

**REQUEST FOR PROPOSALS
PLEASANT VALLEY SCHOOL**

**380 Pleasant Valley Road South
Town of Groton, Connecticut**



RFP 25-13

Submission Deadline: January 21, 2025 by 9:00AM EST



Table of Contents

SECTION I: PROJECT INFORMATION	Page 3
REQUEST FOR PROPOSALS STATEMENT OF PURPOSE	
PROPERTY DETAILS & SUPPLEMENTAL INFORMATION	
TOWN GOALS & PREFERRED SCOPE OF DEVELOPMENT	
SECTION II: TOWN TECHNICAL ASSISTANCE & FINANCIAL INCENTIVES	Page 6
TOWN TECHNICAL ASSISTANCE & FINANCIAL INCENTIVES	
SECTION III: SUBMITTAL REQUIREMENTS & PROCEDURE	Page 6
SUBMITTAL REQUIREMENTS	
SUBMITTAL PROCEDURE	
SECTION IV: SELECTION PROCESS & EVALUATION CRITERIA	Page 12
SELECTION PROCESS	
EVALUATION CRITERIA	
SECTION V: GENERAL TERMS & CONDITIONS	Page 14
GENERAL TERMS & CONDITIONS	
SECTION VI: ATTACHMENTS	Page 15
ATTACHMENTS	

SECTION I: PROJECT INFORMATION

REQUEST FOR PROPOSALS STATEMENT OF PURPOSE

The Town of Groton (“Town” and/or “Groton”) owns 16.74 acres of property located at 380 Pleasant Valley Road South (“Property”), including the vacant Pleasant Valley School comprised of three vacant structures, approximating ~43,504 square feet (“School Buildings”).

The Town requests sealed proposals (each a “Response” or “Project Proposal”) from experienced developers (“Respondents”) interested in purchasing the Town owned property to develop a project that aligns with and maximizes Town goals (“Town Goals”) as provided in *Section I: Town Goals and Preferred Scope of Development* (“Project”).

The Town seeks a working relationship with the selected developer that will result in a timely and financially successful development project that best serves the economic and community development goals of the Town.

The Project Proposals shall be in accordance with all terms and specifications contained in this Request for Proposals (“RFP”) document.

PROPERTY DETAILS & SUPPLEMENTAL INFORMATION

PROPERTY DETAILS

The Town owned Property is located within the West Pleasant Valley Fire District on the northwest corner of Pleasant Valley Road South and Highland Avenue. It is situated in an ideal location just off of Route 12, not far from I-95 and the U.S. Navy Base, and is close to downtown Groton. Currently, the eastern third of the property has vacant School Buildings, a parking lot, and play fields. The western two-thirds are wooded and abut a Navy Housing development.

Please see below for additional property details:

- Location: 380 Pleasant Valley Road South
- Parcel ID: 168906487644 E
- Acres: 16.74
- School Buildings:
 - ~43,504 square footage total
 - Main School Building: ~30,968 square feet, constructed in 1973
 - Wood Frame Structure (on the north end of the site): ~9,464 square feet, constructed in 1949
 - Outbuilding (immediately north of the main school building): ~3,072 square feet, constructed in 1978
 - Additionally, there is a temporary classroom & shed (to the west of the main school building)
 - Currently vacant since 2018

- Zoning
 - The property is currently zoned RM (Residential Multi-Unit). This zoning is designed to accommodate single, two unit, and multi-unit developments as well as a number of institutional and recreational uses. It is also within the Water Resource Protection District overall zone, Section 6.4, which has more stringent stormwater treatment requirements and impervious surface limitations, as well as a requirement that a minimum of 20% total lot area be retained in a natural state. Please see Section 6.4 for full details on all requirements. If applicable, the selected developer will be solely responsible for any necessary rezoning and site plan applications.
- Please see *Attachment A: Additional Property & Town Information* including:
 - Property map
 - Property card
 - Summary of access and roadways, utilities, and environmental assessment and remediation
 - Town background
 - Please note that any information provided by the Town in connection with this RFP is provided on an AS IS, WITH ALL FAULTS basis for informational purposes only. No representations or warranties are made by the Town made as the accuracy or completeness of any information, and Respondents are to rely on their own investigations, inspections or due diligence without representation or warranty from the Town.

SUPPLEMENTAL INFORMATION

The Town has commissioned several studies to identify the demand for housing and estimate the amount of additional housing units needed to meet current and future demand. These studies include the 2016 Economic and Market Trends Analysis, 2021 Housing Market Study, 2021 Affordable Housing Plan, and 2023 Housing Market Study Update. Key takeaways include the following:

- A demand for mixed-use, restaurants, hotels, higher quality retail, and residential;
- A demand for 6,450 new units by 2033;
- The housing market potential for the Town has grown by 23% since the 2021 housing market study was completed;
- Increased job growth projections, including strong hiring expectations at Electric Boat, are a significant driver of the growing housing demand; and
- All types of housing are needed to address demand, including various housing types, unit sizes, and income ranges.

To review the Town's housing studies in further detail, please visit www.exploremoregroton.com/pv.

