center/p/item/1293>.

- Environmental Site Assessments

- Environmental Compliance Reports
- Property Card/Maps
- Redevelopment Feasibility Report
- Photographs
- Aerial video
- Project Descriptions
- Public Input Information

14. Development Guidelines:

The Town of Groton desires the property to be developed in a manner consistent with the following development guidelines:

- Implementation of a quality development including use, design, and function, that will be an asset to the Town;
- Completion of the project in a timely, planned, and well-executed manner;
- Development which is complementary to the existing and surrounding neighborhood;
- Management of traffic circulation;
- Retention of significant trees and planting of new landscaping;
- Minimization of lighting impacts to adjacent properties; and
- Recognition of the site’s location within the watershed of a public drinking water supply which will include a robust stormwater management plan and low-impact development techniques.

15. Project Incentives:

The Town and State’s primary goal is to attract the best development team to redevelop the property in a timely, superior, and well-planned manner. The Town and State are also interested in receiving a competitive offering for the property, one that maximizes financial and community benefits to the Town and State. This specifically includes adding the property to the Town’s grand list.

The Town and State will entertain proposals that require incentives to improve project success. Such incentives would be entertained as a part of the competitive evaluation and will be scored against other submittals. Additionally, the requested incentives are not guaranteed and are a part of a negotiated process involving the developer, Town, and State. Potential incentives may include, but are not limited to the following, and are subject to the quality and caliber of the development proposal.

- Local technical assistance with local and state permitting
- Assignment of a local project liaison to assist with project completion
- Tax abatement programming
- State of Connecticut abatement and remediation funding
- Infrastructure assistance funding

Prospective developers may integrate these and other incentives into their proposals for review by the Town and State. The consideration and granting of incentives is contingent upon the total value of the

developer’s proposal. The decision to grant any incentives will be packaged with the final award to the selected development team.

16. Evaluation Criteria:

A prospective developer’s financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the Town and State based on the following:

- Project Approach:
 - Compliance with the RFP submission requirements
 - Clear and comprehensive submittal
 - Rational, detailed, and thorough approach to implementation
 - Degree to which project complies with local plans

- Team Qualifications and Experience:
 - Demonstrated experience in completing similar projects
 - Strength of the team including project lead, engineering, architectural design, construction, financing, etc.
 - References for key completed projects

- Project Viability and Ability to Execute Project in a Timely Manner:
 - Demonstrated project marketability
 - Demonstrated evidence supporting project financing
 - Reasonable timeframe to initiate and complete project
 - Demonstrated on-time completion of past projects
 - Reasonable demands or requests from the Town/State

- Benefit to Town and State:
 - Financial offering and benefit to the Town and State
 - Taxes to the Town and State upon full build-out
 - Quantitative and qualitative benefits to the Town and State
 - Building design and efficient use of property
 - Other community benefits (public use, amenities, other)

Criteria	Possible Points
Project Approach	20%
Team Qualification and Experiences	20%
Project Viability and Ability to Execute Project in a Timely Manner	30%
Benefit to Town/State (including financial offering)	30%

17. Submittal Requirements:

Below are the submission requirements. The Town of Groton and the State of Connecticut are not responsible for errors and/or omissions.

Submission Format: Respondents are required to provide three (3) paper copies of their proposal plus one electronic copy on a flash drive. Each proposal must contain all information as outlined below. Relevant supplemental information will be accepted within and in addition to the submission format. Submissions that omit requested information may be subject to disqualification.

