# GLOBE DEVELOPERS, INC.

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

917-434-3350

email: <a href="mailto:pawel@globe-developers.com">pawel@globe-developers.com</a> email: <a href="mailto:mark@globe-developers.com">mark@globe-developers.com</a>

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**

Daylor Formal
(Prime Respondent) Tawel Graimov
State of New York
County of Rockland
, being first duly sworn, deposes and says:
That he/she is
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 12 day of FGBRUARY , 2018
Notary: Shallo
Printed Name: Pobert Seawan III
My Commission expires: $5/23$ , $20/9$
ROBERT E SEAMAN. III Notary Public, State of New York No. 4977766

#### 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.	
Globe Developers, INC.	
Title of RFP:	

### Attachment F

### PROPOSAL TRANSMITTAL SHEET -

### 240 & 0 Oral School Road

t diskapina interest	Date: 6-66.12, 2018
Road, in accordance with all term undersigned acknowledges that the	Connecticut, for the sale or lease of 240 & 0 Oral School as and specifications contained within said RFP herein. The submittal does not rely on the Town of Groton regarding it will make their own investigation on the condition of the
Globe Developers, IN	
	THES.
SIGNATURE	TITLE
SIGNATURE	TITLE
SIGNATURE	TITLE
200 E. Erie St., Sui	te 25, Blauvelt, N.V. 10913
201-638-9476	CODE
TELEPHONE NUMBER	FAX NUMBER
mark @ globe - de	Velgpors. Com

#### 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
Globe Developers, Pawel Efraimor 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:

- 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 Mariott Hotel, Poland;
- 14. Radisson SAS Mijas Golf Resort and Spa, Marbella, Spain;
- Kirsten Building, Rochester, New York mixed use building rebuilt by Globe Developers.



## **OVERVIEW**







### We invest in communities.

The Mystic Education Center has had a long and colorful history. From its early founding as a school for the deaf with a novel training approach to its later years as an epicenter for community and civic activities, this property has a rich history with the people of Mystic and deserves to be honored and preserved.

Our team specializes in salvaging and repurposing beautiful historic spaces so they become valuable contributors to their communities once again, instead of forgotten and abandoned relics of the past.

The MEC is a gorgeous property, and we would be honored to have the opportunity to lovingly restore and reinvigorate it to its former glory.

## **EXECUTIVE SUMMARY**



- Restore and repurpose all existing buildings on the property.
- Create 72-100 residential units from existing buildings.
- Facilitate the startup of 10+ small businesses on the campus.
- All planned land development toward parks, farming, and outdoor activities.
- Potential future 4 acres of land development toward condos and office space.
- Pursue green building certifications for all existing buildings.
- Pursue historic registry designation for existing buildings.
- Immediately reopen recreation center to community and public services.
- Develop public parks and outdoor activities available to community.

We love this property and the potential it has for becoming an amazing destination for living, working, visiting, and playing.



## Create Experiences.

Provide a roster of activities and amenities for residents, locals, and tourists to enjoy on the property all year round.

## **Empower Entrepreneurs.**

A collection of small businesses will provide the economic viability this property needs, from organic farmers to telecommuters.

## Deliver Accessible Luxury.

We believe that you can provide high style without high prices. Bring the sophistication and style of big city living to rural Mystic.

### From Brown to Green.

Emphasize the beauty and access to nature that this property provide. Implement green building and sustainable living practices.

### Preserve History.

Apply for historic registry status, and create museum spaces to honor the rich legacy of those that came before.

## Grow Organically.

Start small, iterate quickly. We want the locals and the town involved at every step to shape the destiny of this project together.



## **CREATE EXPERIENCES**



Organic Farming



Farm-to-Table Restaurant



Public Swimming



Dog Park



Coworking Space



Paddle Boarding



Local Museum



Community Theater



### **EMPOWER ENTREPRENEURS**

Our vision for the MEC property is to create a collection of services and amenities that are independently owned and operated businesses under a general stewardship. Each of the experiences we've just described will operate as its own business. Our role will be to recruit, support, and foster the individuals required to plan and run these micro-functions within the greater campus community.

The planned residential spaces on the property will be made available to participating entrepreneurs at discounted rates, allowing them to live and work on the same campus. We believe this will be an attractive proposition to young professionals and families who have always wanted to start a business but were unable to do so without the support of a larger organization, and will attract new talent to relocate to the town of Groton.







### **DELIVER ACCESSIBLE LUXURY**



Leverage our experience sourcing high-end products at economy prices to provide affordable luxury lifestyles to young professionals and families living and working in Connecticut.

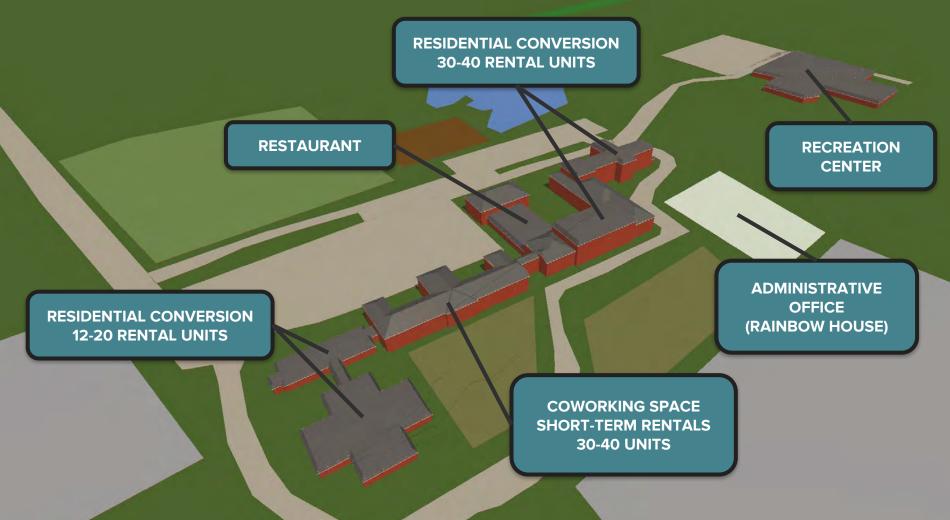
Create a country club atmosphere for residents and visitors with a wealth of activities and amenities to take advantage of, from delicious cuisine to outdoor activities.

Provide on site services like housekeeping, dog walking, laundry and dry cleaning, business centers, etc.

Implement high tech smart home and smart community features, embracing the best digital innovations and providing a connected lifestyle for residents and visitors.

# **SITE PLAN - EXISTING BUILDINGS**





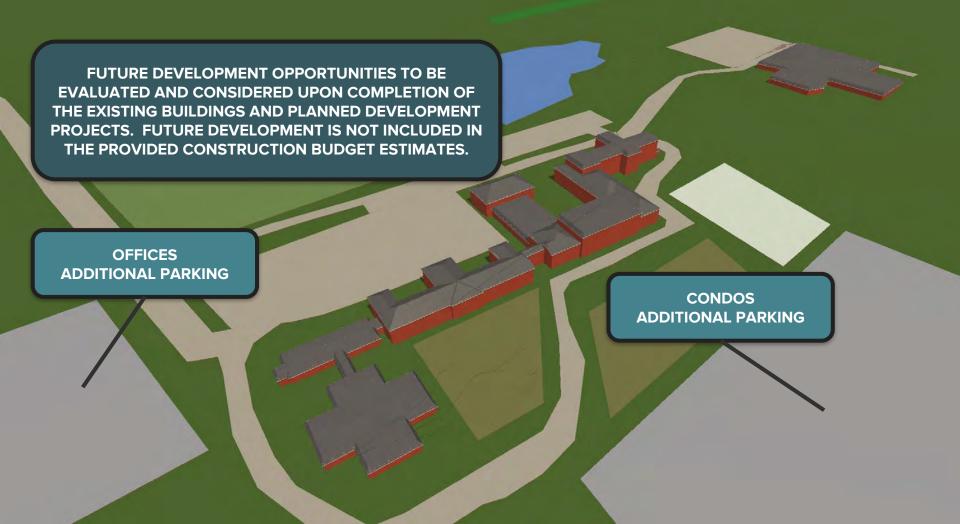
# SITE PLAN - PLANNED DEVELOPMENT





# SITE PLAN - FUTURE DEVELOPMENT





## **DEVELOPMENT TEAM**



#### THE STACKSTONE GROUP

Smart, passionate, ambitious young real estate professionals with careers in talent development, construction, technology, media, marketing, and law.



RANDY PERSAUD Executive



SARA
ROBERTSON
Operations



KEVIN ROMERO Revenue



ROMERO
Marketing



MARC MARIANI Legal

### **PARTNERS**







## CONTACT



### PRIMARY CONTACT

Sara Robertson

Chief Operating Officer Stackstone Group

**TEAM CONTACTS** 

Randy Persaud

646-498-1681

randy@stackstonegroup.com

Kevin Romero

646-389-1869

kevin@stackstonegroup.com

Phone:

Email:

Address:

714-600-1101

sara@stackstonegroup.com

212 Betts Ave

Bronx, NY 10473

team@stackstonegroup.com

Marc Mariani

646-389-1869

marc@stackstonegroup.com

Victoria Romero

646-389-1869

victoria@stackstonegroup.com

## QUALIFICATIONS



#### STACKSTONE GROUP PROJECT: NORWICH PORTFOLIO







Restoration and repurposing of 3 historic properties in downtown Norwich, with a combined appraised value of over \$5 million. Work began in July 2017 with an estimated completion of June 2018. The first property will open in March, the second in May, and the third in July 2018.

All 3 properties are LEED Certified Gold, Energy Star Certified, and 2 of them are registered historic properties. A combined 23 residential units and 3 commercial units, this project is part of the downtown Norwich revitalization program, and the town is already feeling the benefits of fresh energy in the area.

The Town of Groton and the State of Connecticut are welcome to come and visit the properties and meet the construction team during the evaluation process, to get a better sense of our quality of work and the energy and commitment of our crews.

# **JOB CREATION**



Business	Est. Employees	Est. Annual Revenue
Organic Farming	5	\$400,000
Restaurant	25	\$1,368,750
Rec Center	10	\$460,000
Dog Park	2	\$72,000
Coworking Space	30	\$3,088,500
Water Sports	2	\$75,000
Museum	2	\$90,000
Theatre	10	\$390,000
Housekeeping	4	\$136,500
Boutique Hotel	40	\$1,861,500
Residential	5	\$1,433,002
Total	135 permanent jobs	\$9,375,252

# SAMPLE UNIT













## REQUESTED ASSISTANCE



- Technical assistance with expedited local and state permitting
- Local project liaison to assist with project completion
- Tax abatement programming for development and businesses
- State of Connecticut abatement and remediation funding
- Infrastructure assistance with planning and funding
- Local marketing and co-branding efforts to support adoption
- Incentives to help attract entrepreneurs to start small businesses on the property and encourage economic growth
- Help integrating community services into the property
- Contribution of any historic artifacts or documentation to support application for historic registry of the property
- Facilitate direct property access to the river for residents, community, and water sports business.

Ongoing support from the Town of Groton and the State of Connecticut is critical to the success of this project.

## **PROJECT TIMELINE**



### Year One

Completion of all environmental cleanup needs.

Restoration and reopening of the Recreation Center and Rainbow House.

Creation of the organic farming solution, including land cultivation and any new structures required.

All demolition, cleanup, preparatory and structural work completed on the main buildings.

### Year Two

Completion of East Wing and Center Wing: 30-40 residential units, restaurant, and coworking / short term rental portions of the building.

All infrastructure improvement requirements completed, including roads, utilities, parking, etc.

### Year Three

Completion of West Wing: 12-20 residential units. All existing buildings have now been completed restored and repurposed.

Completion of all outdoor projects, including parks, landscaping, hiking, water sports, etc.

Planning and funding for any additional development deemed feasible, including condos or offices.

# **CONSTRUCTION BUDGET**



Use	Size	Price/Per	Total
Residential Buildings	78,171 sqft	\$200.00	\$15,634,200
Recreation Center	40,000 sqft	\$75.00	\$3,000,000
Land (Cleanup and Development)	880,000 sqft	\$8.00	\$7,040,000
Purchase (Developable Land)	23.5 acres	\$5,000	\$117,500
Purchase (Buildings)	118,171 sqft	\$4.00	\$651,310
Operating Costs	3 years	\$400,000	\$1,200,000
Contingency		20%	\$5,528,600
Administrative Expenses		5%	\$1,658,580
Total Cost			\$34,830,190

## **FINANCING**



Estimated Project Cost	\$35,000,000
Traditional Debt Financing	\$20,000,000
Private Investor Equity	\$5,000,000
Brownfield Grant	\$4,000,000
Secured Financing Estimated	\$29,000,000
Additional Financing Needed	\$6,000,000

We have commitments from our banking partners and private investors in the amount of \$25m to start work on the MEC. An additional \$4m is available through the State of Connecticut Brownfield cleanup grant program. We would need to secure an additional \$6m in funding through grants, loans, or private investors to complete the project at our \$35m estimated cost. Our hope is that the town of Groton and the state of Connecticut would work with us to secure the Brownfield Grant and any additional grant money that may be available to help us close the remaining \$6m gap in funding.

Finance contact information, referrals, and commitment letters available upon request and expressed interest in our proposal.

## FINANCIAL OFFER



There is significant work to be done to bring the buildings up to a usable/habitable state. Additionally, only a fraction of the land included in the parcel is actually developable.

Since our estimates for cleanup and development of the land and buildings is approximately \$34 million, we need to keep our purchase offer at under \$1m. We feel that is fair, especially since the town will start to feel the benefits of community services and increased tax rolls almost immediately.

Our offer is this:

\$5,000 / acre for all developable land in the parcel \$4.00 / square foot for the existing buildings

This would bring the total purchase price for the property to **\$768,808.00**. If the town and the state agree to move forward with Stackstone Group as the developers of this project, we would put together a formal purchase offer with all necessary contingencies and qualifications.

We are, of course, open to negotiation.

# **PRO FORMA**



Income Source	Est. Income	Notes
Residential Income	\$1,433,002	Residential income goes directly into the campus management corp.
Business Income	\$2,065,900	Varying percentages and leases to the businesses on campus.
Total	\$3,498,902	

Operating Expense	Est. Expense	Notes
Percent of Residential	\$214,950	15% of residential income toward make-ready and management.
Facilities and Utilities	\$200,000	Estimated reduction in annual utilities due to green building practices.
Debt Repayment	\$2,244,647	15-year fixed rate commercial mortgage.
Total	\$2,659,597	

**Estimated Annual Operating Income: \$839,304** 

## CONFIDENTIALITY



Specific details about our financing sources (names of banks or private investors) should remain strictly confidential. If financing sources need to be discussed publicly they can be referred to as "local Connecticut banks" and "New York and Connecticut private investors".

All of the photos included in this document are provided as visual aids and have not been scrubbed for copyright or publication rights. If a version of the Concept or other content is required with legally publishable imagery, we would be happy to provide an updated version.

The renderings of the property and residential interiors are custom made, but may include some copyright protected elements such as furniture or environmental objects. If for any reason the town or the state would like to publish renderings, we recommend reaching out to us first to verify the copyright status of all included 3D modeling objects.

## **CLOSING THOUGHTS**



- There are many more details, calculations, and plans that exist to support our proposal that we were not able to package and format in time for the RFP deadline. Our hope is that if there is a positive response to the overall concept, we can provide additional detail where its needed and start work on a more comprehensive execution plan.
- If we are chosen to move forward with this proposal we will create a new CT corporation, as well as a fitting brand for the project. We believe that names, designs, and logos are important toward winning the hearts and minds of a community, and we did not want to rush that step for the RFP.
- Due to time constraints and personal commitments we were not able to complete the notarized forms and affidavits requested. Ms. Robertson is currently away on business in London and Mr. Persaud is unfortunately attending a family funeral. If the concept resonates, please reach out and we will complete and send any additional documentation as soon as possible.
- It is important for us to let you know how much we love this property. I don't think you will receive any other responses from teams as passionate about the history and the story behind this location, or anyone who would pour as much love and soul into its restoration. Working on the reinvigoration of the Mystic Oral School would truly be an honor and a privilege.

Thank you for your consideration. Please feel free to reach out with any questions or requests for additional information. We are eagerly awaiting a response and look forward to getting started on this project ASAP.