TOWN GOALS & PREFERRED SCOPE OF DEVELOPMENT

The primary objective of the Town is the planned and timely redevelopment of the Property in a way that maximizes financial and public benefits in the short and long term, realizes its highest and best use, and contributes to the Town's tax base.

The Town's overall goals for using or disposing of unused or underutilized Town owned property include the desire to:

- Enhance the quality of life for Groton's residents, businesses, and visitors;
- Enhance and preserve the character and sense of place of the Town;
- Grow the Town's Grand List and diversify the tax base;
- Divest from real property with little to no use to the Town; and
- Promote resiliency and sustainability.

In addition, the Town wants the Property to be developed in a manner generally consistent with the development guidelines listed below. These guidelines are not intended to be an exclusive list or mandated requirements, but to offer preferred general principles for property redevelopment as identified by the Town Council:

- 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;
- Including housing as or in a Project Proposal is not a requirement, but any Project Proposal that includes housing should include:
 - No less than 10% of the units as affordable housing; and
 - Affordable housing at different income limits;
- Preservation or creation of some public space and/or recreation on or in close proximity to the property that will be open and accessible to all residents of Groton. The preference for recreation space would be onsite, adjacent to the Pleasant Valley property, or offsite within the northwest area of Town (please see below for further details);
- Retention of significant trees and planting of new landscaping where feasible;
- Minimization of lighting impacts to adjacent properties;
- Use of sustainable building and site amenities such as pervious pavement, solar lighting, carbon neutral development practices and building materials
- Use of a project labor agreement.

Adjacent Parcel

Additionally, an adjacent 5.7 acre vacant property, 0 Pleasant Valley South (PIN 168906491232), may be available for sale by a private owner, which could be an advantageous addition to the parcel assemblage

("Adjacent Parcel"). Any potential transaction is optional, and execution would be the responsibility of the selected developer.

Recreation Space

The Town has identified a shortage of playfields and recreation space in the northwest area of the Town. Although the incorporation of a specific recreation amenity or open space park type is not prescribed or required, Respondents are encouraged to consider this recreation need within their Project Proposal either on or offsite, including that the amenity is accessible to the public. Additionally, it is preferred that the amenity is visible to the public or has signage that is visible. If a public recreational use is incorporated into the Project Proposal on the Property, the Town would be open to maintaining ownership of that portion of the Property. Please identify any potential recreation space location and type within the Project Proposal as well as proposed ownership and maintenance structure ("Recreational Space").

SECTION II: TOWN TECHNICAL ASSISTANCE & FINANCIAL INCENTIVES

Given the current status of the Property and the public benefits envisioned for the site, the Town is willing to consider providing, without imposing any obligation to do so, technical assistance and/or financial incentives ("Incentives") for a Project that maximizes public and financial benefits to the Town as outlined in *Section I: Town Goals and Preferred Scope of Development*.

The Project Proposal should include a clear synopsis of any requested Incentives including the necessity of that Incentive and what public benefit or financial return it will accomplish for the Town. No requested Incentive is guaranteed and shall be in the sole discretion of the Town. If the Town considers such an Incentive, it may be subject to negotiation required by the Town, as well as receipt and satisfaction of all requisite governmental procedures and approvals. Incentives that are not clearly requested and identified within the Project Proposal may not be considered after the selection of the Project Proposal.

Potential Incentives may include, and are not limited to the following:

- Technical Assistance
 - Local technical assistance with local and state permitting
 - Assignment of a local project liaison to assist with project completion
- Financial Incentive
 - Tax abatement or fixed assessment
 - Infrastructure assistance funding
 - Below market value land and/or building sale price ("Land Write Down")

SECTION III: SUBMITTAL REQUIREMENTS & PROCEDURE

SUBMITTAL REQUIREMENTS

As part of a response to this RFP, the Respondent shall provide the following information. Please note:

- Responses must address all items;

- **IMPORTANT: The Response format should follow the outline below with clearly labeled sections, items within each section, and any visuals. If an item listed within a section is not applicable, include the item in the Project Proposal format and note n/a;**
- Submittals that omit requested information may be subject to disqualification;
- There is not a specific page limit, however Responses should be thorough and concise, and submitted in 8.5x11 page format; and
- See *Section III: Evaluation Criteria* for evaluation categories and scoring weight as applied to Responses.

Section A: Project Approach

Please include the following:

- 1) Executive Summary: Development Interest and Approach
 - a) Include an introductory overview and succinct synopsis of your Project Proposal including the items listed below. Further details such as preliminary sketches will be addressed in subsequent sections.
 - Understanding of the RFP statement of purpose
 - Your interest in the Project
 - The development team and ability to execute the Project
 - Your Project Proposal concept and approach to implementation
 - How your Project Proposal accomplishes Town goals as identified in *Section I: Town Goals and Preferred Scope of Development*
 - The proposed financial offering
- 2) Lead Contact
 - a) Identify the Project Proposal lead who will be the sole point of contact for communications with the Town including name, phone, organization, address, and email.
- 3) Project Proposal Details
 - a) Include a succinct summary and description of each of the following, supported by visual documentation as applicable:
 - Proposed use(s) including the Building and/or the land;
 - Proposed design of building(s) including configuration, size, height, and units (if applicable);
 - Preliminary site plan and conceptual floor plans including basic elevation renderings, and any additional materials that best illustrate the development;
 - Traffic circulation, road improvements, and parking;
 - Infrastructure improvements (water, sewer, storm water, other utilities);
 - How your Project Proposal concept aligns with Town plans including but not limited to the Groton 2016 Plan of Conservation and Development and the 2019-2023 Groton Economic Development Strategy. Please visit www.exploremoregroton.com/pv to review these documents; and

- Whether obtaining the Adjacent Parcel and/or proposed Recreational Space is desired and what you propose.