- Executive Summary
- General narrative description and site plan/sketch for the proposed project including basic elevation renderings.
- Contact information (names, phone, address, email) for the development team plus the identification of the primary contact person.
- Statement of Qualifications
- Financial offer (Proposals are subject to final competitive negotiation).
- If applicable, estimated number, type, and salary range of created full and part-time jobs.
- A description of the proposed development including, but not limited to:
 - proposed use(s) for proposed building and land
 - building(s) proposed design, configuration, size, height, units, etc.
 - traffic circulation, road improvements, and parking
 - preliminary site plan, conceptual floor plans, and any other submissions that best illustrate the development
 - infrastructure improvements (water, sewer, storm water)
 - proposed planning, design, approval and construction schedule.
- Description of requested technical or financial assistance from the Town/State including documented need.
- Project timeline
- Construction budget
- Evidence of financing availability, including the names and addresses of financial references and any other named sources of equity capital.
- List of submitted information requiring confidentiality.
- Project pro forma demonstrating the financial viability of the proposed development.
- For each individual with more than a ten percent (10%) interest in the development entity, respondents must execute a notarized affidavit of non-collusion. A copy of said affidavit must be attached.
- 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

[Revenue Services](#)

- 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.
- All prospective respondents, in order for their proposals to be considered, must not be delinquent on any property tax or fees issued by the Town or State. Prospective respondents shall certify that neither they nor any business or corporation fully or partially owned by the respondent is not delinquent on Town or State property taxes or fees.

IMPORTANT: All proposal materials become the property of the Town of Groton and State of Connecticut.

18. Submittal Deadline and Review Schedule:

Submissions are due by the date and time specified unless a formal extension has been granted by the Town of Groton. Respondents must ensure that proposals are delivered on time to assure consideration by the Town. The Town of Groton reserves the right to modify the deadline and schedule. The Submission Deadline is final. Late proposals received beyond the deadline will not be considered.

- RFP Issuance and Distribution: 12/15/2017
- Submittal Deadline: 02/15/2018 no later than 2:30 p.m.
- Review by Town and State: 02/15/18 – 03/16/18
- Interview with Developer(s): 04/02/18 – 04/27/18
- Recommendation of Preferred Developer: Spring 2018
- Town of Groton and State of Connecticut Review (including P&S): 2018
- Contract Award Date: 2018

The outlined relative schedule is subject to change depending on the review of proposals, negotiations with potential developers, and other factors.

The proposal and all supporting documents must be received by the above-stated deadline at the following address:

Town of Groton
45 Fort Hill Road
Groton, CT 06340
C/o Eileen Cardillo, Purchasing Agent
Attention: RFP 18-25 Mystic Education Center

19. Reserved Rights/Disclaimer:

The Town and State reserve the right to select the proposal that, in the exercise of its sole discretion, the Town and State believe to be responsible and most advantageous to the Town and State. To this extent, the Town and State reserve the right to accept an initial offer without further discussion and/or negotiation. The Town and State also reserve the right to discuss and/or negotiate proposals with any prospective respondents it believes may have a reasonable chance of being selected for an award.

The Town and State shall not be responsible, in any manner, for the costs associated with responses to the solicitation. The individual responses to this solicitation including all artwork, drawings, plans, photos, models, and narrative material shall become the sole property of the Town and State upon their receipt. The Town and State shall have the right to copy, reproduce, duplicate, publicize, or otherwise dispose of each response to this solicitation in any manner that the Town and State chooses unless otherwise agreed upon, in advance, with the prospective respondent.

The Town and State reserves the right to waive any informality or irregularity when it is in the best interest of the Town and State to do so, to discuss modification to any proposal, to re-advertise for additional proposals if desired or necessary, and to accept or reject any or all proposals, for any and all reasons.

The Town and State reserve the right to postpone or reschedule any of the actual or proposed dates or deadlines.

There is no official public opening of proposals. To best protect the solicitation and competitive negotiation process, the Town asks that companies refrain from requesting proposal information concerning other respondents until an award has been executed. Proposal materials become public information only after the execution of an award.