Yours Truly, The Stackstone Group



#### Attachment D

### NON-COLLUSION AFFIDAVIT

(Prime Respondent) Stackstone Group LLC
State of Connecticut
County of New Kondon
Randy Persaud, being first duly sworn, deposes and says:
That he/she is CEO (partner or officer) of the firm of Gracks or broposal 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; Nardy Peur
Subscribed and sworn to before me
This
Printed Name: KAHAICON A. Stren KOWSK'
My Commission expires: My Commission Expires , 20 , 20 , 20 , 20 , 20 , 20 , 20 , 2

#### 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	2/21/18 DATE
CFO	······
Stackstone Group LLC COMPANY	
Title of RFP: Mystic Education Center RFP	Response

# Attachment F

# PROPOSAL TRANSMITTAL SHEET -

# 240 & 0 Oral School Road

	Date: 2/2//18
I/We Randy Perscuid proposal to the Town of Groton, Connecticut, for Road, in accordance with all terms and specificat undersigned acknowledges that the submittal does the condition of the property and will make their property and its suitability for development.	tions contained within said RFP herein. The s not rely on the Town of Groton regarding
Stackstone Group LCC NAME OF FIRM	
Punly Property Signature	<i>CEO</i> TITLE
SIGNATURE	TITLE
SIGNATURE	TITLE
<u>212 BeHs Ave Bronz, NY 104</u> ADDRESS, CITY, STATE, ZIP CODE	73
646-448-1681 TELEPHONE NUMBER	FAX NUMBER
Randy @ stackstone group. COM E-MAIL ADDRESS	-

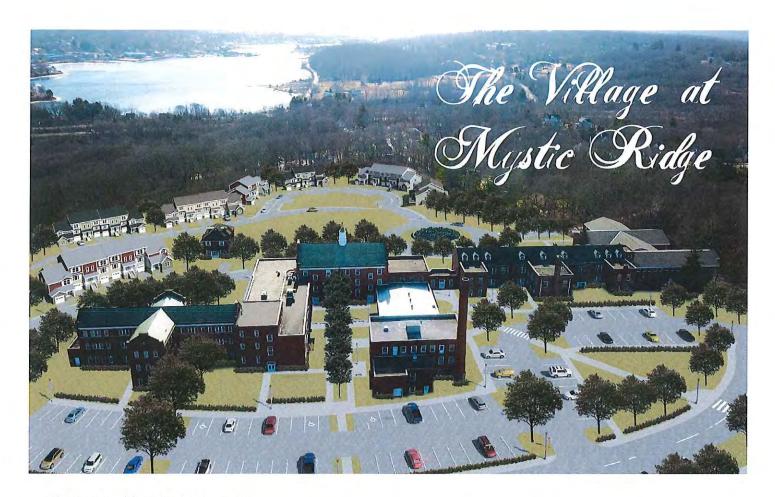
# Attachment G

# LISTING OF OFFICERS SHEET

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

Stackstone Comp	plete Company Name
Randy Persaud	CEO Title/Officer/Position
Sara Robertson Name	COO Title/Officer/Position
Name	Title/Officer/Position
Nama	Title/Officer/Position

# **Town of Groton RFP 18-25 Mystic Education Center**



Presented by the Team of:

Town of Groton Housing Authority

Greater Groton Realty Corporation

The Carpionato Group-Greene Construction

February 15, 2018

Other Team Members Include:

- Maynard Road Corporation
- Landmark Architects, PC
- · Stadia Engineering Assoc.
- Innovative Engineering Services
- Professional Construction Services
- Michael Horton Associates
- Kent & Frost
- MacRostie Historic Advisors



770 Poquonnock Rd. Groton, CT 06340 PH: 860-445-1596

www.grotonhousingauthority.org

February 15, 2018

Town of Groton
45 Fort Hill Road
Groton, CT 06340
C/o Eileen Cardillo, Purchasing Agent

Attention: RFP 18-25 Mystic Education Center

Dear Ms. Cardillo,

The Housing Authority of the Town of Groton (GHA) hereby submits its response to the Request for Proposals for 18-25 Mystic Education Center issued by the Town of Groton, CT and due February 15, 2018. GHA fully understands the scope of work as outlined in this RFP, and is committed to performing the work expeditiously, should it be selected. GHA has assembled a team that has unparalleled experience in all aspects of the plan being presented, having participated in the development, planning, financing and property management of similar developments for over 50 years. Our team led by, Greater Groton Realty Corporation and The Carpionato Group proposes to revitalize the former Mystic Education Center and redevelop the site to benefit the Town of Groton, the State of Connecticut and the Groton Housing Authority. The teams experience and capacity make it uniquely qualified to work with the Town of Groton and State of Connecticut on this redevelopment effort. We present our innovative vision and concept to redevelop the former Mystic Education Center and provide a vibrant neighborhood for the community. Our plan will be implemented through detailed planning, phasing, construction, renovation and management plans, and as highlighted below:

#### Project Approach

Our redevelopment plan complies with local plans and provides quality market housing to create a "Village Community" with modern amenities utilizing the best use of space, while preserving open space as required by the Town of Groton and the State of Connecticut (reference Section 7-Proposed Development).

## Team Qualifications and Experience

We have mobilized a team of "best-in-industry" development, design, construction, financing and property management professionals (reference Section 4-Statement of Qualifications) who have produced an approach that will deliver a new community that will sustain an exceptional quality of life throughout each phase of the redevelopment and for future years to come.

## Project Viability and Ability to Execute Project in a Timely Manner

Our proposal provides a financially sound, low risk approach that ensures the long-term viability of the development. Along with our partner, The Carpionato Group, we provide the Town of Groton/State of Connecticut with the financial strength of a premier company. We have developed a financial plan that will ensure all commitments and reinvestments are properly funded and that uses sound strategies to mitigate short and long term risks to the development's viability (reference Section 13-Project Pro forma).

#### Benefits to Town and State

Our proposal potentially yields a tax revenue of over \$710,000 annually and has the potential for additional energy savings to the Town of Groton annually (*reference Section 2-Narrative*).

The proposal has renamed the development and refers to the Mystic Education Center as The Village at Mystic Ridge LLC was formed to respond to this RFP. Its principals have agreed to be involved in the complete redevelopment project including design, financing, construction and ongoing operations of this project. The LLC is compromised of The Carpionato Group, Greater Groton Realty Corporation and the Groton Housing Authority in a public private partnership that develops these properties in a manner that is consistent with the needs of the Town of Groton. It preserves the character and history of the site while ensuring it meets the future needs of the residents and Groton community. Additionally, it provides a significant financial contribution to the Town of Groton.

The Village at Mystic Ridge, LLC development team is fully qualified to work together with the Town of Groton to create and implement this plan to redevelop this highly sought after property. Its principals have been personally involved in every aspect of mixed development and most importantly have the financial backing to ensure the completion of the redevelopment. Its combined members have spent more than 50 years creating similar developments and their successful experiences in working with other public private partnerships will reflect on their engagement in this important venture. The team has the resources to ensure the project is completed in a timely and efficient manner, on budget and with the community and other stakeholders input. Once completed this public private partnership will raise the bar for redevelopment in the area while providing over \$25 million of assets, as well as, an extraordinary benefit to the community.

The Housing Authority of the Town of Groton, and its partners look forward to a long and rewarding relationship with the Town of Groton and community stakeholders. We will execute the design, construction and management process in complete collaboration with the Town of Groton as desired. Should the contract award be made to us, we propose to bring the conceptual designs to completion with input from the community and other stakeholders.

Please feel free to contact us with any questions or if any additional information is required. On behalf of the Commissioners of the Housing Authority of the Town of Groton I would like to thank you for this opportunity and look forward to discussing the project in detail with you.

Sincerely

Robert Cappelletti Executive Director

# **Table of Contents**

1.	Executive Summary	2
2.	Narrative Description	4
3.	Contact Information	13
4.	Statement of Qualifications.	14
5.	Financial Offer	26
6.	Job Creation	27
7.	Proposed Development	28
	a. Proposed Use(s)	28
	b. Building(s) Proposed Design	30
	c. Traffic Circulation, Road Improvements and Parking	33
	d. Preliminary Site Plan, Conceptual Floor Plans	35
	e. Infrastructure Improvements	36
	f. Proposed Planning, Design, Approval and Construction Schedule	37
8.	Technical and Financial Assistance from the Town/State	39
9.	Project Timeline	40
10.	Construction Budget	41
11.	Evidence of Financing Availability	42
12.	Confidentiality Information	43
13.	Project Pro Forma	44
14.	Affidavit of Non-Collusion	45
15.	Certificate of Good Standing	46
16.	Foreign Corporation Certificate	47
17.	Property Tax Certification	
	Appendix A: Team Qu	alifications
	Appendix B: A	ttachments

#### 1. EXECUTIVE SUMMARY

The Carpionato Group has entered into a public private partnership with the Groton Housing Authority, Greater Groton Realty Corporation and Maynard Road Corp for the purposes of redeveloping the property known as the Mystic Education Center. This partnership will enable the redevelopment of this site, to give back to the community many of the former assets while repurposing existing buildings and adding new luxury homes. This transformation plan to redevelop the Mystic Education Center realizes its highest and best use as well as adding significantly to the tax base for the Town of Groton. Additionally, energy savings realized from the energy production system can add additional annual energy savings to the Town of Groton.

This proposal takes into consideration the analysis and reuse alternatives as outlined in the feasibility study contracted by the town and current market conditions. This response is inclusive of the best options identified in the feasibility study. In addition to a variety of residential housing options, it includes; a mix of recreational uses both passive and organized, portions can be used by the town's recreation department and other programs.

The Groton Housing Authority with its development team are eager to partner with the Town of Groton to create a Village Community. It will repurpose and revitalize a large vacant property, guided by sustainability and for the beneficial use by members of the community.

This plan provides an initial design concept that will accomplish the following goals;

## Major goals of the proposed development:

- ➤ Reopen a major indoor health, sports and community facility, including a swimming pool, previously used by Groton residents.
- Provide space for multi-purpose sports fields.
- Provide net meter power source to the Village and surrounding area.
- > Create homeownership for median income families.
- Create luxury townhome ownership for high income buyers.
- Provide energy efficient rental units.
- Add taxable properties to the Town's grand list.
- Further the mission of the Groton Housing Authority as outlined in State Statutes, specifically the project will provide a needed source of funds to sustain existing properties.
- Preserve extensive natural habitat.

Finally, recognizing that this proposal provides a great new amenity to the Town, we have identified the most significant components of the redevelopment as outlined below:

- 1. The Recreation Sports Center and Greenhouse provides recreation, theatre arts, health and wellbeing activities as well as educational opportunities.
- 2. Green Energy Model provides zero emissions renewable energy to the development and Town via net metering, lowering utility costs by more than 10%.
- 3. The Village with five distinct residential developments mixing home ownership and rental units.
- 4. Benefits the Town by increasing the tax base, revitalizing the natatorium, creating an asset that would reduce the tax burden to Groton residents via energy savings. Privately owned amenities to be enjoyed by Groton residents and programmed by the Town Parks and Recreation and department of education. This reduces the burden on the Town to maintain these facilities.
- 5. The preservation of open space beside Mystic River Road would allow access to forest, walking trails, and waterfront along the Mystic River.

#### Summary

The partnership has designed a remarkable transformation plan that creates an unprecedented benefit to the Town and State. This redevelopment effort provides more than \$25 million dollars in assets, and amenities. It increases the Town's tax base, as well as, providing additional financial benefits to the Town. This \$65 to \$80 million dollar redevelopment effort also provides educational experiences and opportunities for the families of Groton via health, sports, recreation, and theatre arts all in a village setting. Additionally, the proposal preserves the historic nature of the existing buildings and maintains more than half of the real estate as public recreational space. The development team looks forward to meeting with the town to discuss further planning and other options not presented in this proposal.

## 2. NARRATIVE DESCRIPTION

Greater Groton Realty Corporation and its' partner, The Carpionato Group, propose to exceed the expectations of the Town of Groton ("Town) and the State of Connecticut ("State") by providing an innovative vision and concept to revitalize the property commonly known as the Mystic Oral School. The property contains 4 remaining buildings; many of which this proposal intends to preserve and repurpose for housing and recreational use, maximizing the use of the land for both public and private use. The plan takes into consideration the Town's request to create a timely, and planned development that maximizes the financial benefit to the Town and State while providing an extensive array of community benefits. The new development could potentially yield a tax revenue of approximately \$710,000 annually, as well as energy savings.

## "Redevelopment Partnership"

Recognizing that the repurposing of the Mystic Education Center is a redevelopment "partnership" and not a straight real estate transaction it is the intention of this proposal to create a public-private partnership with the Town and possibly the State. This partnership considers sharing public space as described in the feasibility study to further benefit the town. The development proposal includes a vast amount of public use space including multi-purpose sports fields, open space, and a recreation sport center. These spaces will be dedicated for use by the Town, local schools, local sports associations, and for other activities open to the public. The 37 lower level acres can be a partnership with the State and may also be necessary to maintain and preserve the area for passive recreation use.

## "The Village at Mystic Ridge"

Our Team purposes to rename the site "The Village at Mystic Ridge" ("VMR"). The VMR creates a Village Community, incorporating village-style zoning techniques and a community planning process. This redevelopment effort takes into consideration the best uses and most benefits to the Town as outlined in the Redevelopment Feasibility Analysis study conducted by VHB, Inc., and the best uses as outlined in the Town's RFP. The new design has a rich development plan that restores existing building facades while repurposing antiquated and distressed interiors converting them into high quality residential units. The plan is designed as a "Net-Zero" community, utilizing a renewable energy model that creates more energy than it consumes and provides additional energy to the Town.

## "Transformation Plan"

We have created a remarkable transformation plan as detailed in Figure 2-1 outlined below.

Marie Transfer of Page	
Figure 2-1-Tran	sformation Plan
1 - Recreation Sports Center	<ul> <li>Fully renovate and repurpose the natatorium for a recreational sports center and warming and cooling community center</li> <li>Provide healthy living life-style programs</li> <li>Use of pool and space for other Groton Parks and Recreation programs</li> </ul>
2 - Energy Model	<ul> <li>Geothermal HVAC to reduce energy use by over 60%</li> <li>Using LEED buildings standards and Energy-Star products</li> <li>Solar PV</li> <li>Greenhouse</li> </ul>
3 - Residential (Five Subdivisions)	<ul><li>Luxury Townhouses</li><li>Luxury Rental Units</li><li>Single-Family Homes</li></ul>
4 - Benefits to the Town of Groton	<ul> <li>Potential yield tax revenue of approximately \$710,000 annually</li> <li>Potential savings of over \$3.5 Million in energy savings over the next 15 years</li> </ul>
5 - Open Space	<ul> <li>Preserve natural habitat</li> <li>Passive public recreational space</li> <li>Town and State preserved area</li> </ul>

The redevelopment includes five separate subdivisions, each with a different purpose accentuating a Village Community. Together the subdivisions incorporate energy-smart homes, apartments, and townhouses creating a residential environment that emphasizes low-cost energy usage in a luxury lifestyle setting. The plan includes a significant amount of open space for passive and organized recreational use. Other amenities to complete the Village Community include full-service recreation and fitness center, daycare, multi-purpose sports fields, neighborhood market, coffee shop, eatery, health spa facility as well as community shared meeting rooms, and small library.

Our Team has made every effort repurposing a significant portion of the property to be used for public use. The natatorium and remaining structures will be repurposed for activities related to the arts, health and wellbeing, education and recreation, and both organized and passive recreational use. These set aside sections of the property will be designated for use by the general public and open to all. Included in this response are letters of support from; the Groton Mystic Lacrosse Association, local business owners and residents, all acknowledging the need for the use of multi-purpose sports fields, open space, public recreational facility and residential housing, they all support this redevelopment effort as outlined.

The residential redevelopment plan utilizes two of the parcels totaling approximately 40 acres. The third parcel is to be left in its natural state, approximately 37 acres, and will be protected conservation as a passive recreation area for the public. We plan on entering into a conservation easement or similar for the lower portion anticipating involvement with the Town and State.

#### RECREATION SPORT CENTER

The redevelopment plan will fully renovate and repurpose the natatorium, known as the Pratt Building, a 40,000 square foot building that includes an indoor pool. It will include modernizing and updating the interior of the building as well as all current mechanicals preserving all existing sport facilities, and addressing any brownfields or environmental issues within the building. The existing mechanicals will be replaced with energy smart fuel source that generates energy for the building, the village and may provide additional energy for the Town. The full-service recreation and fitness facility which contains a pool, bowling alley, handball court, basketball and volleyball court and weight training room will be revitalized. The facility currently contains a theater which seats 330 people. It will be updated to meet modern day theater standards including digital recording and production equipment. Once completed this state of the art facility will be made available to the town for community purposes. There will be several multi-purpose sport fields and there is the potential for a facility for the use of outdoor sports gear such as kayaks, paddleboards, and bicycles as an accessory amenity for the Village residents.

The center, because of its self-contained energy system, will be protected from power outages caused by storms. Because of these features, the recreational center can also serve as an emergency center for the town as well as a warming and cooling center during times of need.

The facility is expected to encompass healthy living life-style programs. These programs will include stress management, nutrition, and healthy movement as well as on site education and services related to overall health and wellbeing. Services such as nutritional counseling, physical therapy, sports and relaxation massage, kinesiology, reflexology, biofeedback, health and wellness coaching and counseling could also be available. The health spa atmosphere could also provide infrared and steam saunas as well as classes that focus on 'better life' living. Classes, such as yoga, Pilates, karate, Zumba and personal training would be available for families of the village, residents of Groton and could be sponsor by the Town of Groton Parks and Recreation Department.