Section B: Team Qualifications and Experience

Please include the following:

- 4) Qualifications and Experience
 - a) Include a statement of qualifications and experience of the development team, including highlighting experience with development and operations of projects of similar size and scope.
 - b) Identify key members of the development team, including their expertise, experience, and specific role for the Project, including consultants or subcontractors. Provide resumes of all key people reflecting their capabilities and experience with similar projects.
- 5) Finances and Legal Entity
 - a) Include a description of the financial capacity of the developer and experience in financing projects of similar size and scope.
 - b) Include a description of the legal entity with whom the Town would contract.
- 6) Examples and References
 - a) Provide up to three examples of experience with similar projects, including project description, timeline from initiation to completion, total development cost, role of the public sector, information on challenges faced and solutions achieved, and a reference for each project including name, organization, phone, and email.

Section C: Project Viability and Timeliness

Please include the following:

- 7) Project timeline including the following checkpoints at a minimum: Planning, design, permitting, ground breaking, construction, completion, certificate of occupancy, and placed in service;
- 8) A high-level Project pro forma demonstrating the financial viability of the proposed development
- 9) A high-level construction budget;
- 10) A high-level Project capital stack and evidence of financing availability;
- 11) Demonstrated Project marketability; and
- 12) Clear synopsis of any requested Incentives including:
 - a) Land Write Down
 - b) The necessity of any requested Incentive
 - c) What public benefit or financial return it will accomplish for the Town

Section D: Benefit to the Town

Please include the following:

- 13) The financial offering and benefit(s) to the Town including estimated annual taxes generated upon full build-out;
- 14) The public benefits the Project accomplishes as identified in *Section I: Town Goals and Preferred Scope of Development*; and
- 15) The public benefits the Project accomplishes *in addition* to Town Goals identified in *Section I: Town Goals and Preferred Scope of Development*.

Section E: Administrative Requirements

Please include the following:

- 16) Provide a clear organizational chart for any and all entities associated with the Project, including but not limited to the developer and, if applicable, any affiliated legal entity with whom the Town would contract. The principles of each entity must also be disclosed. Such entities and their respective principals shall be subject to and must be prepared to cooperate with criminal and civil background and credit checks, the results of which may be considered by the Town in its sole discretion.
- 17) Provide a disclosure of any pending, threatened or concluded litigation or arbitration proceedings, including without limitation bankruptcy, insolvency or receivership proceedings which occurred, over the last 10 years in which the Respondent or its respective affiliates or principles are or were involved as well as the status or outcome of such proceeding(s). Any criminal background information should be included regardless of timeframe.
- 18) Disclose whether Respondent or its respective affiliates or principles have been suspended or terminated from any development or other construction project for reasons other than convenience, and if a summary of each project.
- 19) Disclosure whether Respondent or its respective affiliates or principles have been disciplined, reprimanded, sanctioned, suspended, terminated or otherwise disqualified for disciplinary reasons by any governmental entity or licensing authority with regard to any development or construction project.
- 20) Provide verification from the State of Connecticut Department of Revenue Services certifying that neither Respondents, nor any entity fully or partially owned by or affiliated with the Respondent, is delinquent on any State or Town taxes or fees. If Respondents are delinquent in taxes, the Town reserves the right to reject such Proposal.
- 21) For domestic entities (incorporated, organized or established under the laws of the State of Connecticut): Provide a certificate of good standing from the State of Connecticut Department of Revenue Services.
- 22) For foreign entities: Provide a certificate of authorization to do business in the State of Connecticut from the Connecticut Secretary of the State.

The following documents must be executed and included in the Response, and can be found in *Attachment C: Required Documents*.

- 23) Non-Collusion Affidavit
- 24) Anti-Kickback Acknowledgment
- 25) Project Proposal Transmittal Sheet
- 26) Listing of Officers Sheet
- 27) Background Report & Credit Check Acknowledgment

Section F: Proprietary Information

28) The Town is a “public agency” as defined under the Freedom of Information Act (FOIA), C.G.S. § 1-200, et seq., and public records are subject to public disclosure thereunder, subject to any applicable exemption. If Respondent claims information within its Project Proposal is proprietary or confidential pursuant to C.G.S. § 1-210(b)(5) or otherwise qualifies for FOIA exemption, it shall specifically identify the particular sentences, paragraphs, pages or sections (or portions thereof) of its Project Proposal or any submittals made in connection therewith that Respondent deems as such. It will not be sufficient to merely state generally that the Project Proposal is confidential in nature and not subject to FOIA. Respondent should further provide a convincing explanation and rationale sufficient to justify reliance any claimed FOIA exemption. There is no guaranty such information is deemed confidential or proprietary under FOIA simply because Respondent designates it as such. Pursuant to C.G.S. § 1-210(b)(24), Project Proposals in response to the RFP and the Town’s responses thereto, or any record or file made by the Town in connection with any contract award process related thereto, are exempt from disclosure under FOIA until any such contract is executed or negotiations for the award of such contract have ended as set forth in and subject to C.G.S. § 1-210(b)(24).