The submission of a proposal shall not bind the Town of Groton or State of Connecticut, nor does it constitute a competitive bid. The Town and State reserves the right to reject any and all proposals. Faxed proposals will not be accepted. If you are awarded the subject purchase which has a value of \$50,000 or more, you will be required to sign and submit, at the time of purchase and sale execution, a certification, certifying that you, your company, and specified other individuals have given no gifts to State personnel and other individuals set forth in the certification. See www.ct.gov/das/, click on Affidavits, click on Contractor/Consultant Certification or see Conn. Gen. Stat. §4-252. Pursuant to Conn. Gen. Stat. §4-252(d), any bidder, proposer, or person who responded to a request for qualifications for a contract with a value of \$50,000 or more who does not make this certification shall be disqualified. BE ADVISED, pursuant to Conn. Gen. Stat. §9-612, any person submitting a Proposal shall be deemed a Prospective State Contractor and thereby subject to the prohibition on gifts and campaign contributions contained in Section 9-612.

20. Attachments:

- A. Property Cards and Maps
- B. CT DEEP Property Survey (37 acres)
- C. Property Re – Use Map
- D. Non-Collusion Affidavit
- E. Anti-Kickback Acknowledgment
- F. Proposal Transmittal Sheet
- G. Listing of Officers Sheet



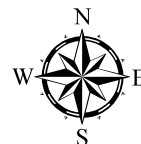
Disclaimer:
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Horizontal Datum:
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
 Vertical Datum:
 North American Vertical Datum of 1988 (NAVD88)

Town of Groton 240 ORAL SCHOOL RD

Map Scale: 1" = 440 ft.

Date: 12/11/2017



Commercial Property Card

Print Date: 11/28/2017

Card 1 of 6

<<Back Next>>

Account	Location	Zoning	Deed Book/Page	Acres
261906386767 E	240 ORAL SCHOOL RD	RU-80	90/426	77.39
District	Use Code			
OLD MYSTIC	STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
9 ORAL SCHOOL RD
MYSTIC CT 06355

Property Picture



Building Information

Building No:	1
Year Built:	1976
No of Units:	1
Structure Type:	CULTURAL FACILITY
Building Total Area:	51929 sqft.
Grade:	B-
Identical Units:	1

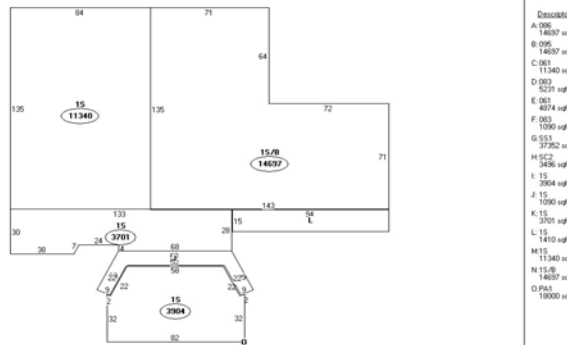
Valuation

Land:	\$1,554,000
Building:	\$15,040,400
Total:	\$16,594,400
Total Assessed Value:	\$11,616,080

Recent Sales

Book/Page	Date	Price
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Building Sketch