## Cross Programming and Other Involvement with Groton Parks and Recreation

In addition to an exchange of space to offset the value of the land, Groton Parks and Recreation, and management team can establish working relationships based on the items below, as well as future ideas that may evolve:

- Management team provides the town and Groton Parks and Recreation use of pool and space for other programs.
- The Town and Groton Parks and Recreation can use, rent, program and profit from the recreation sport center as well as the multi-purpose play fields.
- Provide health and wellness programs, educational activities and other related services.

#### **ENERGY MODEL**

## Renewable Energy District (RED) and Micro-Grid

Zero emissions energy model created by the development team will provide a net meter power source. It creates a geothermal energy grid that utilizes natural resources to provide heating and cooling for the development. Partnering with its contracted Private Energy Partners (PEP) service provider and financing partner as well as Advanced Energy Group (AEG) to provide an array of unique energy services, and 'green' amenities, including:

- A 3.3 Megawatt green fuel source with the solar photovoltaic will provide all of the developments daily electrical needs.
  - o It may also provide hot water to supply the pool needs, and much more.
- Geothermal HVAC, which will reduce energy use of HVAC and Hot Water for the entire development by over 60%.
- Using LEED passive building standards, and Energy Star rated windows, doors, insulation and appliances.
- Green house and rooftop garden; a people friendly amenity for tenants and residents with a panoramic view of Mystic River, Watch Hill and Long Island. It can also be used for student education experience in the local schools and may produce locally grown foods for the benefit of the schools nutritional programs.
- 200kW of rooftop Solar PV risen above the 'green roof' providing shade as well as rain protection for rooftop users, and also shading the building, which further reduces energy use.
- The green fuel source/solar/geothermal program will allow the development to act as a micro-grid, able to supply electrical power in emergency (blackout) situations, and the recreation sport center could act as a warming and cooling center for the town in times of need.
  - A further plan is to partner and work with town to add it to the emergency microgrid.

#### RESIDENTIAL

## The Village at Mystic Ridge

Our Team, taking into consideration the feasibility study, has prepared a schematic site plan that incorporates five individual subdivisions, this housing development plan includes approximately forty-six (46) luxury townhomes, ninety-six (96) luxury rental apartments, ten (10) single family homes (half acre lots), twenty-eight (28) market rate townhomes, and twelve (12) townhome rentals. Preliminary market study indicates that homes will range from \$350,000 for the modest single family homes to \$620,000 range for the luxury townhomes.

The following describes each of the subdivisions, totaling 192 units:

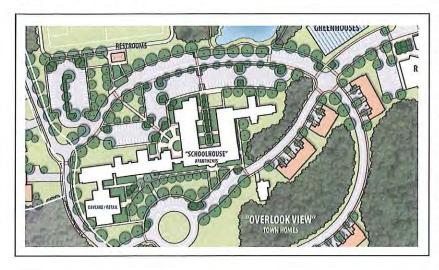
## Overlook View - Luxury Townhomes



These are upscale townhome style homes that will be built at approximately 1,800 to 2,500 sq. ft. Exterior finishes will include Hardy plank style siding, Trex-style decking, and other sustainable materials. The interiors will have high end luxury finishes including hardwood and tile flooring, granite solid surface countertops, and crown molding, there will even be options for personal residential elevators. Townhomes will include

energy saving high end appliances with passive home design requirements and other features, such as walkout basements, geothermal heating and cooling, solar roofing, and one or two car garages. They will have spectacular views of Fisher's Island, Long Island Sound, Watch Hill, Mystic Seaport, and the Mystic River. They will be marketed in the upper residential starting price of approximately \$620,000 plus.

## School House Luxury Apartments - Rental Units



subdivision will This repurpose the existing buildings converting them 1 and 2 bedroom residential eco-friendly rental units. These apartments will be designed and engineered using state of the art energy efficient techniques Energy Star design as well as all the luxuries of solid surface counter tops, hardwood

floorings, and all the convenient amenities and appliances. Measures will be taken to design residential units that use smart and green technology that consider best practices that include efficient heating, cooling and electric usage. Electricity will be provided by an onsite sustainable source reducing the cost of utilities to the residents by more than 20% compared to current utility costs.



## Eastview - Single Family Homes

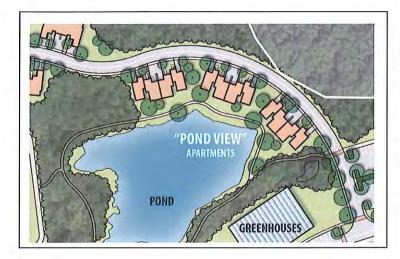
Approximately ten (10) single family homes situated on ½ acre parcels will be marketed to attract the families that have been identified by the Town of Groton Economic and Market Trends Analysis Report of 2016. There will be a variation of approximately ten (10), 2,200 square foot homes and expected to be listed in the range of \$350,000.

## **Evergreen** – Townhomes



This subdivision includes twenty-eight (28) townhomes on the south side of the property overlooking the woods and multi-purpose fields. It will be built with the same amenities as described in the Overlook View townhomes. They will have remarkable views of the property and

preserved forest area. They will be marketed in the medium market range. Luxurious living with a lower market pricing.



## Pond View - Rental Townhomes

Similar to the Evergreen luxury townhomes, an additional twelve (12) townhomes surrounding the pond area will be built as rentals. They will be designed and constructed in a similar manner as the homeownership townhomes.

#### **BENEFIT TO THE TOWN**

The construction of 84 residential homes and 108 rental units available as part of the Village at Mystic Ridge, the town could potentially yield a tax revenue of approximately \$710K plus annually.

Phase one construction consisting of repurposing of the existing school buildings converting them to residential apartments is estimated to be a \$33 million historic tax credit redevelopment generating \$264 million in kind contributions to the Town of Groton. Additionally the revitalization of the natatorium will create a \$25 million amenity to the town. This project is expected to cost in excess of \$8.5 million in improvements.

There are also approximately 45 acres that will be set aside to create a variety of recreation trails, walking, hiking, scenic overlooks and organized multi-purpose recreational fields.

Our Team will create a net meter power source; Mystic Community Power that will produce up to 3.8 Megawatts of electricity to be used by the Village and the Town. This could produce a savings of at least 10% utility reduction in rates for town buildings, streets and parking lot lights, municipal buildings and schools. Initial estimates based on the town of Groton utility budget indicates that it can realize a savings of 10% off current rates which maybe in excess of \$223K annually. Over the next fifteen years this could save the town \$3.5M in energy savings.

In closing, we believe that our transformation plan benefits all stakeholders and brings vibrant life to an unpopulated area. We look forward to being selected to work with the Town of Groton and State of Connecticut on this very important endeavor – working together for the common goal of benefiting the Town and providing quality housing for the residents of Groton for many years.

## **OPEN SPACE**

The proposal realizes the importance of maintaining the 37 acres of undisturbed land facing the Mystic River in its natural state. Recognizing the Mystic River is a vital natural resource that is cherished for kayaking and fishing, as well as, being appreciated by joggers, bicyclers, dog walkers and others along River Road, a designated scenic road in Groton. With that, our proposal will leave the 37 acres undisturbed and further we intend to partner with local conservation groups to maintain this passive public space in the future.

If selected, the creation of The Village at Mystic Ridge establishes a state of the art redevelopment effort that is unsurpassed by any single development in the Groton area.

Its special attention to detailed luxury residential buildings incorporate the most energy efficient building design and mechanicals. It reduces energy consumption by up to 50% over conventional building design as typical in the adjacent neighborhoods.

The revival of the Recreation Center reintroduces a much needed amenity back into the community at no cost to the taxpayers. This \$25 million center provides a large array of recreational activities, and the potential for a variety of health and wellness programs. The development also includes accessory amenities such as a coffee shop, neighborhood market, commercial fitness center, daycare, as well as before and after school programs.

Most importantly, the investors have committed adequate financial resources to begin the reconstruction and rehabilitation of the existing buildings shortly after receiving Town approval. This significant capital investment assures the completion of the redevelopment effort within a reasonable time.

The Village at Mystic Ridge provides additional tax revenues, public space, and amenities to the town at no capital investment from the taxpayers. Additionally, the development provides space for disaster relief for Town use in times of need. There is even the realistic potential for reducing the town's utility bill significantly by net metering excess energy from the fuel source. The investors believe that the Village at Mystic Ridge will provide unmatched contributions to the Town of Groton as described herein. If awarded, they look forward to establishing long lasting co-beneficial relationship with the Town of Groton while providing a large array of amenities for the town residents.

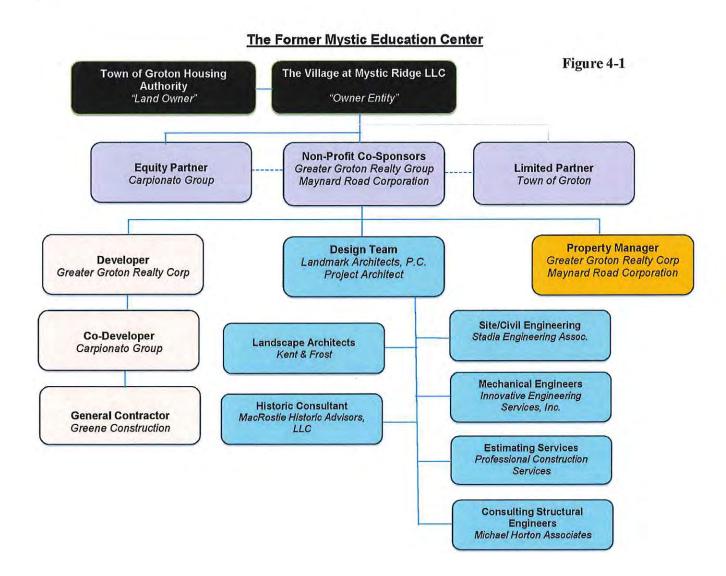
# 3. CONTACT INFORMATION

The contact information for this development team is as follows:

Contact	Role	Firm/Address	Phone	Email
PRIMARY CONTACT: Robert Cappelletti Executive Director/ Secretary	Land Owner (GHA) Sponsor / Property Manager	Groton Housing Authority Greater Groton Realty Corp. 770 Poquonnock Rd Groton, CT 06340	860-445-1596	rcappelletti@grotonhousingauthority.
Robert Cappelletti Secretary	Sponsor/Property Manager	Maynard Road Corp. 22 Church Street Meriden, CT 06451	203-235-0157	rcappelletti@meriden-ha.com
Domenic Carpionato Sr. Vice President	Developer / Equity Partner	Carpionato Group 30 Oakland Ave Cranston, RI 02920	407-273-6800	dcarpionato@carpionatogroup.com
Domenic Carpionato Sr. Vice President	General Contractor	Greene Construction 30 Oakland Ave Cranston, RI 02920	407-273-6800	dcarpionato@carpionatogroup.com
Paul Pizzo, AIA President	Design Architect	Landmark Architects 100 Riverview Center Middletown, CT 06457	860-716-7995	psspizzo@landmarkarch.com
James V. Rossman P.L.S., Principal	Site/Civil	Stadia Engineering Assoc. 516 Vauxhall Street New London, CT	860-237-4773	jrossman@stadiaeng.com
Peter J. Pycela, P.E. Principal	Mechanical	Innovative Engineering Services, LLC 33 No. Plains Industrial Rd Wallingford, CT 06492	203-467-4370	ppycela@iesllc.biz
Lewis Finkel, F.C.P.E.	Estimating Services	Professional Construction PO Box 4697 Stamford, CT 06907-0697	203-322-2730	Ifinkel@proconstserv.com
Alfred D. Lombardi President	Consulting Structural Engineers	Michael Horton Associates 151 Meadow Street Branford, CT 06405	203-481-8600	alombardi@mha-eng.com
Brian Kent, PLA, ASLA	Landscape Architects	Kent & Frost, LLC 1 High Street Mystic, CT 06355	860-572-0784	bkent@kentfrost.com
Albert Rex, Director MHA Northeast	Historic Consultant	MacRostie Historic Advisors 1400 16 <sup>th</sup> St NW #420 Washington, DC 20036	617-499-4009 x7017	arex@mac-ha.com

## 4. STATEMENT OF QUALIFICATIONS

Our Team brings together the successful and directly relevant experience of highly respected firms and professionals who have records of success individually and working together in partnership with one another. From luxury and market rate and residential housing projects, this team possesses the tools and depth of experience needed to make the redevelopment of the former Mystic Education Center project a success for all stakeholders including the Town of Groton, the State of Connecticut, and most importantly, the residents of the soon to be renovated communities. The following provides the experience of our Team. We have also provided an organization chart below which provides the structure of our team, *Figure 4-1*.



#### NON-PROFIT CO-SPONSOR/DEVELOPER/PROPERTY MANAGER:

## "GROTON HOUSING AUTHORITY / GREATER GROTON REALTY CORPORATION"

Reason for Inclusion:

- Established in 1957 by the Town of Groton
- Direct knowledge of local styles and traditions
- Locally-Based Agencies
- Successful Securing Funding

Principal:

Robert Cappelletti, Executive Director

Contact Information:

770 Poquonnock Rd Groton, CT 06340 Tel: (860) 445-1576

Representative

Projects:

- ❖ Pequot Village I & II 104 Units
- ❖ Grasso Gardens I & II 70 Units
- Branford Manor

The Town of Groton Housing Authority recognizing the need to expand and further their development in the area of housing, both for the aging and mixed-use, established what is known as the **Greater Groton Realty Corporation ("GGRC")**. Since its establishment GGRC has worked with Groton Housing Authority to assist Branford Manor located in Groton to obtain the bond needed for them to proceed with their redevelopment. In addition, GGRC was successful in obtaining additional funds through HTCCP to further their mission.



Pequot Village Groton, CT

Today Groton Housing Authority and Greater Groton Realty Corporation work together to seek opportunities that will not only assist Groton Housing Authority to maintain their properties, but to establish relationships in the community through public and private development partnerships that will enhance the area. Reference Appendix A for qualifications and resumes.

## References for key completed projects:

References for Key Projects			
Project #1:Pequot Village/Grasso Gdns	Project #2: Pequot Village/Grasso Gdns		
Chelsea Groton Bank	Westmount Development Group		
904 Pequonnock Rd	36 Park Place		
Groton, CT 06340	Branford, CT 06405		
Anthony A. Joyce, III	203-483-4375		
Executive Vice President	Rick Ross		
860-448-4107	rick@westmountmgmt.com		
ajoyce@chelseagroton.com			

#### NON-PROFIT CO-SPONSOR/PROPERTY MANAGER: "MAYNARD ROAD CORPORATION"

Reason for Inclusion: Demonstrated expertise in financing, design, construction management, general contracting, property management, resident service programs Direct knowledge of local styles and traditions \* \* Successful experience in the industry building market and residential housing \* Successful in completing projects on-time and within budget Prior successful colloboration Principal: Robert Cappelletti, Secretary 22 Church Street Contact Information: Meriden, CT 06451 Tel: (203) 235-0157 rcappelletti@meriden-ha.com Representative \* Chamberlain Heights, Meriden, CT - 122 Units - LIHTC Property Projects: 24 Colony Street - Mixed-Use including 63 Units - LIHTC Property \*\*\* \* Bristol Schools Redevelopment - 97 Units Historic Tax Credits Yale Acres I Redevelopment - Model Buildings \* Yale Acres I Redevelopment – 162 Units LIHTC (In-Planning) Yale Acres II Expansion - 10 Units Conventional (In-Progress) Yale Acres Community Building & Warming Center (In-Planning) Meriden Commons I – 75 Units LIHTC Property (Under construction 80%) \* Meriden Commons II – 76 Units LIHTC Property (In-Planning) \* Hanover Place Veterans Housing - 9 Unit Modular (In-Planning) 143 West Main Street - 45 Units New Market Tax Credits /LIHTC (In-Planning) \* Maple View Apartments - 45 Units (In-Planning)

Maynard Road Corporation ("MRC") was established in 2006 as a Non-Profit Entity organized pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. Maynard Road Corporation's primary purpose is to support redevelopment of the Housing of the City of Meriden's housing MRC provides development and management portfolio. services for new housing through the use of mixed-finance to create mixed-income and mixed-use properties throughout the City of Meriden but primarily with the City Transit Oriented Development (TOD) District. MRC has a five member Board of Directors, which coordinates its activities and implementation of its strategic plan. Staff is shared with Meriden Housing



Chamberlain Heights 122 Units – Meriden, CT

Authority through a Shared Services Agreement, currently managing 763 Units. Reference Appendix A for qualifications and resumes.