Respondent acknowledges that (1) the Town has no obligation to notify Respondent of any FOIA request it receives, (2) the Town may disclose materials claimed by Respondent to be exempt if in its judgment such materials do not appear to fall within a statutory exemption, (3) the Town may in its discretion notify Respondent of FOIA requests and/or of complaints made to the Freedom of Information Commission concerning items for which an exemption has been claimed, but the Town has no obligation to initiate, prosecute, or defend any legal proceeding, or to seek to secure any protective order or other relief to prevent disclosure of any information pursuant to an FOIA request, (4) Respondent will have the burden of establishing the availability of any FOIA exemption in any such legal proceeding, and (5) in no event shall the Town or any of its officers, directors, or employees have any liability for the disclosure of documents or information in the Town’s possession where the Town, or such officer, director, or employee, in good faith believes the disclosure to be required under the FOIA or other applicable law.

SUBMITTAL PROCEDURE

Deadline

- Sealed Project Proposals are requested for the sale of Town owned property, in accordance with all terms and specifications contained herein, and will be received by the Town until the following deadline: January 21, 2025 by 9:00AM EST.
- Submittals are due by the due date and late submittals will not be considered unless the Town issues an amendment with a formal extension.
- The Town reserves the right to modify the deadline.

How to Submit

- The Response must be received by the above-stated deadline at the following address delivered by mail or hand-delivered in sealed envelopes:
 - Town of Groton
45 Fort Hill Road
Groton, CT 06340
c/o Corinne Piazza, Economic & Community Development Manager
Attention: RFP 25-13 Pleasant Valley
- The Response should include the following:
 - Five paper copies of the Project Proposal, 8.5x11 format
 - One copy of the required documents as identified *Attachment C: Required Documents*
 - A thumb drive containing a digital copy of the Response in PDF format
- Please note that all Responses become the property of the Town.

Question and Answer Process

- The Town of Groton Office of Planning and Development Services is the lead department for the redevelopment effort of the Property.
- Any questions should be directed to Corinne Piazza, Economic & Community Development Manager at CPiazza@groton-ct.gov, and cc Karl Klein, Purchasing Agent, at KKlein@groton-ct.gov
- All questions that are received will be posted with answers at www.groton-ct.gov/departments/finace so that the same information is available to all respondents.
- The deadline to submit questions is December 2, 2024.

Site Visit

- Site visits including access to the Building will be available on the following days and are optional. To schedule an available time slot, email Corinne Piazza at CPiazza@groton-ct.gov.
 - Wednesday, November 20, 2024: 30 minute time slots available between 10AM – 1PM
 - Thursday, November 21, 2024: 30 minute time slots available between 10AM – 1PM
- To schedule an available time slot, email Lauren Post, Economic Development Technician, at LPost@groton-ct.gov.
- Please note the School Buildings have been vacant since 2018, and conditions within the structure include potential debris and poor air quality. Please come prepared with heavy boots and a mask.

SECTION IV: SELECTION PROCESS & EVALUATION CRITERIA

SELECTION PROCESS

The Town has an extensive property disposition and RFP selection process. Outlined below is a high-level schedule as a general overview of what to expect for the municipal process, which is subject to change.

General Schedule:

Phase	General Timeframe
RFP Open Window	Tuesday, November 5 - January 21, 2025
Deadline for Questions	December 2, 2024
Submittal Deadline	January 21, 2025 by 9:00AM EST
RFP PSRC Review and recommendation to Town Council	60-90 days
Town Council selection	60-90 days
Negotiation & Legal Agreements	60-90 days

Selection Process Steps

1. Town receives Project Proposals by deadline
2. Town background check and initial review of RFP Project Proposals for completeness
3. Town Property Sale Review Committee (PSRC):
 - a. Reviews RFP submittals
 - b. Selects short list of recommended finalist(s)
 - c. Interviews short list of recommended finalist(s)
 - d. Makes final recommendation of finalist(s) to Town Council
4. Town Council reviews PSRC recommendation
5. Town Council may elect to conduct interviews with finalist(s)
6. If the Town Council desires to approve any Project Proposals, subject to negotiation of a definitive agreement, statutory and Charter procedures including those required by C.G.S. §§ 8-24 and 7-163e will be followed.
7. Town Council makes final decision on finalist(s) to select preferred Project Proposal and developer, forwards recommendation to the RTM for final yes/no final vote

Please Note

- All PSRC, Town Council, and Town Committee meetings are public, subject to potential executive session(s) as may be authorized by FOIA; C.G.S. § 1-200(b)(6).
- The selected developer will be required to conduct focused community engagement around the Project Proposal. This process is not intended to substantially change the Project Proposal concept, but is intended as an opportunity to gather feedback on additional considerations to potentially enhance the Project. This will generally take place after the definitive Purchase and Sale Agreement or other contact memorializing the transaction has been executed by the Town and Respondent, and prior to zoning/site plan application.