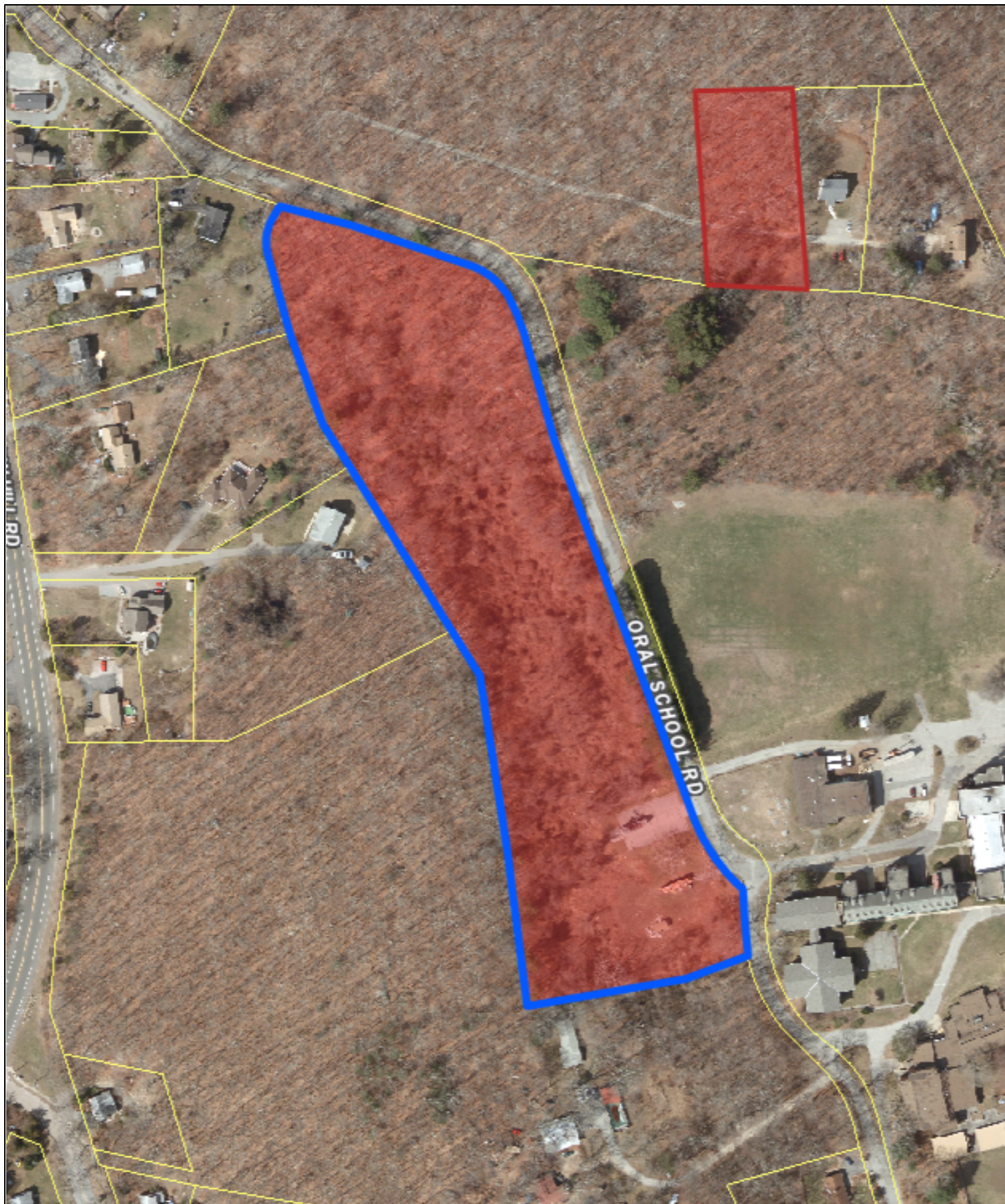
Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
B1 - B1	SUPPORT AREA	N/A	FIRE RESIST	NONE	NONE	NORMAL
01 - 01	COVERED MALL	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	AUDITORIUM/THEATER	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	MULTI-USE SALES	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL
01 - 01	AUDITORIUM/THEATER	BRICK VENEER	FIRE RESIST	HOT AIR	CENTRAL	NORMAL