References for Key Completed Projects			
Project #1:Chamberlain Heights	Project #2: 24 Colony Street	Project #3: Yale Acres Model Bldg	
Larosa Building Group	Enterprises Builders	Raposo Construction	
163 Research Parkway	46 Shepard Drive	Dan Raposo	
Meriden, CT 06450	Newingin, CT 06111	20 Cherry Lane	
Bob LaRosa	Keith Czarnecki	Wilton, CT 06897	
203-235-1770	860-466-5188	203-761-1363	

#### **EQUITY PARTNER/CO-DEVELOPER: "CARPIONATO GROUP - GREENE CONSTRUCTION"**

Reason for Inclusion:

- Demonstrated expertise in financing, design, construction management, general contracting
- Direct knowledge of local styles and traditions
- 50 Years successful experience in the industry including commercial and residential market housing
- Successful in completing projects on-time and within budget
- Financial Capacity

Principal:

Domenic Carpionato, Senior Vice President

Contact Information:

30 Oakland Ave Cranston, RI 02920 Tel: (407) 273-6800

dcarpionato@carpionatogroup.com

Representative Projects:

- Chapel View, Cranston, RI 500,000 sq. ft.
   The Residences at Chapel View, Cranston, RI
- Chateau Chatillon, Belvedere & Syr Crest, Cranston, RI
- Meshanticut Vista 140 Units Elderly Housing
- Centennial Towers 101 Units Tax Credit Elderly Community
- Sparrows Point I-III Units Elderly Housing
- Chateau Properties Luxury Apartments 22, 28, 30, 38 Oaklawn Ave/425 and 455 Meshanticut Valley Parkway, Cranston, RI 02920

Carpionato Group, LLC ("the Group"), located in Johnston, Rhode Island, is a full service real estate development firm providing distinguished services over a wide array of real estate property types. As one of the largest real estate developers in the country, the Group has a reputation for integrity, innovation community involvement. A core principal of the Carpionato Group is that excellence in retail emanates from merchandising keen understanding of the needs and demands of each individual marketplace. Carpionato Group, with an impressive portfolio of neighborhood grocery anchored and community centers relies upon



Chapel View
Cranston, Rhode Island

expansive retail connections and long established tenant and broker relationships to achieve excellence in leasing.

Over the past decade, Carpionato Group-Greene Construction transformed the former Reform School in Cranston into a signature 500,000 + SF mixed-use lifestyle center Chapel View. Critical steps required in this project included historic commission preservation of existing structures, matching (complimentary) new retail, office and restaurant construction and sophisticated construction management of all product types and size requirements which included supermarkets, restaurants, boutique shops, professional and medical and world headquarters office space for many of the most prominent and fastest growing firms and retailers in the country.

Carpionato Group's construction division, Greene Construction, is made up of a team of dedicated construction individuals whose jobs descriptions include construction estimators, construction document reviewers, project directors, and project supervisors, assistant construction supervisors, drafting technicians, site/space planning and all elements of construction accounting.

For more than five decades Carpionato Group-Greene Construction has planned, garnered approvals for and executed sophisticated on-site and off-site improvements necessary for Carpionato developments including roads, freeway ramps and bridges. Carpionato's expertise in this area of construction is second to none in the States of Massachusetts, Connecticut and Rhode Island.

References for Key Projects		
Mr. James F. St. Thomas, Sr. V. P. Santander	Mr. John Mancini BL Companies	Mr. Mark DePasquale Greene Development
Sovereign Bank One Financial Plaza Mail code: RI1-TWR-04-03 Providence, RI 02903 401-752-1003 jstthomas@sovereign.com	355 Research Parkway Meriden, CT 06450 203-630-1406 jmancini@blcompanies.com	3760 Quaker Road North Kingston, RI 02852 401-295-4998 md@green-ri.com

#### PROJECT ARCHITECT: "LANDMARK ARCHITECTS, P.C."

Reason for Inclusion: \* Demonstrated expertise designing similar developments \* Direct knowledge of local styles and traditions \* Successful experience in the industry building market and residential **Prior Collaboration** Principal: Paul Pizzo, NCARB, AIA, President 100 Riverview Center, Suite 204 Contact Information: Middletown, CT 06457 Tel: (860) 346-1333 psspizzo@landmarkarch.com Representative Long Wharf Maritime Center, New Haven, CT - Class A Waterfront Office Space Projects: Pleasant View Estates, Griswold, CT – 102 Unit Condo Complex ❖ Windham Mills Technology Center, Avon, CT – Reno/Historic Restoration Gorham Town Hall – Interior/Exterior Renovation Whitney Center Additions & Renovations Retirement Community, Hamden, CT Pride & Progress Point, New London – 301 Units of LIHTC Housing Yale Acres I Redevelopment, Meriden, CT – Model Buildings ❖ Yale Acres I Redevelopment, Meriden, CT – 162 Units LIHTC (In-Progress) Yale Acres II Expansion, Meriden, CT – 10 Units Conventional (In-Progress) Yale Acres Community Building & Warming Center, Meriden, CT (In-Planning) 143 West Main Street - Mixed Use Historical, Meriden, CT (In-Planning)

Landmark Architects, P.C. ("Landmark") located in Middletown, Connecticut is a full-service architectural design firm. Landmark's experience includes various municipal, housing, commercial, education, residential and historical architecture projects. Working with today's LEED (Leadership in Energy and Environmental Design) and Energy-Star standards, means that Landmark is able to provide its customers the most cost effective solutions by encouraging energy, conscious design and resource-efficient buildings, while reducing stress on the environment. Reference Appendix A for qualifications and resumes.



	References for Key Completed Project	cts
Project #1:Home Ownership Project	Project #2:Whitney Center Adds.	Project #3:Tyler Street Comm. Ctr.
Mrs. Cathy Carbonaro-Schroeter	Mr. Stephen Lucia	Mr. Sal Brancati
Deputy Director	Director of Facilities	Director of Adminstration
Livable City Initiative City of New	Whitney Center, Inc.	Town of East Haven
Haven	200 Leeder Hill Dr. Street	250 Main Street
165 Church Street	Hamden, CT 06517	East Haven, CT 06512
New Haven, CT 06510	(203) 281-6745	(203) 468-3204
(203) 946-8274		

## SITE/CIVIL ENGINEER: "STADIA ENGINEERING ASSOCIATES, INC."

Reason for Inclusion: Demonstrated expertise and direct knowledge of local styles and traditions

Prior Collaboration

Principal: James V. Rossman, P.L.S.

Principal

Contact Information: 516 Vauxhall Street, Suite 103

New London, CT Tel: (860) 237-4773

jrossman@stadiaeng.com

Representative Projects: 143 West Main Street – Mixed Use Historical, Meriden, CT (In-Planning)

❖ Jewett City Main Street Corridor and Streetscape Improvement Master Plan

Pleasant View Estates, Griswold, CT (In-Progress)

Mystic Seaport Museum – Transitions Project, Mystic, CT

Putnam Street, New Haven, CT – 8 Units New Construction

Yale Acres I Redevelopment – Model Buildings

Yale Acres I Redevelopment – 162 Units LIHTC (In-Planning)

Yale Acres Community Building & Warming Center (In-Planning)

Stadia Engineering Associates, Inc. ("Stadia") is a full-service consulting firm that provides professional land surveying, environmental planning and engineering. Stadia's principals have over 60 years combined experience in land surveying and consulting services. The diverse engineering, technical background and experience of our staff are crucial elements in the assembly of a comprehensive team than can meet the needs of any given project.



## MECHANICAL ENGINEERS: "INNOVATIVE ENGINEERING SERVICES, INC."

Reason for Inclusion: Demonstrated expertise and direct knowledge of local styles and traditions

Prior Collaboration

Principal: Peter J. Pycela, P.E.

Principal

Contact Information: 33 North Plains Industrial Road

Wallingford, Connecticut 06492

Tel: (203) 467-4370 ppycela@iesllc.biz

Representative Projects: Yale Acres Community Building & Warming Center (In-Planning)

24 Colony Street, Meriden, CT – TOD Project Mixed-Use/Multi-Residential

Albion Street, Bridgeport, CT – Mixed-Use/Multi-Residential
 Indian River Recreation Complex, Clinton, CT – Public

Elder House, Norwalk, CT – Adult Day Care

Innovative Engineering Services, LLC ("IES) is a fully integrated engineering and design firm that specializes in structural, mechanical, electrical, plumbing, fire protection and technology engineering design and commissioning services. Over the past fifteen years, IES has broadened their experience to include renewable energy systems and solutions. With their combined years of hands-on experience, expanding knowledge base and established reputation, IES can provide these services for a wide range of project



parameters, including commercial, educational, health care, municipal, industrial and high-end residential. The team at IES is committed to providing superior solutions using creative design approaches to today's construction process.

#### CONSULTING STRUCTURAL ENGINEERS: "PROFESSIONAL CONSTRUCTION SERVICES"

Reason for Inclusion:

Demonstrated expertise and direct knowledge of local styles and traditions

Prior Collaboration

Principal:

Lewis Finkel, F.C.P.E.

**Contact Information:** 

PO Box 4697

Stamford, CT 06907-0697Tel: (203) 481-0686

Ifinkel@proconstserv.com

Representative Projects: Elm Haven HOPE VI, New Haven, CT

Post House Apartments, Stamford, CT

McKinney Terrace, Greenwich, CT

Horrace Bushnell Apartments, Hartford, CT

Times Square Theaters, TransLux, New York City

Yale School of Management, Multi-media Lecture Hall

Yale Theater, Exterior Renovations

Otis Library, Norwich, CT

West Haven Library, West Haven, CT

Woolsey Hall, New Haven, CT

Milford Police Department, Additions and Alterations

Norwalk Police Department, New Headquarters

Yale Police Department, New Headquarters

Gillete Castle, Historical Restoration and Code Upgrade

Peabody Museum of Natural History Master Plan

Professional Construction Services, Inc. ("PCS") was founded in 1989 to assist clients with services including estimating, scheduling and construction management needs. Project types include, housing, condominiums, residential, dormitories, office buildings, schools, churches, municipal buildings, adaptive reuse, laboratories and factories.



Gillette Castle
Historical Renovation

## ESTIMATING SERVICES: "MICHAEL HORTON ASSOCIATES, INC."

Reason for Inclusion: Demonstrated expertise and direct knowledge of local styles and traditions

Prior Collaboration

Principal: Alfred D. Lombardi, Jr. President

President

Contact Information: 151 Meadow Street

Branford, Connecticut 06405

Tel: (203) 481-0686

alombardi@mha-eng.com

Representative Projects: 143 West Main Street, Meriden, CT – Mixed-Use (In-Planning)

1077 Warburton Avenue, Yonkers, New York – New Construction

301-305 George Street, Buildings A-C, New Haven, CT - New

❖ Founders Village, Branford, CT - New Construction

Center Street, Manchester, CT – New Construction

Huntington Place Senior Housing, Trumbull, CT – New Construction

St. Luke's Elderly Housing, New Haven, CT – New Construction

Evergreen Woods Continuing Care Retirement Community, North Branford, CT

Wesleyan University, Middletown, CT – Squash Courts Adaptive Reuse

\* The Bushnell Theater, Hartford, CT - Historic Restoration

Micheal Horton Associates, Inc. ("MHAI") provides consulting structural engineering services to architects, owners and developers as part of its basic practice. The firm has earned a reputation among its clients for their ability to produce sensitive structural designs that respond to the needs of the individual client. Utilization of the latest design and building information modeling (BIM) software allows MHAI staff to produce effective and accurate design solutions. Projects vary in size from investigations to large construction projects including K-12 educational, university, commercial, manufacturing, institutional, performing arts and residential facilities.

## LANDSCAPE ARCHITECT: "KENT & FROST, LLC"

Reason for Inclusion: Demonstrated expertise and direct knowledge of local styles and traditions

Green DesignMaster Planning

Prior Collaboration

Principal:

Brian Kent, PLA, ASLA

Contact Information:

1 High Street

Mystic, Connecticut 06355 Tel: (860) 572-0784 bkent@kentfrost.com

Representative Projects: ❖ Ledyard Center Mixed-Use Master Plan 50+ Acres Expansion

Spruce Meadow & Spruce Ridge Master Plan & Site Design Affordable Housing

Mystic Seaport Museum Gallery Quad, Mystic, CT

. L&M Healing Garden, Waterford, CT

. Bike, Pedestrian & Trail Master Plan, Groton, CT

System Master Plan, Groton Parks

Ocean Beach Alewife Cove Trail, New London, CT

Complete Streets Masterplan, Portland, CT

. Complete Streets Masterplan, Middletown, CT

Kent & Frost, LLC ("Kent & Frost") is a professional landscape architecture and planning firm located in Mystic, Connecticut specializing in planning, design and project management. The firm was founded in 2000 by Brian Kent, a graduate of the University of Georia and registered landscape architect since 1985. The firm has completed a wide variety of projects including town-wide master plans, streetscapes, parks, municipal facilities, commercial developments, and private residences. Kent



& Frost's most successful projects are notable for their collaborations with architects, engineers, artists, open-minded clients and stakeholders.

## HISTORIC CONSULTANT: "MACROSTIE HISTORIC ADVISORS LLC."

Reason for Inclusion: Demonstrated expertise and direct knowledge of local styles and traditions

Expertise in the field of historic preservation

· Prior Collaboration

Principal: Alex Rex, Partner, Director, MHA Northeast

Contact Information: 1400 16th St NW #420

Washington, DC 20036 Tel: (617) 499-4009 ext. 7017

arex@mac-ha.com

Representative ❖ Affordable Housing Projects: ❖ Market-Rate Housing

Market-Rate HousingStudent Housing

Military housing

Hotels

Commercial Office

Retail Space

Arts & Entertainment Venues

Civic and Educational Facilities

Research and Technology Campuses

MacRostie Historic Advisors, LLC ("MacRostie") has been a national leader in historic tax credit consulting, assisting real estate developers nationwide obtain project equity through federal and state historic tax credit programs. MacRostie's partners have over 60 years of combined experience in the field of historic preservation and have managed more than 1,000 federal historic rehabilitiation tax credit certification applications for developments in 39 states across the country, including Alaska and Hawaii. MacRostie's diverse portfolio of work includes consulting for affordable housing, market-rate housing, student housing, military housing, hotels, commercial office and retail space, arts and entertainment venues, civic and educational facilities, and research and technology campuses.

## 5. FINANCIAL OFFER

Greater Groton Realty Corp. offers a purchase price of up to Six Million Two Hundred Thousand and no/dollars (\$6.2 Million).

Our proposed offer is dependent upon several conditions, as follows:

- 1. Participation of the Town of Groton and the State of Connecticut
- 2. Environmental Remediation Costs
- 3. Unknown conditions as they relate to the cellular antennas, contracts and other restrictions to the real estate they utilize
- 4. Road and infrastructure improvements needed
- 5. Recreation Center ownership and utilization
- 6. Energy micro grid infrastructure, production of electricity and net metering to the Town

## 6. JOB CREATION

This development will provide over 100 temporary construction jobs and numerous facility permanent jobs.

## Construction Job Creation

Part-time and full-time construction jobs include all trades providing for skilled labor and apprenticeship training. Wages are anticipated to be the same as prevailing wage rates or higher.

## Permanent Job Creation

Part-time and full-time permanent jobs will be created onsite for facility operations, commercial service jobs and recreational jobs, as follows.

Job	F/T or P/T	Estimated Annual Salary
Property Manager	Full-Time	\$70,000
Assistant Property Manager	Full-Time	\$50,000
Recreation Center Manager	Full Time	\$50,000
Recreation Center Asst. Manager	Full Time	\$35,000
Maintenance & Grounds Supervisor	Full Time	\$45,000
Maintenance & Grounds Staff (5)	Full Time	\$30,000
Ancillary Staff (5)	Part Time	TBD
Greenhouse Staff (5)	Full Time	TBD
Power Plant Operators (15)	Full Time	\$62,000
Security (1.5)	Full Time	\$30,000
Real Estate Agent	Part Time	TBD
Marketing	Part Time	TBD

- Permanent Jobs total over 36 full-time jobs.
- Temporary jobs are estimated at over 100 construction related jobs.
- These jobs create \$265 Million of in-kind contribution to the Town.

## 7. PROPOSED DEVELOPMENT

## a. Proposed Use(s)

## "Recreation Center"

The Recreation Center includes a competition pool and gymnasium for public access use. The pool accommodates competing groups, lap swimmers, classes, and diving. The existing pool's mechanical system will need to be repaired/replaced to provide a properly functioning facility. The building has other spaces which can add to the needs of the community at large including exercise rooms, training rooms and public meeting rooms, as well as, a theater for community use with a capacity of 330 Seats. The approximately 60,000 sf facility will continue a tradition of community use.

# "Multi-purpose Athletic Fields for Public Access (Multi-purpose Field)"

In addition to the Recreation Center, a well-designed athletic facility at The Village at Mystic Ridge ("VMR") will provide residents and organized youth sports user groups, a venue that compliments other municipally managed sport facilities presently in existence. In coordination with the Groton Park & Recreation, the VMR will provide an additional multipurpose field allowing for integration within the existing sport program by:

- Providing an appropriately sized multipurpose field;
- Providing the proper playing surface natural or artificial to maximize usage;
- Providing good support facilities i.e. parking security, lighting and other amenities such as restrooms/concessions/storage of team equipment; and
- Minimizing long-term maintenance costs while maximizing field usage.