- Once a Project Proposal is selected, there are additional steps as part of the Town process to negotiate final terms and the final Purchase and Sale Agreement or other definitive agreement memorializing the transaction, and all Responses are subject to final negotiation.
- After the Purchase and Sale Agreement is executed, the selected developer will finalize the Project design and present the final design to the Town Council prior to going through the Planning and Zoning process.

EVALUATION CRITERIA

Project Proposals will be reviewed for completeness and how well it addresses and meets the following categories:

- Project Approach (20%):
 - Detailed, thorough, and effective approach to implementation
 - Degree to which Project complies with Town Goals as identified in *Section I: Town Goals and Preferred Scope of Development*, Town plans, and City of Groton zoning
 - Complies with all RFP submittal requirements
 - Clear, comprehensive, and complete submittal
- Team Qualifications and Experience (20%):
 - Demonstrated qualifications and experience in completing similar projects
 - Strength of the development team
 - Financial capacity of developer
 - Experience with and execution of similar projects, including references
- Project Viability and Timeliness (30%):
 - Reasonable and efficient timeline to initiate and complete Project
 - Strength and viability of proposed budget
 - Demonstrated evidence of Project financing
 - Demonstrated Project marketability
- Benefit to the Town (30%):
 - Strength of proposed financial offering and public benefits for the Town, including the sale of the Property, proposed Incentives, and direct public benefits gained from proposed Incentives
 - Anticipated annual taxes generated for the Town upon full build-out
 - Public benefits the Project accomplishes as identified in *Section I: Town Goals and Preferred Scope of Development* and/or additional public benefits
 - Building design and efficient use of property

Evaluation Criteria	Possible Points
Project Approach	20%
Team Qualification and Experience	20%
Project Viability and Timeliness	30%
Benefit to the Town	30%

SECTION V: GENERAL TERMS & CONDITIONS

The Town reserves the right to accept or reject any and all Project Proposals in whole or in part, to waive any technical defects, irregularities, and omissions and/or to cancel or re-advertise this RFP, without any requirement of explanation, as the Town deems to be in its best interest in its sole discretion. The Town has no obligation to accept any Project Proposal. The Town reserves the right, but not the obligation, to give consideration to past performance of the Respondents where the interests of the Town will be best served. The Town reserves the right to directly negotiate with any Respondent who submits a Project Proposal in response to this RFP and to award a contract based upon those negotiations alone if it so desires. The Town reserves the right to request interviews of Respondents, discuss all Project details, and to select and negotiate a preferred development proposal that is in the best interest of the Town prior to final award.

The Town may determine that Project Proposals are technically and/or substantially non-responsive at any point in the evaluation process and may remove such Project Proposal from further consideration. Project 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. All original documents and drawings shall become the property of the Town once submitted. The Town is not responsible for any costs related to the preparation and/or submittal of Project Proposals or any subsequent costs related to presentations or clarification pertaining to this RFP. All costs are the responsibility of the prospective Respondent.

All 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. The RFP and any Town issued addendums are located at the Town of Groton Purchasing Division located at 45 Fort Hill Road, Groton CT, 06340, and the Town municipal website at www.groton-ct.gov.

There is no official public opening of Project 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 made and contract executed, if applicable.

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

Each Respondent warrants, by submission of a Project Proposal, that they are not an employee, agent, or servant of the Town, and that they are fully qualified and capable in all material regards to satisfy the

requirements and fulfill the Project Proposal as submitted. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town and the prospective respondent. The prospective respondent warrants that they have 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 they have not paid, and agrees not to pay, any bonus, commission, fee or gratuity to any employee or official of the Town for the purposes of obtaining any contract or award issued by the Town.

The submission of a Project Proposal shall not bind the Town, nor does it constitute a competitive bid.

Reserved Rights/Disclaimer

The Town 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 upon their receipt. The Town shall have the right to copy, reproduce, duplicate, publicize, or otherwise dispose of each response to this solicitation in any manner that the Town chooses unless otherwise agreed upon, in advance, with the prospective respondent.

The Town reserves the right to postpone or reschedule any of the actual or proposed dates or deadlines.

Faxed Project 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 Town personnel and other individuals set forth in the certification.