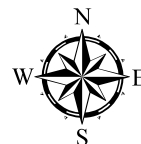
M1 - M1	MULTI-USE SALES	ENCLOSURE	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	WAREHOUSE	CONCRETE BLOCK	FIRE RESIST	NONE	NONE	FAIR
01 - 01	WAREHOUSE	BRICK VENEER	FIRE RESIST	NONE	NONE	FAIR
B1 - B1	SUPPORT AREA	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 03	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
B1 - B1	MULTI-USE OFFICE	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	MULTI-USE APARTMENT	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	SCHOOL	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	SCHOOL	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
B1 - B1	MULTI-USE STORAGE	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
B1 - B1	SCHOOL	N/A	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	CATERERIA	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
02 - 02	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
03 - 03	MULTI-USE OFFICE	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
B1 - B1	LIGHT MANUFACTURING	N/A	FIRE RESIST	HW/STEAM	CENTRAL	
B1 - B1	UNFINISHED RES BSMT	N/A	WOOD JOIST	NONE	NONE	NORMAL
01 - 01	DWELLING	BRICK VENEER	WOOD JOIST	HW/STEAM	NONE	NORMAL
02 - 02	DWELLING	BRICK VENEER	WOOD JOIST	HW/STEAM	CENTRAL	NORMAL
A1 - A1	SUPPORT AREA	BRICK VENEER	WOOD JOIST	NONE	NONE	FAIR
01 - 01	SCHOOL	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	FAIR
02 - 02	DORMITORY	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	NORMAL
01 - 01	CATERERIA	BRICK VENEER	FIRE RESIST	HW/STEAM	CENTRAL	GOOD
B1 - B1	MULTI-USE OFFICE	N/A	FIRE RESIST	HW/STEAM	CENTRAL	NORMAL
B1 - B1	SCHOOL	N/A	FIRE RESIST	HW/STEAM	NONE	POOR
01 - 01	DORMITORY	BRICK VENEER	FIRE RESIST	HW/STEAM	CENTRAL	GOOD
01 - 01	DORMITORY	BRICK VENEER	FIRE RESIST	HW/STEAM	NONE	FAIR



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 Horizontal Datum:
 Geospatial State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)
 Vertical Datum:
 North American Vertical Datum of 1988 (NAVD88)

Town of Groton 0 ORAL SCHOOL RD

Map Scale: 1" = 229 ft.



Date: 12/11/2017

Commercial Property Card

Print Date: 11/28/2017

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
261906297210 E	0 ORAL SCHOOL RD	RU-20	64/400	7.89
District	Use Code			
OLD MYSTIC	STATE			

Current Owner

CONNECTICUT STATE OF MYSTIC ORAL SCHOOL
 ORAL SCHOOL RD
 MYSTIC CT 06355

Property Picture



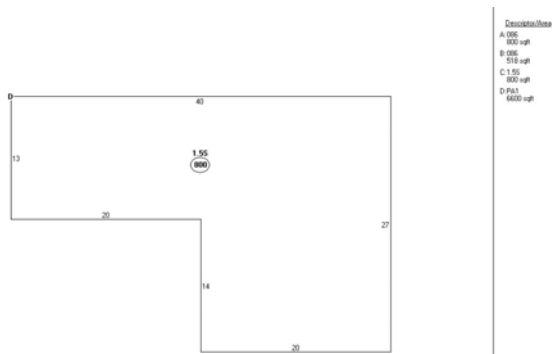
Building Information

Building No:	1
Year Built:	1900
No of Units:	1
Structure Type:	RES - 1 FAMILY
Building Total Area:	1318 sqft.
Grade:	C
Identical Units:	1

Valuation

Land:	\$237,900
Building:	\$9,900
Total:	\$247,800
Total Assessed Value:	\$173,460