There are specific issues that must be considered in the development of this project including:

- Employment of low impact design strategies that facilitate permitting wetlands and drainage
- ADA compliance and accommodation of ambulatory special needs users
- Coordination with existing and proposed residential facilities
- Traffic both pedestrian & vehicular
- Budget limitations

## "Daycare/retail" Spaces

The newest addition to the existing buildings is a 1970s structure on 2 levels that was used as more of an assembly space by the original school. This space lends itself better to a small daycare/retail use than as a residential use. The village concept becomes more viable with amenities for the immediate residents as well as the locally surrounding neighborhoods. As this will be a family friendly neighborhood, a daycare facility will be a welcome addition to the young families that have working parents. Others in the community will also benefit from those services as well as other community needs such as a local coffee shop and a small market for daily consumables. We have allocated approximately 12,000 sf for those elements

# "Residential Spaces"

The new development plan creates a mixed-use village community that not only provides taxable real estate on the campus but also furthers the mission of the Housing Authority by providing homes for the growing workface and mid-level housing for the residents of Groton.

The residential component of this redevelopment plan includes five (5) subdivisions which include high-end luxury townhouses, high-end rental units, and for-sale single family homes. Reference the next Section, b. Building(s) Proposed Design for more detail on the proposed residential structures.

#### b. Building(s) Proposed Design

#### "Overlook View Luxury estates" (46 units) For-Sale Three Bedroom Townhomes

These for-sale units will have the best views of the Mystic River and surrounding countryside. Upscale 1,800 to 2,400 sq. ft. townhomes with Garages below will be placed at the top of the slope which extends down to the lower 37 acres of the property and river road below. The views of the Mystic seaport and Mystic River beyond will enhance the value of these units and attract both Millennials and retiring military families who desire to stay in the Southeast Connecticut area. These 3-story buildings will have elevated decks at the rear with a walk-out lower level from an added recreation room. The 2-car garage level gives residents comfort during winter months. These buildings will also be part of the village landownership to make sure the grounds are always kept in good repair. The Energy-Star compliant buildings will have geothermal heating and cooling individually within each unit. This provides the best comfort control for individual families. Interior finishes will be provided to individual owners taste and desires.

#### "School House Apartments" Apartments within existing brick structures (96 Rental Units)

We will work the state Historic Commission (SHPO) to restore the exterior of the structures to their Historic importance. The interior of the buildings will be changed to residential apartment use providing market rate rental units to the surrounding community. These units will range mostly as 1 and 2-bedroom units with a minor percentage of 3-bedroom units. The interiors will be renovated to Energy-Star guidelines for both building envelope and appliances. Striving to meet Passive House Standards will greatly reduce the energy requirements while providing a healthy environment for all occupants. These units will have available smart homer technologies within their units for both comfort and security.

The existing 3 story brick structures on site date back to 1898 when the school was first conceived. Over the years additions were made as the school population grew. The main building still exists and has approximately 175,000 sf of gross building area. The historic portion of the building has approximately 150,000 sf with the remaining building built in the late 1970s. The historic structure will be improved and restored using Federal and state historic tax credits. The exterior brick and heavy wood trim will be restored to its original condition. The interior will be undergoing a change of use from a school use to apartments. The interior plaster walls will be covered with new wall board and cavities to provide space for running new electrical, plumbing and mechanical systems. The buildings will be insulated to meet today's standards for energy conservation.

All new finishes including flooring, wall systems windows and doors kitchens and baths will be provided. The result will be to have a new interior within an historic structure. Care will be taken to keep many of the interior historic spaces consistent with the historic nature of the building. New roofs, and where possible green roofs, will be added. The windows will be in keeping with the historic requirements while satisfying the energy codes of the day. Mechanical systems such as Geothermal heating and cooling will be introduced to keep down energy costs for the residents. An on-site power plant will provide most of the electric needs for the residents also.

#### "East View Homes" Independent single-family homes (10 Homes)

Along Oral School Road to the entry to the main campus there is a parcel of land that will lend itself well to individual single-family homes that will be provided for sale on ½ acre home lots. These units will be part of the ground land lease and part of the Village association, owned by the underlying Groton housing authority ownership to ensure that the grounds of all the homes will be kept in the same manner as the larger neighborhood across the street. These single family, 2,200-2,500 sq. ft. homes will be 2-story, historically appropriate designs, with attached 2 car garages. These Passive house standard homes will provide highly comfortable and efficient spaces to live with upscale finishes to the meet the standards of individual homeowners. They will benefit from the on-site micro grid power supply from the main campus also.

The plan has approximately ten (10) single family homes to be built to suit for new owners. There will be a base building model designed to Passive House standards for the most up to date sustainable standards of housing design. These homes will be sized from 1,800-2,400 square feet per unit with attached garages. This passive house design will allow for very low energy costs for the residents of the homes. The buildings themselves will have upscale durable finishes such as full thickness hardwood floors, porcelain tile kitchens and baths, state of the art building controls and security systems and high-quality wall finishes. The exteriors of the buildings will have stone veneer fronts with Hardi-plank siding and Azek trim around all windows and corner trim. The goal is to have minimal upkeep to the exteriors

#### "Evergreen View Townhomes" (28 units) - For-Sale Units

These for sale moderately priced townhomes will be for sale and have views of the ballfield and historic brick building to the south. These 2 and 3 bedroom units will be moderately priced as attainable for-sale homes for a mixed-use clientele of village dwellers. These units will have all the energy saving amenities and low-cost energy options from the on-site micro grid power plant. These units will be in the 1800- 2200 sf range of size with upscale amenities for residents.

#### "Pond View Apartments" Free standing Town Houses (12 Rental Units)

These new structures will provide les s dense apartment living along the north side of the pond with views of the pond and the historic buildings beyond. These will be energy efficient structures with renewable energy components to keep residents energy costs to a minimum. These for rent apartments will be sized from 1,500 sf to 2,200 sf. These 2 to 3-bedroom units will be energy star compliant and have the same power plants as the for-sale units. These highly efficient systems tend to be more reliable and with the reduced energy requirements, they will not need to work as hard. The exterior surfaces will be Hardi-plank and Azek trim around all windows and doors. The exterior decks will have a trex surface for minimal maintenance. Interiors will have solid wood floors and ceramic tile floors in al bathrooms. Cabinets to be solid wood with Corian counter tops and sinks for durability.

#### "Sustainable design opportunities"

The proposal includes the installation of a 3.3 megawatt power plant to provide all the power needs for the development and will have excess power to reduce the cost of other facilities owned by the Groton Housing Authority and the Town of Groton. Through net metering guidelines, both the Groton Housing Authority and the Town of Groton can benefit from the on-site creation of electricity. A power purchase authority can be established assist the property to utilize the profits from the PPA for other public good.

The inclusion of a 15,000 s.f. greenhouse can benefit from the excess heat from the power plant. The Greenhouse will be operated by an outside vendor who will use their growing technology and local employment to run the day to day operations. Training opportunities for the local workforce and others who wish to be part of the locally grown movement sweeping the country.

A high percentage of the site (~65%) is dedicated to passive recreation or natural spaces. The landscaping pallet will be limited to native, low maintenance plant materials that are harmonious with the surrounding areas. Best practices for natural processes will be used in the treatment of storm water in vegetated swales, bio-retention basins, infiltration areas, and other areas where the developed portions of the site will interface with the natural surroundings. Buildings will be designed using the Connecticut Energy-Star and Green Building Standards and sited appropriately for the privacy of structures and the enjoyment of the village residents.

#### c. Traffic Circulation, Road Improvements and Parking

The main entrance will be along Oral school road from the north from Cow Hill Road. Traffic will be discouraged to follow to the south along Oral school road as the existing narrow roadway is not conducive to any added traffic due to its current width and tight geometry.

The plan uses the existing entry drives and will be reconstructed to today's standards of design. The intent is to provide a publicly owned roadway to the existing multi-purpose fields and Recreation Center. The balance of the internal roadways will be owned by the village association. A new entrance driveway will be added to the north of the multi-purpose fields to provide entry to the apartments proposed along the north side of the property.

Parking will be added to the north side of the existing building for use by the apartment residents and additional parking will be added for the users of the multi-purpose fields.

#### "Site Amenities"

The project site has proximity to several important amenities, scenic municipal roads, parks and open space. These include River Road and Sandy Hollow Road, Lozier Sub Park, Peace Nature Sanctuary, the Mystic River and other publicly accessible open space areas. These nearby amenities present an opportunity for pedestrian and bicycle linkage throughout the adjacent residential developments, municipal roadways, and natural features connecting the Village at Mystic Ridge seamlessly into the neighborhood. The Design Team's detailed knowledge of the local context though its participation various municipal developments within the Town of Groton and surrounding communities gives the team the ability and experience to quickly assess the suitability of linkages to surrounding resources.

The village site design incorporates walking and bike-friendly elements such as sidewalks, trails, benches and bike racks. Landscaping will preserve valuable existing vegetation and incorporate plantings of indigenous species with low maintenance requirements, maintaining the desirable habitat adjacent to the Mystic River watershed. Rain Gardens will be strategically placed to control rain water runoff and minimize the impact to the storm drainage and forest areas. The development's trail network will connect to the adjacent open space at a scenic overlook. From there, the Riverview Trail will provide residents with a walkable/bike able connection to River Road and the Mystic River.

The Design Team has tailored an approach to a design that draws from our experience with similar projects and addresses the unique challenges of the Village at Mystic Ridge property and its residential context. Our team's local presence will ensure thorough site assessment and realistic concept alternatives. Throughout the design process, the Team will consider and evaluate opportunities to incorporate principles of sustainability that reduce storm water runoff, energy consumption, utilize recycled/locally-sourced materials, and which minimize long-term maintenance and upkeep.

#### d. Preliminary Site Plan, Conceptual Floor Plans

We have included a preliminary site plan of our redevelopment plan, conceptual floor plans, as well as a birds-eye view of new village community, "The Village at Mystic Ridge".













TYPICAL 1-BEDROOM UNIT LAYOUTS

UNIT BREAK-UP PER FLOOR							
UNIT TYPE	BASEMENT		1ST FLOOR		2ND FLR	3RD FLR	SUB TOTAL
FLOOR AREA (SQ. FT.)		22,509		29,970	27,720	5,865	86,064
1- Bedroom Units 1-Bedrm Duplex Units	14	14	16 4	20	18	2	54
2- Bedroom Units 2-Bedrm Duplex Units	6	6	11	19	14	4	43
TOTAL		20		39	32	6	97

TOTAL GROSS AREA: 134,802 sq. ft.

TYPICAL UNIT PLANS
NTS 2-15-2018

# UPPER LEVEL



LOWER LEVEL

#### 2- BEDROOM DUPLEX UNIT



TYPICAL 2-BEDROOM UNIT LAYOUTS



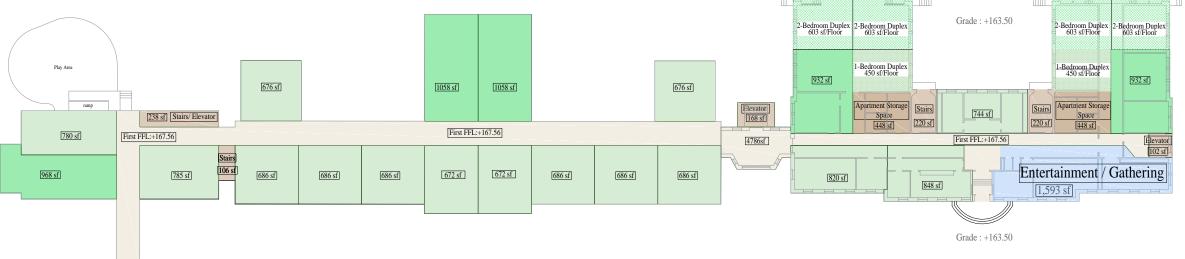
SCHOOL HOUSE APARTMENTS THE VILLAGE AT MYSTIC RIDGE, GROTON, CT

AREA DESCRIPTION	AREA RANGE IN SQ. FT.	#
Vertical Circulation	2599 sq. ft.	
Horizontal Circulation	5492 sq. ft.	
Mech. / Storage Area	896 sq. ft.	
Entertainment/Gathering	1593 sq. ft.	
Day Care Center	6072 sq. ft.	
1- Bedroom Units	676 sq. ft 820 sq. ft.	16
1-Bedrm Duplex Units	4 Upper Level units [450 sq. ft./Floor] 900 sq. ft.	4
2- Bedroom Units	932 sq. ft 1358 sq. ft.	11
2-Bedrm Duplex Units	8 Upper Level units [603 sq. ft./ Floor] 1206 sq. ft.	8

Day Care Center

6072 sf

FIRST FLOOR UNIT BREAK-UP			
	UNIT TYPE		SUB TOTAL
	1- Bedroom Units	16	
	1-Bedrm Duplex Units	4	20
	2- Bedroom Units	11	
	2-Bedrm Duplex Units	8	19
	TOTAL		39



FIRST FLOOR PLAN
NTS 2-15-2018
Gross Area 46,622 sft





1358 sf

706 sf

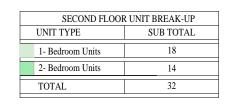
Stairs 252 sf

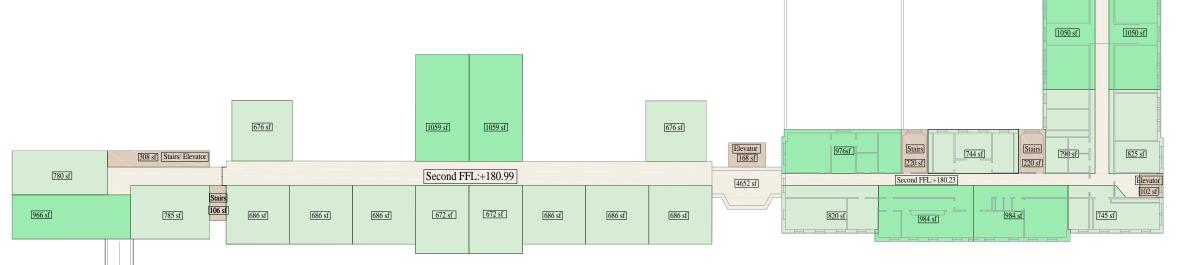
960 sf

-Bedroom Duplex 603 sf/Floor

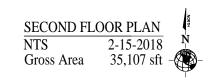
1230 sf

AREA RANGE IN SQ. FT.	#
2229 sq. ft.	
5158 sq. ft.	
676 sq. ft 820 sq. ft.	18
932 sq. ft 1058 sq. ft.	14
	2229 sq. ft. 5158 sq. ft. 676 sq. ft 820 sq. ft.





1237 sf



SCHOOL HOUSE APARTMENTS
THE VILLAGE AT MYSTIC RIDGE, GROTON, CT

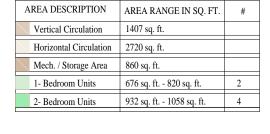


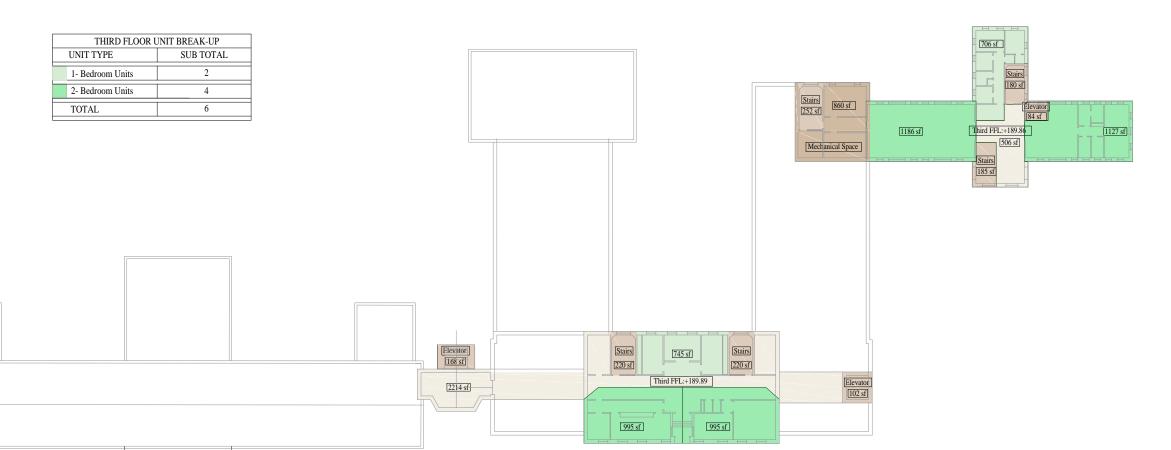
Second FFL:+179.66

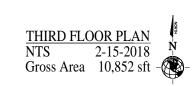
1185 sf

904 sf

890 sf

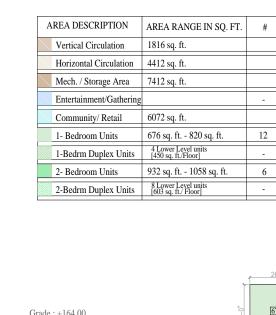




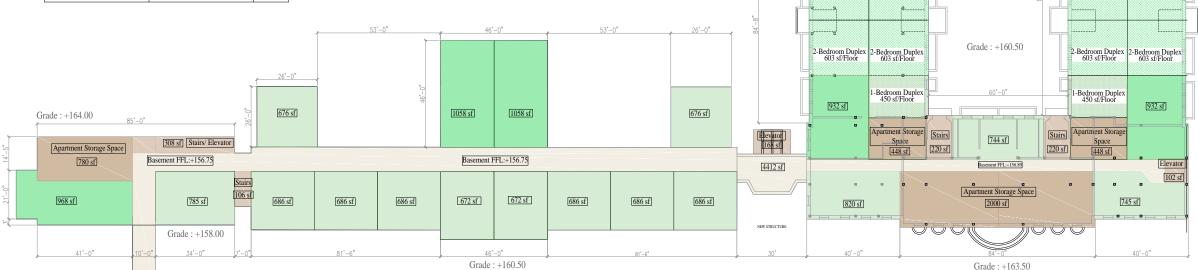


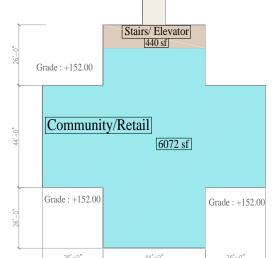


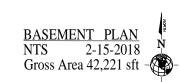




BASEMENT UNI	T BREA	K-UP
UNIT TYPE		SUB TOTAL
1- Bedroom Units	14	
1-Bedrm Duplex Units	-	14
2- Bedroom Units	6	
2-Bedrm Duplex Units	-	6
TOTAL		20