SECTION VI: ATTACHMENTS

Attachments Index

Attachment A: Additional Property & Town Information

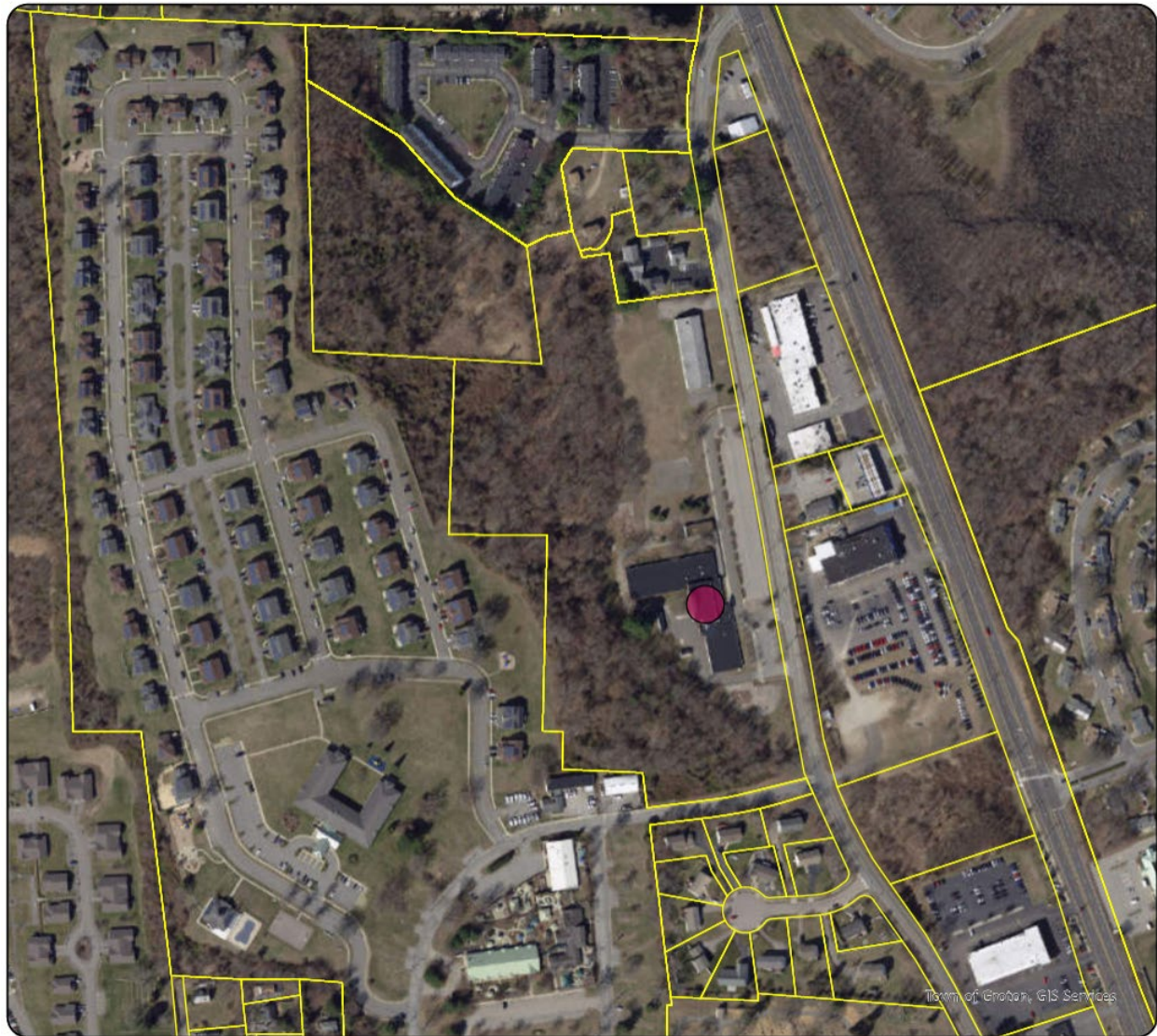
1. Property map
2. Property card
3. Summary of access and roadways, utilities, and environmental assessment and remediation
4. Town background

Attachment B: Required Documents

1. Non-Collusion Affidavit
2. Anti-Kickback Acknowledgment
3. Project Proposal Transmittal Sheet
4. Listing of Officers Sheet
5. Background Report & Credit Check Acknowledgment

Attachment A: Additional Property & Town Information

1. Property Map



Map Created 9/5/2024 using the Town of Groton, Connecticut GIS Web Application

0 0.07 0.13 mi

2. Property Card

Commercial Property Card					Print Date: 9/5/2024
Card 1 of 3 <div style="display: flex; justify-content: center; gap: 10px;"> <<Back Next>> </div>					
Account	Location	Zoning	Deed Book/Page	Acres	
168906487644 E	380 PLEASANT VALLEY RD SOUTH	RM	108/49	16.74	
District	Use Code				
WEST PLEASANT VALLEY	MUNICIPALITIES				

Current Owner

GROTON TOWN OF PLEASANT VALLEY
SCHOOL
380 PLEASANT VALLEY RD
GROTON CT 06340

Building Information

Building No:	1
Year Built:	1973
No of Units:	1
Structure Type:	SCHOOL
Building Total Area:	30968 sqft.
Grade:	C+
Identical Units:	1


Valuation

Land:	\$2,784,200
Building:	\$1,302,000
Total:	\$4,086,200
Total Assessed Value:	\$2,860,340

