

GLOBE DEVELOPERS, INC.

Real Estate Development* Construction Management
200 East Erie Street, Suite 2 S
Blauvelt, New York 10913

917-434-3350

email: pawel@globe-developers.com

email: mark@globe-developers.com

February 12, 2018

TOWN OF GROTON
45 Fort Hill Road
Groton, Ct. 06340
% Eileen Cardillo, Purchasing Agent
Attention: RFP 18-25 Mystic Education Center

Dear Mr. Cardillo:

On behalf of the prospective purchaser Globe Developers, Inc. (title will be transferred to a new company formed in State of Connecticut if our proposal herein is accepted), please find the following:

- A. EXECUTIVE SUMMARY;
- B. PRO FORMA INCOME AND EXPENSES;
- C. ATTACHMENTS:
 - ANTI KICKBACK ACKNOWLEDGMENT;
 - NON-COLLUSION AFFIDAVIT
 - TRANSMITTAL LIST
 - GLOBE DEVELOPERS, INC. RESUME
 - CONTACT INFORMATION

Any other documents you require please don't hesitate to contact the undersigned.

Very truly yours,

Mark Gold

CONTACT INFORMATION

GLOBE DEVELOPERS, INC.
200 E. ERIE STREET, SUITE 2 S
BLAUVELT, NEW YORK 10913
ATTN: MARK GOLD
email: mark@globe-developers.com
tel: 201-638-9476

Attachment D

NON-COLLUSION AFFIDAVIT

(Prime Respondent) Pawel Efraimov

State of New York

County of Rockland

, being first duly sworn, deposes and says:

That he/she is he is an officer (partner or officer) of the firm of Globe Developers, INC., 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; X [Signature]

Subscribed and sworn to before me

This 12th day of FEBRUARY, 2018

Notary: [Signature]

Printed Name: Robert Seaman III

My Commission expires: 5/23, 2019

ROBERT E. SEAMAN, III
Notary Public, State of New York
No. 4977766
New York County, Qualified in Rockland County
Commission Expires 5/23/19

Attachment E

ANTI-KICKBACK ACKNOWLEDGMENT

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

Feb. 12, 2018
DATE

Pres.

TITLE

Globe Developers, INC

COMPANY

Title of RFP:

Attachment F

PROPOSAL TRANSMITTAL SHEET -

240 & 0 Oral School Road

Date: Feb. 12, 2018

I/We Globe Developers, Inc. 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.

Globe Developers, Inc.
NAME OF FIRM

SIGNATURE

Pres.
TITLE

SIGNATURE

TITLE

SIGNATURE

TITLE

200 E. Erie St., Suite 25, Blauvelt, N.Y., 10913
ADDRESS, CITY, STATE, ZIP CODE

201-638-9476
TELEPHONE NUMBER

FAX NUMBER

mark@globe-developers.com
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.

Globe Developers, INC.

Complete Company Name

Pawel Efraimov

Name

Pres.

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

EXECUTIVE SUMMARY
NEW ENGLAND INTERNATIONAL PREP SCHOOL
GROTON, CONNECTICUT
by: **GLOBE DEVELOPERS, INC.**

FEB. 12, 2018

1. THE COMPANY:

GLOBE DEVELOPERS, INC. A New York Corporation offers the following Executive Summary and proposal.

Globe Developers, Inc. shall organize a new corporation in the State of Connecticut to be known as The **NEW ENGLAND INTERNATIONAL PREP SCHOOL**, if the within proposal accepted.

The new school is intended to be organized as a private boarding high school specializing in educating international students entering the United States on student visas for grades 9-12. The new school is intended to prepare foreign students seeking U.S. high school diplomas and preparing them for college. Specialized teachers fluent in Chinese, Korean and other languages spoken by the majority of students going to the school shall be retained for the school. Intense training for college admission testing (SAT) will be a major part of the curriculum for students, together with all high school classes needed for college admission.

2. TARGET MARKET:

A high school boarding school for grades 9-12 for international students seeking to prepare f for entrance into U.S. Colleges.

3. THE COMPETITION:

New England has many existing preparatory boarding schools with limited numbers of foreign students. Most of these schools do not specialize in preparing foreign students with limited English ability to gain entry to U.S. colleges. Intense training in English language and college entrance exams will be taught to students attending the school.

4. MARKETING AND SALES STRATEGY:

THE NEW ENGLAND INTERNATIONAL PREP SCHOOL will seek students primarily from Asian countries such as China and Korea, but there shall be no exclusion of students from any country.

5. MANAGEMENT:

The school will hire a management team experienced in operating high school such as a principal, vice principal, etc.

The owners will manage all financial aspects of operating the school. The School may apply for Tax Exempt status as a 501 (c)(3) entity.