SCHOOL HOUSE APARTMENTS THE VILLAGE AT MYSTIC RIDGE, GROTON, CT

Mechanical Space

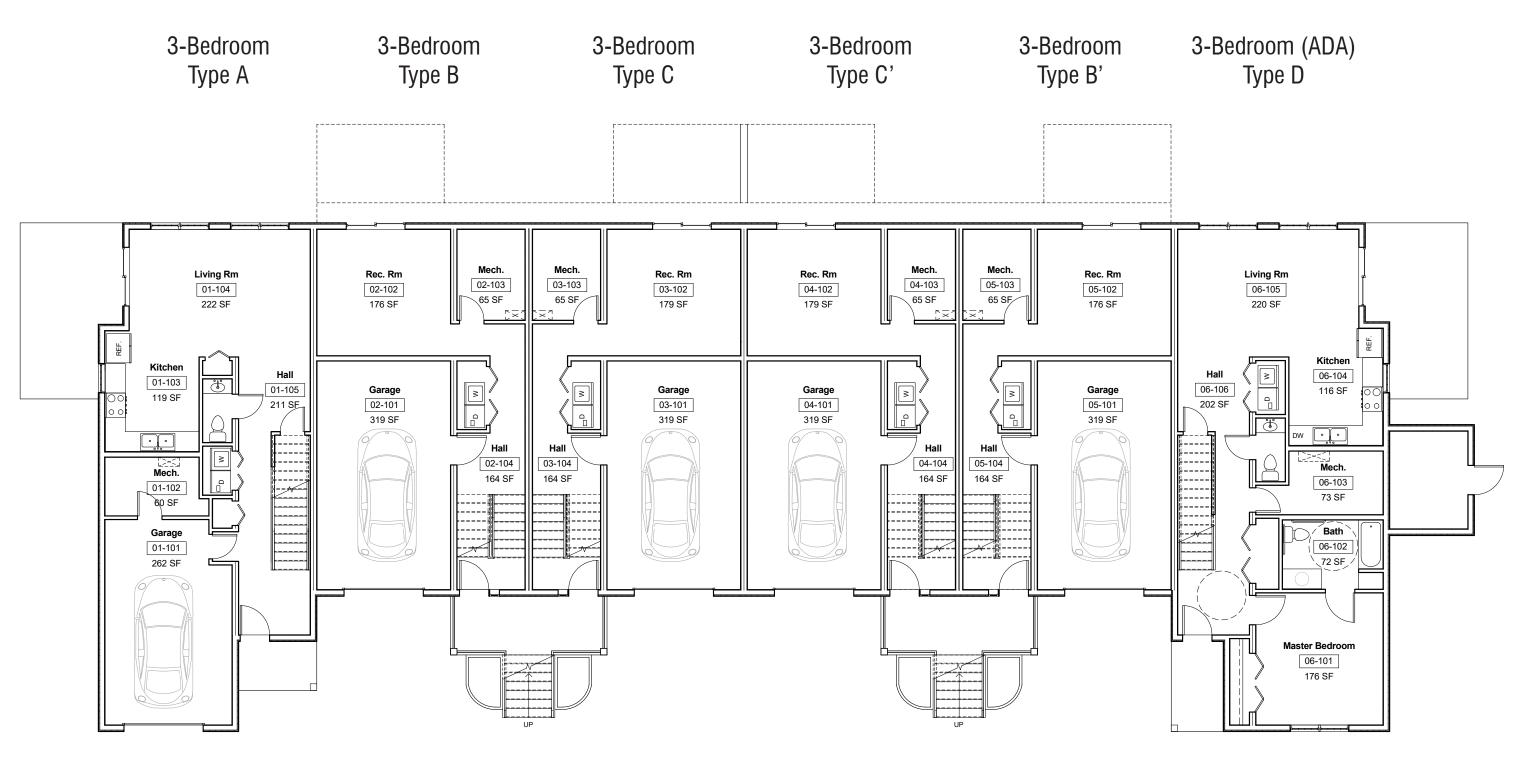


Stairs 252 sf

2-Bedroom Duples 603 sf/Floor

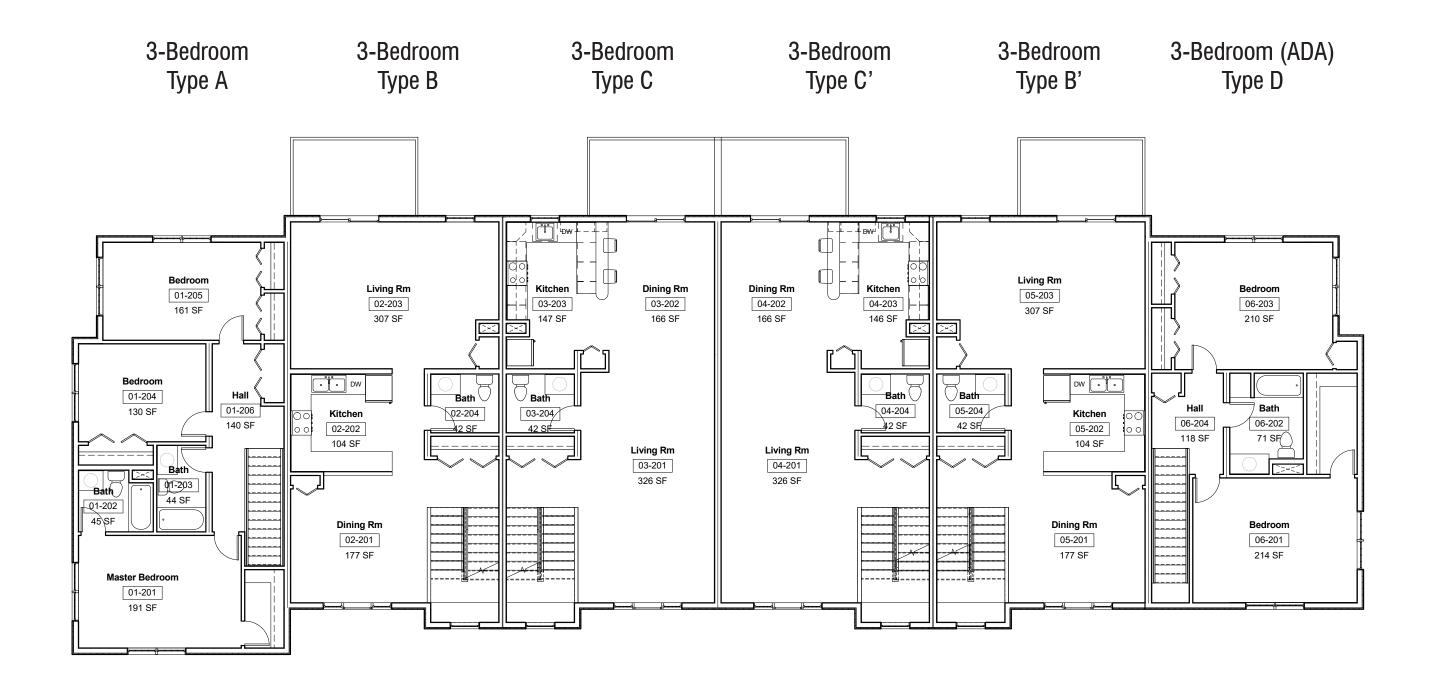
960 sf

DESIGN / RESTORE / BUILD



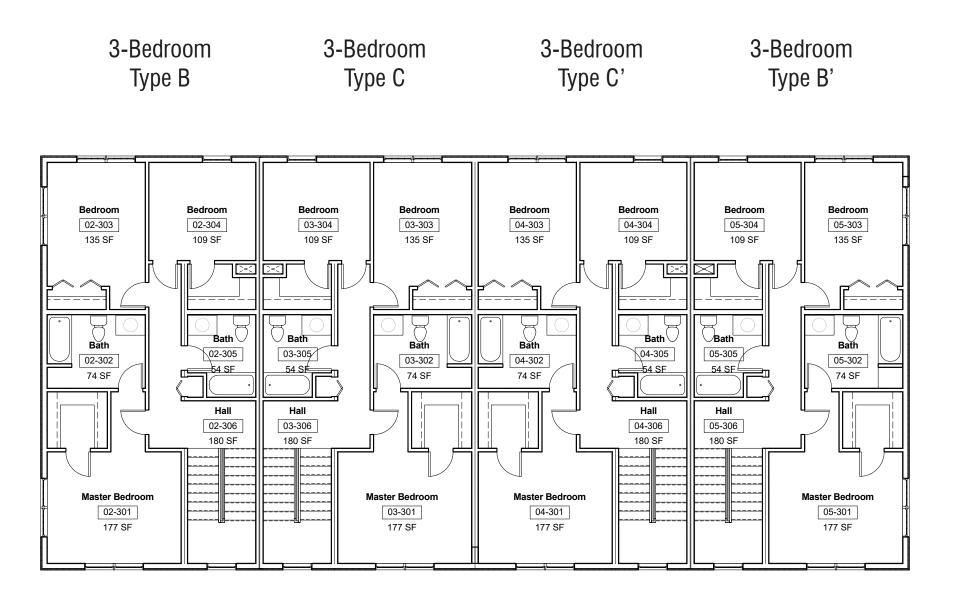
Typical Ground Floor Plan of Overlook Condominiums-6 Unit Building















#### e. Infrastructure Improvements

#### Site Development - Demolition

The facilities and grounds of the Mystic Oral School have had many additions and alterations to them since the inception of the core property in the 1890's. In the recent past, the State of Connecticut has demolished and partially removed several buildings to facilitate this current redevelopment opportunity.

In addition to those structures previously removed, portions of the remaining facility may also be demolished to enable to complete realization of the properties potential. Those portions of structures remaining from previous demolition activities, together with all paved surfaces surrounding the structures, including access drives, parking areas, sidewalks, curbing, drainage gutters, abandoned utilities, and other unusable site amenities.

Additional demolition and pavement removal and replacement may be required for Oral School Road for the installation of public utility expansion, new services, grading and drainage transitions and various other site improvements.

#### Site Access

The primary site access is made via Oral School Road, a municipally managed right-of-way. This roadway is currently undersized with respect to the generally accepted road width standards, and has been largely under-maintained for a number of years. The redevelopment of the property will require upgrades to this roadway to bring it into compliance with current roadway standards for accessibility, safety, and movement of cyclists, pedestrians, and vehicular traffic.

#### Parking Areas & Pedestrian Access:

Circulation through the site is conveyed by means of a connected network of walkable slow speed residential streets. Throughout most of the developed area of the site, driveways and access to ample off-street parking provide ready access to the various structures throughout the village development. The typical street sections are designed to provide for ample vehicular capacity, with wide sidewalks and street trees, while minimizing the impervious surfaces.

Construction of the new off-street parking areas, interior residential streets and pedestrian access will be in accordance with the Town of Groton Road & Drainage Standards.

#### f. Proposed Planning, Design, Approval and Construction Schedule

#### Planning:

Upon successful selection by our development team we would immediately begin the planning process. Working with the Town of Groton as a strategic partner we would review the elements of the village and determine which elements and current amenities the town would like to engage in assisting. The existing multi-purpose fields and recreation center have been identified as components of the village that would be open to the public. Through discussion with the town we can determine the public elements of the public/private ownership and begin the planning and zoning submission for approvals.

Time for creating a land use package for submission

16 weeks

#### Design:

The major time-consuming aspect of the design phase will be the existing building renovations. The time for this design phase can overlap with the planning and zoning submission if the funding is in place for that effort. The design of the freestanding apartments can be accomplished relatively quickly to show concepts for the planning submission. Final drawings would happen after land use approvals. New construction of owner occupied buildings will be phased in as the units are sold. The infrastructure would be designed and constructed in advance of those sales.

Time for preliminary design

12 weeks

Time for final design:

16 weeks

#### Approvals:

The approval process is a town controlled process. There could be several boards and commissions that would need to review and approve the development plan. There could also be state reviews that need to be obtained prior to land transfer or sale.

Time frame for state and local approvals

2-4 months

#### **Construction time frame:**

We expect the above phases of design and approvals to take a collective 12 months to achieve. If we receive a notice to proceed as the selected development team by April of 2018 we would contemplate beginning construction in the spring of 2019. A project of this size requires a construction schedule of 24 months depending on financing. That would put completion in the area of spring 2021.

Time frame for construction

24 months

#### 8. TECHNICAL AND FINANCIAL ASSISTANCE

Our team would require the following participation, at a minimum, from the Town of Groton ("Town") and the State of Connecticut ("State"):

- Assistance from the Town and State to access Brownfields funds from the State DECD to address environmental issues
- 2. Assistance from the Town to create "Village Zoning"
- 3. Acquisition of additional land to be brought into zoning
- 4. Site Plan approval
- 5. Road planning approval
- 6. Assistance from the Town to provide approval of building permits
- 7. Confirmation of underground utilities
- 8. Assistance with wireless antennas to transfer contracts from the State to the ownership entity
- 9. Assistance from DEEP with lower 37 acres to create a passive recreational area
- 10. Approval from DEEP to improve the boat ramp

#### 9. PROJECT TIMELINE

This redevelopment will be performed in several phases. Beginning at the point of award this year, the phases of the project would be as follows:

#### Phase I: Recreation Center and Historic Renovation for Residential

- Renovation of the Recreation Center can begin shortly after award (within three to four months), funding is already secured for this rehabilitation
- The historic renovation repurposing the main building into ninety-six (96) residential
  units ("School House Luxury Apartments") will take up to one (1) year to finalize the
  historic approvals with the State and Federal Historic Commissions and begin
  construction, private funding has been secured;

#### Phase II: Residential

Luxury Townhomes identified as "Overlook View", "Evergreen" and the ten (10) single-family homes ("Eastview") to begin construction once the Village zoning has been established and approved by the Town, followed by the twelve (12) Townhome Rentals ("Pond View").

#### Phase III: Recreation Space

Construction of the multi-use sports fields and passive recreation space to complete
the redevelopment effort will follow once the majority of the construction has been
completed for the historic buildings, community center and town homes.

#### Attachment D

### NON-COLLUSION AFFIDAVIT

(Prime Respondent) Greater Groton Rea	ty Corporation
State of Connecticut	
County ofNew London	
Robert Cappelletti	, being first duly sworn, deposes and says:
proposal is genuine and not collusive or she connived or agreed, directly or indirectly proposal or to refrain from submitting, a sought by agreement or collusion, or comm proposal or affidavit of any other responde said proposal, or of that of any other responde	(partner or officer) of the firm of party making the foregoing proposal, that such am, that said respondent has not colluded, conspired with any respondent or person, to put in a sham and has not in any manner, directly or indirectly, nunication or conference, with any person, to fix the nt, or to fix any overhead, profit or cost element of andent, or to secure any advantage against the Town erson interested in the proposed award; and that all
Respondent, if the respondent is an individual	ual;
Partner, if the respondent is a partnership; Officer, if the respondent is a corporation;	Faul Lindist
Subscribed and sworn to before me	Robert Cappelletti
This 12th day of Febru	
Notary: Jamus Lynn Urkewa	
Printed Name: <u>Jamie Lynn U</u>	
My Commission expires:	, 20/8

## Proposal for the Development of Mystic Education Center & Associated Property

Master Planned Development for the Oral School & 77-Acre Property

Oral School Road Groton, Connecticut

By

Respler Homes, LLC February 15, 2018

#### **Executive Summary**

Respler Homes LLC, is presenting this proposal in response to an RFP issued by the town of Groton, along with the State of Connecticut issued in December 2017, soliciting Proposals from qualified and experienced development teams that will 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, with about 40 acres of the parcel's highland being developable. The lower 37 acres is intended for passive recreation and conservation use. Acreage for 0 Oral School Road is 7.89 acres.