Building Sketch



Recent Sales

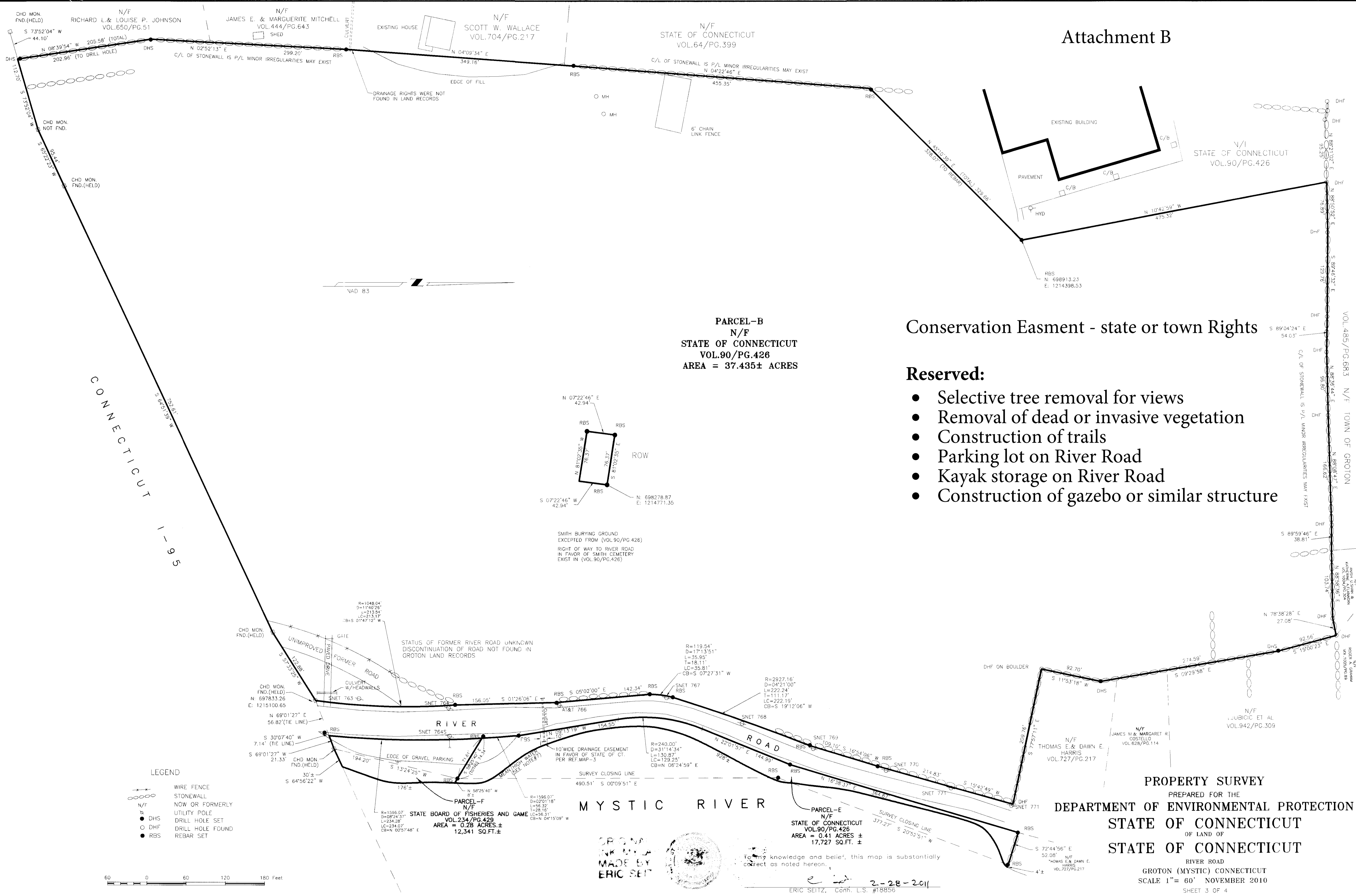
Book/Page	Date	Price
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Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FQH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	SUPPORT AREA	FRAME	WOOD JOIST	NONE	NONE	NONE
02 - 02	SUPPORT AREA	FRAME	WOOD JOIST	NONE	NONE	NONE