Recent Sales

Book/Page	Date	Price

Property Picture



Building Sketch

Sketch Legend

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Main Living Area</div> <div style="display: flex; justify-content: space-between;"> <div> 1FR Frame OFF Open Frame Porch EFP Enclosed Frame Porch FUB Frame Utility Building FB Frame Bay FG Frame Garage FOH Frame Overhang .SFR 1/2 Story Frame A(U) Attic (Unfinished) A(F) Attic (Finished) </div> <div> 1SMA Masonry OMP Open Masonry Porch EMP Enclosed Msry Porch MUB Masonry Utility MB Masonry Bay MOH Masonry Overhang .SMA 1/2 Story Masonry MP Masonry Patio WD Wood Deck CPY Canopy </div> <div> GRHS Attached Greenhouse CAT Cathedral Ceiling SOP Screen Open Frame Prch SMP Screen Open Msry Prch CPAT Concrete Patio B Basement </div> </div>
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Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
1 - 1	SCHOOL	BRICK VENEER	LIGHT STEEL	HW/STEAM	UNIT	GOOD
1 - 1	SCHOOL	BRICK VENEER	LIGHT STEEL	HW/STEAM	NONE	GOOD

Commercial Property Card

Print Date: 9/5/2024

Card 2 of 3

<<Back Next>>

Account	Location	Zoning	Deed Book/Page	Acres
168906487644 E	380 PLEASANT VALLEY RD SOUTH	RM	108/49	16.74
District	Use Code			
WEST PLEASANT VALLEY	MUNICIPALITIES			

Current Owner

GROTON TOWN OF PLEASANT VALLEY
SCHOOL
380 PLEASANT VALLEY RD
GROTON CT 06340

Building Information

Building No:	2
Year Built:	1978
No of Units:	1
Structure Type:	SCHOOL
Building Total Area:	3072 sqft.
Grade:	D
Identical Units:	2

Valuation

Land:	\$2,784,200
Building:	\$1,302,000
Total:	\$4,086,200
Total Assessed Value:	\$2,860,340

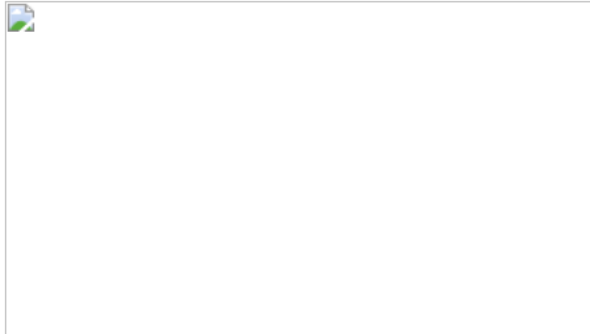
Recent Sales

Book/Page	Date	Price
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Property Picture



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 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		
FOH	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
1 - 1	SCHOOL	FRAME	WOOD JOIST	UNIT HEAT	UNIT	GOOD

Commercial Property Card

Print Date: 9/5/2024

Card 3 of 3

<<Back Next>>

Account	Location	Zoning	Deed Book/Page	Acres
168906487644 E	380 PLEASANT VALLEY RD SOUTH	RM	108/49	16.74
District	Use Code			
WEST PLEASANT VALLEY	MUNICIPALITIES			

Current Owner

GROTON TOWN OF PLEASANT VALLEY
SCHOOL
380 PLEASANT VALLEY RD
GROTON CT 06340

Building Information

Building No:	3
Year Built:	1947
No of Units:	1
Structure Type:	SCHOOL
Building Total Area:	9464 sqft.
Grade:	C
Identical Units:	1

Valuation

Land:	\$2,784,200
Building:	\$1,302,000
Total:	\$4,086,200
Total Assessed Value:	\$2,860,340

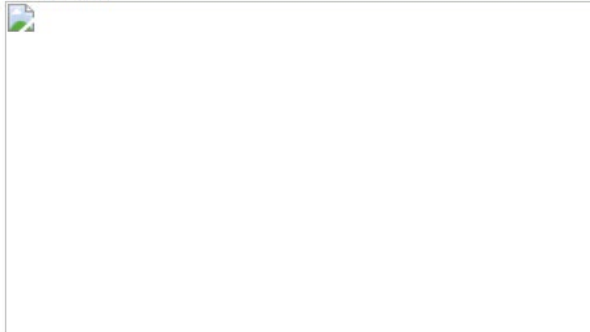
Recent Sales

Book/Page	Date	Price
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Property Picture



Building Sketch



Sketch Legend

1FR	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
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A(U)	1/2 Story Frame	WD	Wood Deck		
A(F)	Attic (Unfinished)	CPY	Canopy		

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	SCHOOL	FRAME	WOOD JOIST	HW/STEAM	UNIT	GOOD

3. Summary of access and roadways, utilities, and environmental assessment and remediation

Access and Roadways

Access to the property is currently from Pleasant Valley Road South. The property is situated in an ideal location on Route 12, is close to downtown Groton, is a three minute drive to I-95, four minute drive to Electric Boat, five minute drive to the U.S. Navy Submarine Base and a ten minute drive to the Amtrak/regional commuter rail station.

Utilities

The site is served by public sewer and water. One 5,000-gallon above-ground storage tank (AST) exists in the brick structure behind the school. Electrical service to the Property is from Pleasant Valley Road and natural gas does not serve the Property.