Respler Homes LLC with Jeffrey Respler at its helm, has a winning record of taking on challenging projects. For the past 8 years, Jeffrey has successfully acquired distress housing developments and turned them around. His success lies with innate ability to see opportunities with a creative vision, tenacious attention to details, and the fortitude to work through challenges that are always arising this business. He currently has four developments in Connecticut at various stages of completion.

The proposal that we (Respler Homes LLC) put forward is a comprehensive redevelopment and expansion of uses for the property that addresses multiple needs for the community of Groton. The proposal seeks to create a small integrated village that captures the essence of the historic Oral School, the waterfront and the views.

The village is a powerful icon in the minds of most New Englanders. The

village has almost universal positive connotation as a place of connection at an intimate scale. The village transcends urban and rural experience. Urbanites tend to see their cities as collections of villages, and try to make their downtowns feel more like a village.

We will exploit the iconic power of the village in the development of historic Oral School. Groton is in global competition for young, mobile talent, where individuals who are 22 to 36 years old, are actively searching to make their mark during the upcoming decade. In the front half of this decade of intense mobility, most young people flocked to big cities. Starting around age 27, many of them are downshifting to smaller cities and towns, where they feel they can have greater individual impact.

Our development strategy is to play on the strengths as places of connection at an intimate scale to empower and fully engage the creative energies of all residences, and to attract young newcomers looking to make their mark. Our place is distinctive, capturing the cultural & historical nature of the Oral School, with specialty shops, restaurants and creative workspaces. Our places will have soul. We will protect and deepen the soul of the Oral School with tenants that nourish residents hearts and minds with historic preservation and other resources to create the school as a village center. Our Oral School development program, is integrating contemporary live-work-play trends into the village concept we are creating.

We look to have the Oral school building redeveloped into a multi-use commercial building with about 100,000 square feet of rentable space that would augment and serve between 725 - 850 new multifamily living units placed on the surrounding property. The millennials and GenerationZ tenants lifestyle's "LIVE-WORK-PLAY" within a contiguous community will be its calling card. This building will serve to provide synergistic services and space for residents of the village.

We are anticipating including some of the following services in the Oral School Building:

- 1. Micro-hotel of about 30-40 rooms utilizing the most modern building at the southwest end of the building, This hotel will serve the resident's visitors of the village and businesses that will be located in the office, hightech, and shared office space of the Oral School Building
- 2. Quality coffee house/internet caffe,
- 3. Small market with quality organic foods, other products that residents may need on short notice and pre-prepared meals for takeout.
- 5. Shipping Mailing Office Service store such as a FedEx, UPS or Mailbox Etc.
- 6. Small Pharmacy
- 7. Shared Office space for Long or Short term rentals complete with administrative services, answering service and conference room facilities.
- 8. High Tech R&D space
- 9. Quality renovated office space.
- 10. Daycare Center

The unifying idea being, village residents will have easy access, community is created and prospective oral school tenants will be attracted to being located close to potential employees. Companies looking to be have a location near Electric boat will find the location ideal as employees can live nearby and the firms have easy access to both, the Rhode Island and Connecticut Electric Boat's facilities.

The development program that Respler Homes LLC is offering will address the



BORN AFTER 1995

Also known as Post-Millennials or the iGeneration

Currently: 25.9%\* By 2020: 33%\*

(\*)US population



## What Does Gen Z Want in an Apartment Rental?





#### **COMMUNITY SPACES**

- Common areas for collaboration
- More coffee-shop-type lounging and conversation areas



## DIGITAL CONNECTIVITY

- Smart home features
- High-speed Wi-Fi access
- USB ports/charging stations



#### A GOOD DEAL

 They're value-conscious renters who are used to a culture of instant coupons and online flash sales.



#### **EXPANDED WORLDVIEW**

- Environmentally responsible buildings and amenities
- Companies that demonstrate social responsibility

market demands of these new employees, keeping the payroll associated with these new employees within the town. This proposal provides multiple benefits directly to the town of Groton, These benefits include a contemporary multifamily housing that meets the needs of millennials/GenX-ers in a small village setting with immediate access to services that these generations strongly desire. The development of this community is informed by the historic qualities of the original Oral School, the proximity to Mystic Seaport and the hilltop views that overlook the Mystic River.

The Electric Boat Co, located within the town of Groton is experiencing significant growth in employment while at the same time experiencing a substantial number of retirements. This new employment is being driven by the expansion of the United States Navy Submarine Fleet, for which Electric Boat's is the sole designer and manufacturer. Electric Boat anticipates hiring an additional 14,000 new workers over the next 10 years. This is in addition to 5,500 new employees Electric Boat committed to hiring over the last two years. The vast majority of these new employees are and will be of the millennial and GenZ Generations. Both groups have housing and community needs that are significantly different from that of prior generations.

These preferences include, living units with access nearby to congregate for coffee, purchase quality healthy organic food, restaurants, and other shopping services. Of equal importance is a location with easy access to work, mass transportation and recreation. Oral School more than satisfies these requirements, Interstate 95 is nearby, Amtrak's Acela train provides timely travel to both Boston and New York City, and Electric Boat, the Navy's Submarine base, both major employers are ten minutes away.

We envision the Oral School being the epicenter of the village. A hub of economic and social activity within walking distance to apartment homes. Our

program is about creating a village of about 725 - 850 high tech energy efficient apartments, commercial uses for the historic Oral School, rehabilitating the Pratt Recreational center, creating outdoor recreation area's near the waterfront with some mix of either soccer fields, basketball courts, baseball fields and picnic areas. All of which will address the lifestyle needs of this generation of employees in an idyllic setting.

One of the significant benefits of our proposal is that Groton will see an increase in tax revenues once the redevelopment has been completed of about \$3,780,000. Capturing for the first time in years the direct benefit of the increase and changing characteristics of employment at Electric Boat. Conversations with the Parks and Recreation Department have us proposing another significant benefit, we will renovate the Pratt Building recreation facility which contains a deep water pool, theater, gymnasium and fitness facility. We propose to lease for a nominal fee, (\$1.00 per year) the complete facility to the town for recreational uses by the Parks and Recreation department. We ask in return that the residents of the community receive free passes to the facility. If the town has other suggestions on how this could be accomplished we would be happy to consider. On the lower 30 acres of conservation land we will look to create some additional recreation area that we will share with the towns parks and recreation department. We will build some combination of soccer/lacrosse fields, outdoor basketball court and baseball field along with a picnic area and parking. Community residents will have access to a canoe, kayak, windsurfing launch area on the Mystic River.

The Village at the Oral School, as proposed, will directly generate about 340 full-time equivalent new jobs, with an average annual income of \$63,000 per year. The majority of the jobs created will be associated with the leased commercial space in the historic oral school, and in the operations of the village. In the greater community of Groton secondary employment can be expected to grow by an

additional 530 jobs, each with an estimated annual income of \$43,000.

Our proposal seeks to create and utilized Tax Incremental Financing district for Infrastructure improvements including: Roads, Utilities, a parking garage for the Oral School, rehabilitation of the existing Pratt Recreational Facility and Structural improvements to the existing Oral School so that it is suitable structure for contemporary uses. Further we will explore the possibility of extending Groton's enterprise zone to the Oral School Property building. This would create an additional incentive employers to utilize Office, HighTech and Research&Development space in the Oral School building. We will seek to subdivide the property to accommodate the varied programs available. Doing so in concert with the stakeholders involved in the project. The Oral School and associated parking garage will be one parcel, the Pratt Recreational Facility another and then subdividing the balance to phase in the construction of the multifamily housing units.

Executing a re-development program for the Oral School will take a experienced accomplished team of allied professional working cohesively. Jeffrey Respler has assembled such a team. Jeffrey Respler and his wholly owned firms have extensive development experience in Connecticut. Jeffrey's successful residential developments are the result of his crafting solutions in response to very challenging market conditions as created by the financial crisis. Jeffrey masterfully executed his business plan for each project with diligent attention to design details and costs. Allowing him to bring renewed projects to the market at prices that are sustainable. Each of his ongoing four residential developments he purchased starting in 2010, are structured so that home purchasers, lenders and other stakeholders were secured with the knowledge and financial structure that the projects would be completed. This strategy has proved very successful as he has sold an average of 6 homes each month with an average volume of

\$3,000,000. Jeffrey integrated the ownership, construction, and development companies for each project under one umbrella LLC secured by the underling real estate which had no or nominal financing liens. His management team for this project includes David Kramer, a seasoned veteran in the multifamily industry. David has owned and managed thousands of multifamily units, and regularly consults to institutional investors.

#### **Environmental Remediation Team Leader**

Given the history of Oral School Property, Martin Brogie, will be included on Jeffrey's team as the lead person responsible for handling the ground and building environmental rehabilitation. Martin Brogie is a Licensed Environmental Professional, Asbestos Inspector and Soil Scientist with expertise in conducting and managing environmental site assessments, field investigations, remediation projects, and building decontamination and demolition projects as well as wetland characterization, restoration and permitting. He has completed numerous investigations, remediation projects, and closure documents under the Connecticut Transfer Act, Voluntary Remediation Program, and Brownfield's Remediation and Revitalization Program including those receiving USEPA and DECD Brownfield's Assessment and Clean-up grants. He has authored several, awarded USEPA and DECD Assessment and Clean-up Grants and has provided municipal Brownfield's project and program management throughout Connecticut. Martin has been a member of the Connecticut Brownfield's Legislative Working Group for the last 7 years and has been actively involved in the development of new and revised Brownfield's legislation in Connecticut. He recently managed 2 USEPA Brownfield's Clean-up Grants and authored a 1.8 million dollar DECD Brownfield's Remediation Grant which was awarded to the Town of Somers.

#### **Site Engineering Team**

Truly building a community begins with understanding both a sense of place

and the people who live, work and play in it. Fuss & O'Neill has decades of technical knowledge gathered from planning, landscape architecture and urban design work in communities throughout the East Coast. They approach every engagement with a keen appreciation that each community has its own distinct vision, that requires a fresh perspective to bring it to life.

Fuss & O'Neil Engineering has a national reputation for creating spaces beginning under the ground, with their brownfield remediation practice, through to road design with their road & traffic engineering group, and the actual layout of the village with their site engineering team. Realizing the maximum impact in real estate requires a multidisciplinary team that can integrate varied technical solutions into a comprehensive redevelopment plan consistent with the vision of the stakeholders. Their staff is experienced in working together with redevelopment teams in the development of comprehensive planning, design, and permitting strategies. Fuss & O'Neill is recognized for their ability to integrate multi-discipline teams to plan and design urban and suburban development and redevelopment in a holistic way that enhances communities and brings the stakeholders visions to life. Their transit-oriented development and urban redevelopment projects (frequently on brownfield's sites) are successful applications of sustainable and low impact design (LID) principles. Whether they are designing special places for work, living or playing, they understand how to maximize the economic, social and environmental values of sites for their stakeholders.

Their experts seamlessly weave the technical, regulatory, financial, and aesthetic aspects of redevelopment into the existing urban fabric to deliver the best solutions and maximize the long-term value of redevelopment projects.

Fuss & O'Neils Transportation Engineering & Permitting team excels in resolving complex infrastructure and permitting challenges. They believe that

successful projects must be designed with sensitivity to the community, diligence to technical and functional criteria, and awareness of cost. Services include traffic signal systems, traffic calming, modeling, parking studies, traffic impact analysis for development projects, and maintenance of traffic during construction. Permitting services cover the CT State Traffic Commission, ConnDOT, in addition to encroachment and street access permitting. The village is incorporating a green infrastructure approach to support sustainability, maintain healthy waters, and provide long term sustainability of social, environmental, and economic priorities. Since the 1980s, Fuss & O'Neil have been perfecting the planning, design, and implementation of infiltration and vegetative treatment systems, and are leaders in the use of low-impact development (LID) and other green infrastructure.

Jeffrey's choice of William Crosskey AIA, and his firm brings a depth of talent to the program that will see the Oral School preserved and integrated into the village created in a unique and sustainable fashion. Crosskey Architects has a team of thirty unique individuals specializing in Historic rehabilitation and the design of multifamily housing, healthcare and educational facilities. The firm is known for quick response and careful consideration of each project. Their excellent work and attention to detail can be discerned from their client list, with a breadth far greater with repeat business than overall volume of clients. With over 30 years of experience, Bill has worked on many types of projects: urban, rural, new construction, renovation, affordable, market rate, mixed income, special needs, and senior housing. He has experience with funding sources such as DECD, CHFA, and HUD. Projects range in size from two units to over 600; recent projects include master planning for large-scale urban projects in Hartford and Norwalk. Bill has served as Architect of Record and/or Historical Architect for dozens of properties on the National Register of Historic Places. His meticulous attention to detail and ability to work closely and easily with others keeps these complex projects running smoothly throughout all phases. Bill's preservation

awards are a testament to the quality of his work. He is NCARB Certified and a LEED Accredited Professional since 2008. With Bill's expertise, the Oral School's historical architecture will be preserved and the development of multifamily house will be designed/built with the story of the Oral School imbued through out.

#### **Planning / Site Narrative**

This redevelopment / development proposal is anticipated to be one of the first of many such initiatives in the region. Providing the talent, infrastructure and operational capacity for growth will be critical for Electric Boat and economic development across the region for many years. The Respler Homes Plan helps the region reach both of these goals in the near term. Ours is not simply a housing proposal. It embraces the notion of a community where live, work and play coexist in a neighborhood environment. Our program targets the millennial and genZ age groups as well as offering much needed flex and support space for adjunct nonresidential expansion. Augmenting the primary target uses will be a plethora of neighborhood support uses and services that are intended to round out the overall development into a truly unique mixed use initiative that will support enhanced housing choice and economic diversity. It is intended that the Town, residents and on site workforce share the unique qualities of the site and of the Respler Homes proposal.

The Oral School property is well positioned with excellent highway access, it is buffered via topography and vegetation from adjacent lower density residential areas, it abuts both a large park and generally un-developable open space to the east and affords stunning views of the of the Mystic River corridor. The master plan for the property is one in which the recreational amenities, the existing historic building and campus serve as both as place to work, ancillary community uses, and thus become the organizing central elements of our

# program. The Existing campus buildings are expected to include the following uses:

- 1. Incubator / R&D / Flex commercial space
- 2. Shared office space
- 3. Convenience / neighborhood commercial space
- 4. Nursery / day care
- 5. Cafeteria / food service or restaurant with internet café's
- 6. Common indoor gathering
- 7. Possibility of a boutique hotel
- 8. Renovated indoor aquatics, court games, work out space and theater in the Pratt building

The existing historic buildings will be the epicenter of the plan and be surrounded by communal open space. This open space not only highlights the importance of the historic buildings but also acts as flex recreation space in the heart of the community. In the near term phases of redevelopment, some of this adjacent open space may be used on a temporary basis to support the parking needs of existing building tenancy depending on absorption timing.

We are proposing approximately 725 - 850 residential, for rent units on the site. The configuration of these units will be predominantly one and two bedroom units with the possibility of some three bedroom town house buildings on the southern side of the site. The proposed buildings will be between two and four stories in height and are oriented to maximize views to the sites established open spaces system and or the river corridor. They are also oriented to mitigate adjacent neighborhood visual impacts and to minimize view impacts from offsite areas. Higher density and taller buildings are generally

located to the northern sections of the property adjacent to the park and the historic Oral School, while lower density and net lower roof elevation buildings are located in southern sections. All ground floor units will have direct access to the street grid providing activity to the public realm and many units will include under building parking areas. Buildings are arranged to create "blocks of walkability". The street system becomes the public realm connection to the many common amenities and open spaces throughout the property. Access to the property will be via a substantially improved Oral School Road. From the signalized intersection of Cow Hill Road and Oral School Road (currently state controlled), Oral School Road will be completely renovated and expanded as the gateway to the new mixed use development. From the subject site south, Oral School Road will be unchanged, yet designated as limited access for existing residences and emergency services. Various techniques will be explored during the design process to implement this initiative if desired.

For the residential land uses we have established an initial parking ratio of approximately 1.3 spaces per unit. This may be adjusted based on final program and design. Our parking management goal is to minimize large surface parking lots particularly along the active street system. Total residential parking illustrated is approximately 925 spaces and is accommodated by on street parallel parking (+/- 100), under building parking (+/- 420) and surface lots (+/-405). For nonresidential uses, a target parking ratio of 2 spaces per 1000sf has been utilized for planning purposes. This ratio will be justified by on site workers and very likely a lower demand based on final existing building uses. A component of the future building parking plan includes a parking structure located close to the jobs created in the rehabilitated existing buildings. This consolidation of employee parking allows the creation of substantial open space around the "campus" of existing buildings. This will be

a very favorable configuration for the solicitation of historic tax credits and a primary component of stormwater mitigation.