PARCEL-B
 N/F
 STATE OF CONNECTICUT
 VOL.90/PG.426
 AREA = 37.435± ACRES

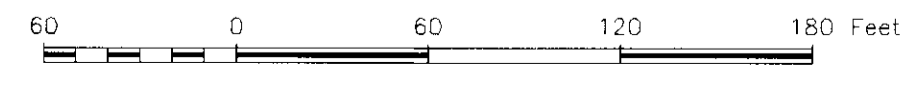
Conservation Easement - state or town Rights

Reserved:

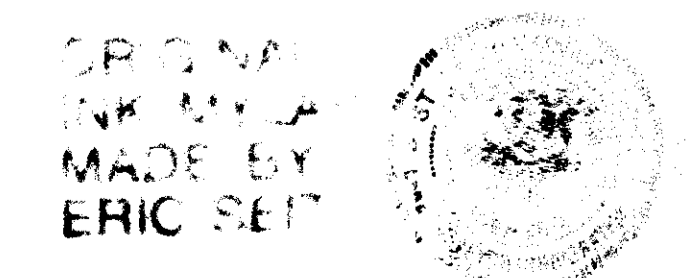
- Selective tree removal for views
- Removal of dead or invasive vegetation
- Construction of trails
- Parking lot on River Road
- Kayak storage on River Road
- Construction of gazebo or similar structure

LEGEND

- WIRE FENCE
- STONEWALL
- N/F NOW OR FORMERLY
- DHS UTILITY POLE
- DRILL HOLE SET
- DHF DRILL HOLE FOUND
- RBS REBAR SET



MYSTIC RIVER



To my knowledge and belief, this map is substantially correct as noted hereon.

ERIC SEITZ, Comm. L.S. #18856
 2-28-2011

PROPERTY SURVEY
 PREPARED FOR THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF CONNECTICUT
 OF LAND OF
STATE OF CONNECTICUT
 RIVER ROAD
 GROTON (MYSTIC) CONNECTICUT
 SCALE 1"= 60' NOVEMBER 2010
 SHEET 3 OF 4

Town of Groton



Property Re-Use



Disclaimer:

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Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum:
North American Vertical Datum of 1988 (NAVD88).

Date: 3/16/2016

Attachment D

NON-COLLUSION AFFIDAVIT

(Prime Respondent) _____

State of _____

County of _____

_____, being first duly sworn, deposes and says:

That he/she is _____ (partner or officer) of the firm of _____, the party making the foregoing proposal, that such proposal is genuine and not collusive or sham, that said respondent has not colluded, conspired, connived or agreed, directly or indirectly with any respondent or person, to put in a sham proposal or to refrain from submitting, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the proposal or affidavit of any other respondent, or to fix any overhead, profit or cost element of said proposal, or of that of any other respondent, or to secure any advantage against the Town of Groton or State of Connecticut or any person interested in the proposed award; and that all statements in said proposal are true.

Signatures:

Respondent, if the respondent is an individual; _____

Partner, if the respondent is a partnership; _____

Officer, if the respondent is a corporation; _____

Subscribed and sworn to before me

This _____ day of _____, 20__

Notary: _____

Printed Name: _____

My Commission expires: _____, 20__

Attachment F

PROPOSAL TRANSMITTAL SHEET -

240 & 0 Oral School Road

Date: _____

I/We _____ the undersigned do hereby submit a proposal to the Town of Groton, Connecticut, for the sale or lease of 240 & 0 Oral School Road, in accordance with all terms and specifications contained within said RFP herein. The undersigned acknowledges that the submittal does not rely on the Town of Groton regarding the condition of the property and will make their own investigation on the condition of the property and its suitability for development.

NAME OF FIRM

SIGNATURE

TITLE

SIGNATURE

TITLE

SIGNATURE

TITLE

ADDRESS, CITY, STATE, ZIP CODE

TELEPHONE NUMBER

FAX NUMBER

E-MAIL ADDRESS

Attachment G

LISTING OF OFFICERS SHEET

List the Officers of your Corporation or Principals of your LLC. Evaluation cannot be completed without the attachment.

Complete Company Name

Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position