Environmental Assessment and Remediation

The Town worked with Eagle Environmental to conduct a 2019 Phase I Environmental Site Assessment that indicates the following:

- The Property consists of an approximately 30,968 square foot former elementary school, an approximately 9,464 SF wood frame building, a temporary classroom building, and an outbuilding housing an aboveground fuel oil storage tank. The wood frame structure is currently used for dry storage, but the school and temporary classroom building are currently unoccupied, except for intermittent use to support activities of the Town's Robotics Club.
- There is a 5,000-gallon AST inside the masonry outbuilding located behind the school. Some de minimus staining was noted on the top of the tank, no significant floor staining or other evidence of potential release to soil or groundwater was evident.
- There is no evidence of a heating system for the wood-frame building on the northeastern portion of the site or an underground storage tank (UST), such as fill or vent pipes, were observed during the site visit.
- Several nearby and upgradient properties with listed hazardous waste generation were identified. Based on the Groton watershed map, these properties would not be expected to have impacted the site.
- A hazardous waste manifest indicating shipment of 5,000 pounds of lead waste from the site in October 1996 was discovered, indicating the potential for the site to be subject to the Connecticut Transfer Act upon a qualifying ownership transfer. However, the manifest also indicates the potential for the shipped material to be exempt.
- Recognized Environmental Concern: Town file information indicates that two underground storage tanks ("UST's") were formerly present at the site and were removed in 1991. No visual evidence of UST's were observed at the site during the Phase I site inspection. However, no analytical data or closure documentation related to the reported UST removals was discovered during the Phase I investigation. The potential exists that soil and/or groundwater contamination related to the former UST's may be present at the site.
- Please visit www.exploremoregroton.com/pv for the full report.

4. Town Background

Established in 1705, the Town is a charming Connecticut shoreline community that borders Fishers Island Sound between the Thames and Mystic Rivers. The Town is 31 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 about 34 miles of shoreline along the beaches and coves facing Fishers Island Sound. The Town is home to many unique districts and neighborhoods, including Mystic, Noank, Groton Long Point, Mumford Cove, West Pleasant Valley, Poquonnock Bridge including Downtown Groton, and the City of Groton, which is a political subdivision of the Town.

The Town, 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, airport development zone, and an enterprise zone.

With a total workforce over 33,000 jobs, the Town is home to the U.S. Navy Submarine Base (10,750 employees), the General Dynamics Electric Boat Corporation (10,000+ employees), Pfizer Pharmaceutical (4,500 employees), and Avery Point, a regional campus of the University of Connecticut (75 staff, 30 full-time faculty, and many part-time instructors). These large legacy companies and establishments lead the Town's manufacturing, defense, and biotech and life sciences industry and make up over 85% of the Town's workforce.

Quick Stats 2024

- Total population: ~38,000
- Population within 45 minutes: ~412,000
- Total Households: ~16,390
- Median Household Income: ~\$82,150
- Total Jobs, All Industries: ~33,700
- Top Industries: Manufacturing, Government, Accommodation & Food Services, Health Care, and Retail Trade
- Median Single-Family Home Value: ~\$287,600

Attachment B: Required Documents

The following documents must be executed and included in the Response, and can be found below.

1. Non-Collusion Affidavit
2. Anti-Kickback Acknowledgment
3. Project Proposal Transmittal Sheet
4. Listing of Officers Sheet
5. Background Report & Credit Check Acknowledgment

NON-COLLUSION AFFIDAVIT

Pleasant Valley – 380 Pleasant Valley Road South

(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 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____

ANTI-KICKBACK ACKNOWLEDGMENT

Pleasant Valley – 380 Pleasant Valley Road South

ALL RESPONDENT/OFFERORS MUST ATTEST TO THE FOLLOWING:

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Town of Groton who exercises any functions or responsibilities in connection with either the award or execution of the Project to which this contract pertains.

Further, the vendor acknowledges, under the pains and penalties of perjury, that he/she has not offered, paid, or solicited by way of any contribution or compensation, nor has he/she granted a gift, gratuity or other consideration either directly or indirectly to any officer, employee, or member of the governing body of the Town of Groton who exercises any functions or responsibilities in connection with either the award or execution of the Project to which this Project or contract pertains.

SIGNATURE OF RESPONDENT/OFFEROR

DATE

TITLE

COMPANY

Subscribed and sworn to before me

This _____ day of _____, 20____

Notary: _____

Printed Name: _____

My Commission expires: _____, 20____

PROJECT PROPOSAL TRANSMITTAL SHEET

Pleasant Valley – 380 Pleasant Valley Road South

Date: _____

I/We _____ the undersigned do hereby submit a proposal to the Town of Groton, Connecticut, for the sale of 244 Monument Street, 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, or any information supplied by the Town, 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

LISTING OF OFFICERS SHEET

Pleasant Valley – 380 Pleasant Valley Road South

List the Principles, Owners, Members, Managers, Directors and Officers of Respondent and any affiliated entity that will take title to the Property or that will be materially associated with the Project. Evaluation cannot be completed without the attachment. Please also include State of incorporation or formation of each entity and primary residence of each individual listed.

Complete Company Name

State of Formation

Name	Title/Officer/Position	State of Residence

BACKGROUND REPORT & CREDIT CHECK ACKNOWLEDGMENT

Pleasant Valley – 380 Pleasant Valley Road South

The Town shall require a full background check including criminal and civil history, as well as a credit check, for the primary personnel of the development company, prior to execution of any formal agreements.

Printed Name: _____

Signature: _____

Date: _____