6. JOB CREATION:

It is intended that over 120 jobs shall be created through the hiring of approximately 75 teachers; administrators; grounds keepers; cleaning services; food service workers; transportation workers; infirmary employees; bookstore and coffee shop employees; recreation employees; etc.

7. FINANCIALS:

The school anticipates having 400 students and charging \$50,000.00 per student for tuition, for a total annual income of \$20 million dollars. Additional income from sales of books, food, clothing etc. will be earned by the school. A pro forma financial statement is attached to this Executive Summary.

8. USE OF EXISTING BUILDINGS:

The NEW ENGLAND INTERNATIONAL PREP SCHOOL shall utilize the existing 175,000 sq. ft. buildings for the school. The existing buildings shall be renovated for dormitory use; food services; classrooms; residence for teachers; administrative offices; library; recreation areas; coffee shop; auditorium; etc. The timeline for the construction is 1 year after commencement of construction.

9. CONSTRUCTION BUDGET:

The cost of renovation to the existing buildings and grounds is estimated to be \$15 million dollars. The New England International Prep School shall raise all funds necessary for the construction through a combination of private and banking sources.

10. CONSTRUCTION EXPERIENCE:

GLOBE DEVELOPERS, INC. shall be owners of the new corporation. Globe Developers extensive construction resume for over 30 years is attached hereto.

11. PHASE TWO USE OF LAND:

It is anticipated that the existing 33 acres of land not used directly by the school can be utilized as housing for local residents. As such, construction of a mix of residential apartment types shall be proposed after the school is operational.

12. **FUNDING FOR SCHOOL:** Funding for the school acquisition, construction and operations will come from private funding sources which will be available after the within proposal is accepted by Groton, Ct.

13. **DOMESTIC CORPORATION TO BE FORMED IN CONNECTICUT;**

The NEW ENGLAND INTERNATIONAL PREP SCHOOL shall incorporate in the State of Connecticut.

14. **CONDITIONS FOR CLOSING;**

- a. Environmental Report showing all areas of property being sold in need of remediation and cost of same.
- b. Availability of Brownfield Remediation Loan Program funding from State of Connecticut.
- c. Purchase Price: \$1 plus any transfer fees.

15. **FINANCIAL OFFER:**

The NEW ENGLAND INTERNATIONAL PREP SCHOOL offers to acquire the land and buildings as follows: \$1 plus transfer fees if any. Buyer shall complete environmental remediation of property.

16. **SCHOOL LICENSING/ACCREDITATION STATE OF CONNECTICUT:**

School Accreditation is optional in the State of Connecticut. The NEW ENGLAND INTERNATIONAL PREP SCHOOL shall seek accreditation through a state approved crediting agency.

Teacher Certification is not required for nonpublic school teachers. Optional accreditation is available through state approved crediting agency; THE NEW ENGLAND INTERNATIONAL PREP SCHOOL shall seek such accreditation for its teachers.

17. **ATTACHMENTS:**

The following documents are attached hereto:

GLOBE DEVELOPERS, INC. RESUME;
PRO FORMA INCOME AND EXPENSES;
AFFIDAVIT OF NON COLLUSION
ANTI KICKBACK ACKNOWLEDGMENT
CONTACT INFORMATION

RESUME FOR GLOBE DEVELOPERS, INC.

Pawel Efraimov- Principal for loan; Founding Member of White Lake Mansion, LLC. And Pres. Of Globe Developers, Inc.; has been in real estate development and construction since 1984 and has developed or been involved in the development of many properties throughout the world, namely:

1. Mill River Plaza, 184,000 sq. ft. Commercial center in N.J.;
2. The Palmer Square, 200,000 sq. ft. Commercial center in N.J.;
3. Schooner Cove, 100 Unit condominium complex in N.J.;
4. Palmer Landing, 84 condominium development in N.J. ;
5. Harbor House, 66 unit condominium in Florida;
6. Wyndham Close, 45 townhouse community in Florida;
7. Atrium Palace, Ft. Lee, N.J. 270 unit condominium;
8. Hotel Grand Europe, a renovated luxury hotel in St. Petersburg, Russia;
9. Ocean Plaza, Long Branch, N.J. 66 luxury condominium units on the ocean;

10. Park Manor Condominiums, Brooklyn, New York 22 unit condominium;
11. Vista International Hotel, Boston, Mass.
12. Hilltop International Hotel Suites, Seoul, South Korea, with over 750,000 sq. ft.;
13. Warsaw Marriott Hotel, Poland;
14. Radisson SAS Mijas Golf Resort and Spa, Marbella, Spain;
15. Kirsten Building, Rochester, New York mixed use building rebuilt by Globe Developers.