The integration of diverse recreational offerings that cater specifically to the intended users is at the heart of this proposal. Open spaces are in close proximity to all components of the sites live, work and play environments. The open spaces surrounding the existing structures and the natural beauty of a renovated fishing pond area form the central and connected nuclei of the system. While the central campus areas are larger flex spaces, the pond area will be comprised of play yards, walking paths, fishing piers, benches etc. Active recreation is reserved primarily in the all season recreational Pratt building and in the lower sections of the property to the east. The eastern portion of the property is encumbered by conservation easement and controlled by the CT DEEP. We believe this area holds substantive potential benefits for the development and the Town. The eastern section of the site abuts River Road (a scenic designated roadway) which has a direct connection to the public launch and the river. We understand, and have experience in working with state agencies to build consensus on the highest and best use of these portions of the property. In addition to path connectivity from the proposed development to this area, there are opportunities to help the Town expand its own recreational and leisure time offerings. Although this proposed program will likely be modified based on stakeholder input, our plan illustrates active recreational fields, small concert / entertainment areas, court sports, a rehabilitated launch area and parking. As illustrated, a proposed 150' buffer preserves River Road's scenic road status. It is anticipated and assumed in this proposal that, our team will continue to work with the town and the state on the shared programmatic use of the Pratt Building amenities and lower area opportunities.

Finally, this is broad idea supported by a solid program and master development plan. As with any initiative that includes such a diverse spectrum of stakeholders and market based opportunities, the plan itself should be considered a "living document". It is likely that the specifics of the initiatives proposed herein may be modified over time predicated on specific needs; however the positive implications of the greater idea will provide a solid growth foundation for the region into the future.

# Subsurface Environmental Conditions & Hazardous Building Material Narrative

Through a partnership between the Town of Groton and State of Connecticut the environmental concerns on the property have been to some degree evaluated and identified. However no testing for lead or PCB's has been conducted. The environmental challenges toward redevelopment of the Site are primarily centered on the past institutional uses. These include releases of petroleum hydrocarbons and other potentially hazardous substances to the subsurface at underground storage tanks, emergency generators, electrical transformers, maintenance storage areas, and training areas. In addition, the buildings and associated equipment (boilers, elevators etc.) may contain one or more of the following constituents of concern including asbestos, lead paint, polychlorinated biphenyl's (PCBs) and mercury.

The assessment evaluations performed by the State on behalf of the Town have positioned the property to achieve the regulatory cleanup objectives required for redevelopment. Action has been taken by the State to partially abate old mechanical and electrical equipment, as well as known issues related to asbestos,

lead paint, PCBs, and other hazardous materials. Additional abatement of hazardous building materials is anticipated. An inventory has revealed the presence of seventeen (17) Areas of Environmental Concern (AOCs) with at least 11 of the AOCs containing concentrations of the constituents of concern above State soil cleanup criteria. We understand at this time that no action has been taken to remediate the release areas.

The approach to achieving the regulatory cleanup objectives is to continue to leverage the progress made to date through the formation of a public-private partnership. The State, Town, and developer will work collaboratively to develop remedial and abatement strategies that cost-effectively achieve regulatory objectives in a manner that is protective of human health and the environment. A key strategy will be to maximize the development tools and incentives offered by the Connecticut Office of Brownfield Remediation and Development (OBRD). According to the provisions of Public Act 15-193, the DECD, in consultation with the DEEP, will market **and remediate** this property. "Here is the language from the Act: (c) The Department of Economic and Community Development shall solicit proposals from companies interested in purchasing any of the state-owned brownfields on the priority list developed pursuant to subsection (b) of this section. The Commissioner of Economic and Community Development (1) shall review proposals, match up to five of the state-owned brownfields with companies, and sell, notwithstanding chapter 59 of the general statutes, prepermitted, cleaned sites to the selected companies, and (2) may remediate [one of] the brownfields on said priority list without identification of a specific commercial purchaser."

OBRD was established to provide a "one stop" state resource for information on the programs and services available for brownfield redevelopment in

Connecticut. OBRD is a part of the Connecticut Department of Economic and Community Development (DECD) with a staff comprised of engineers, real estate development professionals, and financial professionals. OBRD's purpose is to provide financial and technical services to municipalities, economic development agencies, brownfield owners, and developers to foster the redevelopment and reuse of brownfields. OBRD has grant and loan programs available that can be used to address project financial gaps as further described below.

The OBRD's Municipal Grant Program (<a href="http://www.ct.gov/ctbrownfields/cwp/view.asp?a=2620&q=416724">http://www.ct.gov/ctbrownfields/cwp/view.asp?a=2620&q=416724</a>) provides grants of up to \$4 million to municipalities and economic development agencies. The eligible uses of the funds consist of hazardous material abatement, subsurface environmental investigation, subsurface remediation, institutional controls, building and structural issues, attorney's fees, planning & engineering consulting services. The grants under this program are made periodically by DECD on a competitive basis through an application process. DECD recently announced the grant funding rounds for 2017-2018 as follows:

Funding Round	Issuance of Notice of Funding Availability	Applications Due	Approximate Amoi
Round 12	February 2018	March 2018	\$5 million
Round 13	September 2018	October 2018	\$5 million

Leveraging the existing public-private partnership to position for receipt of a grant for funding the remaining MEC redevelopment project cleanup and abatement activities could serve as a vital tool to fill the financial funding gap for the environmental cleanup costs.

The overall approach to achieving environmental cleanup goals will be to establish a strong working relationship with the Town, State, Community, and Developer stakeholders to cost effectively integrate the environmental remediation into the overall site design.

### **Traffic & Transportation Narrative**

The former Oral School site offers a number of unique challenges related to access that this proposal will outline and discuss. The site is well situated to the major traffic arterial in the region, I-95, making it an excellent site to handle the volume of traffic it is proposed to generate. The size of the development will necessitate a full Traffic Impact Study, required both for Town and State permitting, the findings of which will largely determine what off-site improvements will be required to accommodate the site traffic.

Perhaps the most straightforward aspect of the transportation improvements required to fully utilize the site is Oral School Road itself. Formerly serving a State run school facility, Oral School Road is still a State roadway from the site north to Cow Hill Road (State Road 614). This section of the roadway has historically been the primary access to the site, and in order to continue to exist as such, options regarding the ownership of the roadway will be resolved as part of our planning and design process. Oral School Road will need to be improved to meet modern standards and increased site use. The proposal includes the compete reconstruction to the existing roadway from Cow Hill to the proposed site entrances. The southern portion of Oral School Road, from the site south to Cow Hill Road, is also largely

substandard and will not be used by daily traffic to and from the site. This section of roadway will be used to serve existing residences and as an emergency access alternate access to the Oral School development. .

The northern end of Oral School Road meets Cow Hill Road at a State operated signalized intersection. The Traffic Impact Study will analyze the operations at this intersection and determine whether improvements are required, such as phasing changes or additional turn lanes in order to maintain acceptable levels of queueing and delay. The findings of that analysis will be submitted to the Connecticut Department of Transportation (CTDOT) Office of the State Traffic Administration (OSTA) as part of their review process, required for any development greater than 100,000 square feet in size.

The Traffic Impact Study will also review operations at both of the unsignalized I-95 ramp intersections with Mystic Street (State Road 614). The proposed development will add a number of left turns at both intersections during the morning peak hour related to commuters heading either north towards Mystic or more importantly south towards Electric Boat's facilities. Should the study determine that off-site improvements are required to any State owned roadway, from roadway widening to a new traffic signal, the project will require OSTA Certification as a Major Traffic Generator. Fuss & O'Neill will guide the applicant through the State's three step certification process, if necessary, and insure an efficient resolution. It is expected that at a minimum, signal modifications, intersection realignment adjustments and turning lanes would be the focus of offsite traffic improvements.



Jeffrey Respler Respler Homes LLC And Associated Companies 833 Glen Drive Woodmere NY 11598 (646) 321-9290 plmbgsol@gmail.com

Current Projects that Jeffrey's integrated development, construction and marketing company are actively managing towards completion.

**Estates of Berlin** – A 154 Unit active adult condominium community in Berlin Connecticut, predominantly single-family homes with one phase of town houses.

Jeffrey purchased this project out of Bankruptcy in 2010. Challenging market conditions, resulting from the financing crisis of the time period required his creating a corporate structure that provided comfort to potential home buyers, home lenders, the town and other stakeholders. He created an integrated development, construction and marketing company with direct ownership of the underlying real estate with no financing.

Site development costs at the time of acquisition were unmanageable, one of the primary factors in driving the development into bankruptcy. The site is located on Berlin Mountain with bedrock just below the surface. Extensive blasting had increased site



development costs dramatically. Costs using conventional practices would have been enormous making the project nonviable for other developers. Jeffrey creativity turned the blasting problem into a revenue stream mitigating a significant portion of the increased costs.

Same type of typography as the Mystic Oral School. Jeffrey has the blasting and crushing experience to move the product once crushed. This project required the construction of roads and associated infrastructure as each phase has been completed. Jeffrey's firms own all the construction equipment to handle all infrastructure requirements from Excavators to loaders to vibrating steam rollers etc.

Jeffrey, with his architect, redesigned each home model to allow open, airy homes with wide hallways and dramatic cathedral ceilings. Our attention to fung shei and detailed attention to elevations gave his product the edge in the market, as homeowners fell in love with his project.



# Pond Spring Development, LLC. - Beacon Fall,

A 92 Unit Active Adult Condo Development. All duplexes. Purchased out of bankruptcy and revitalized turned it into a thriving condo. Project was stuck in the market because of its bankruptcy history and a prior developers bad performance. Jeffrey and his architect redesigned the homes, eliminating walk through bedrooms, a lack of storage and enlarging the garages to accommodate 2 cars and storage. All this along with some creative marketing has turned around what was a floundering development.



# West River Farms. - East Windsor, Connecticut

A 69 Unit Subdivision. We have installed all infrastructure for Phase 1 and currently finishing up Phase 2. Opening for sales in March of this Year. All single family homes. Jeffery needed to be creative with infrastructure costs and with designing single family homes that would sell for under 300 thousand dollars, and still have the feel and qualities of a larger home. This difficult feat was accomplished by leveraging his experiences with his two other two Connecticut projects. He has succeeded in creating beautiful middle-income homes! His team cut infrastructure costs by utilizing his in house site construction firm cutting costs by over 20% allowing him bring a very competitive product to market in a challenging business environment

# Project Contact List Respler Homes LLC

### **Developer - Point Person for Project**

Jeffrey Respler Respler Homes LLC 833 Glen Drive Woodmere New York 11598 (646) 321 9290

# Site Planning & Engineering

Fuss & O'Neil Engineering Christopher Ferrera 146 Hartford Road Manchester Connecticut 06040 (860) 646 2469

#### **Environmental Remediation Management**

Martin Brogie Martin Brogie, Inc. Environmental Services 28 Arbor lane Madison Connecticut 06443 (860)-208-0360

#### **Architectural Services & Historic Preservation Tax Credits**

William Crosskey AIA Crosskey Architects 750 Main St Hartford, CT 06103 (860) 724-3000



- Environmental Site Investigations
   Building Contaminant Surveys
   Wetlands Consulting
- · Remediation Contract Management

Martin Brogie is a Licensed Environmental Professional, Asbestos Inspector and Soil Scientist with expertise in conducting and managing environmental site assessments, field investigations, remediation projects, and building decontamination and demolition projects as well as wetland characterization, restoration and permitting. completed numerous investigations, remediation projects, and closure documents under the Connecticut Transfer Act, Voluntary Brownfields Remediation Program, and Remediation Revitalization Program including those receiving USEPA and DECD Brownfields Assessment and Clean-up grants. He has authored several, awarded USEPA and DECD Assessment and Clean-up Grants and has provided municipal Brownfields project and program management throughout Connecticut. Martin has been a member of **EDUCATION** 

B.S., Natural Resource Management and Engineering, University of Connecticut

EXPERIENCE IN THE INDUSTRY 28 years

REGISTRATIONS AND LICENSES Licensed Environmental Professional, CT No. 312 Licensed Asbestos Inspector No. 275

CERTIFICATIONS
Certified Soil Scientist

the Connecticut Brownfields Legislative Working Group for the last 7 years and has been actively involved in the development of new and revised Brownfields legislation in Connecticut. He recently managed 2 USEPA Brownfields Clean-up Grants and authored a 1.8 million dollar DECD Brownfields Remediation Grant which was awarded to the Town of Somers.

#### **BROWNFIELDS PROGRAM EXPERIENCE**

Connecticut DECD Funded Brownfields Assessment and Remediation, Hockanum Mill, Rockville, CT. Served as Project Manager for the investigation and remediation of an 1850s era textile mill in downtown Rockville. The project services have included the completion of a detailed site history and regulatory review which were incomplete in a recent Phase I report. Ongoing services include implementation of Phase II and Phase III field investigations, a groundwater compliance monitoring program, and development of a remedial action plan. The project is being funded through the DECD Municipal Brownfields Assessment Grant Program and a 2 million dollar loan to the property owner through DECD.

Connecticut DECD Funded Brownfields Assessment and Remediation, Somersville Mill, Somers, CT. Assisted the town in acquiring a DECD Assessment Grant for a burned down 110,000 square foot textile mill complex located along the Scantic River. Served as Project Manager and hazardous building materials inspector for the completion of a Phase I, Phase II and Hazardous Building Materials survey for the site. Recently prepared and submitted a DECD Remediation Grant application for 1.8 million dollars to complete building debris removal, river sediment remediation, soil remediation, and floodway expansion.

USEPA Brownfields Revolving Loan Fund Project – Investigation, Remediation, Decontamination and Demolition, Machine Facility, Berlin, CT. Coordinated building characterization sampling for a 14,000 square foot machine shop facility constructed in several phases from the 1930s to the 1960s. Characterization sampling included an asbestos survey, lead

assessment, PCB caulk sampling, floor chip sampling, and floor drain tracing/outfall sampling. Provided decontamination contractor coordination, demolition oversight, and environmental control management. Completed Phase II and III Investigations, Remedial Action Plan, Remediation Oversight and Closure. Project was part of a site wide remediation effort converting industrial land to residential use. The project is being funded through a Federal USEPA RLF administered by a regional agency.

USEPA Brownfields Assessment & Clean-up Programs, City of New London, New London, CT. Served as Program Manager for 5 years assisting with state and Federal grants and providing project management and implementation. Organized and presented at community outreach meetings, neighborhood meetings, and City Council meetings. Participated in adult education seminar for economic development and completed technical presentations regarding investigation findings to students at the New London Science and Technology Magnet School. Completed Phase I, II and III assessments/investigations and Remedial Action Plan (RAP) for two adjoining former industrial commercial properties within the designated Fort Trumbull Municipal Development Plan district. Worked with a Landscape Architect and the property owners to develop a conceptual site development plan to which the RAP was tailored. The plan recognized on-site solid waste closure requirements, stormwater management areas, and the restoration of a drainage swale. Prepared and obtained USEPA Clean-up Grants for the two parcels. Currently implementing the remediation plan which includes installation of a solid waste landfill cap and the restoration of a tidal wetland and storm water enhancements. Project elements include: Local, state and Federal wetland permits, development of plans and specifications, bid documents, and contract management. Currently implementing remediation construction with contractor/developer.

**USEPA Clean-up Grant - Willimantic Whitewater Partnership - Whitewater Park - Willimantic, CT.** Provided, pre-purchase, in-kind Phase I and Phase II Investigation services for this former textile mill turned gasoline station and fuel oil depot. Provided hazardous materials survey for demolition of select buildings and structures and provided demolition oversight. Authored a \$200,000 USEPA Clean-up grant for the property which was awarded. Provided wetland delineation, and permitting and construction support for remediation grant implementation.

Naugatuck, CT. Served as Project Manager for the Assessment Program which consisted of an expansive Phase I, II, and III investigation and Remedial Action Plan for the former Goodyear Rubber facility located in downtown Naugatuck. The approximate 11.3 acre property is currently owned and occupied by General DataComm (GDC), a communications hardware manufacturer and distributor occupying a four story, 375,000 +/- square foot warehouse, manufacturing and office building originally constructed in the 1950s as a rubber shoe/sneaker warehouse and retail sales storefront. The Site has a significant industrial use history dating from the 1860s until circa 1985 when all but one of the former factory buildings were demolished. Extensive building

demolition debris, a TSCA-regulated PCB release, and a site redevelopment concept plan were considered in the detailed RAP which provided costing for various remediation alternatives.

Brownfields Remediation and Revitalization Program Closure Site – Windsor Locks, CT. Completed review of previous Phase I, II and III documents, developed and implemented supplemental Phase III investigation and RAP under BRRP for aerospace industry machining facility. Completed remedial action, groundwater monitoring and site Verification.

Windham Mills, Windham Mills Development Corp., Willimantic, CT. Served as Project Manager and Field Supervisor for this CTDEEP Urban Sites funded project that included: building contaminant characterization, decontamination and demolition; completion of Phase III Field Investigation and Remedial Action Plan (RAP); fuel oil and PCB-contaminated soil removal; Environmental Land Use Restriction implementation; and acquisition of a Covenant Not to Sue. Coordination with CTDEEP, DECD, CTDOHS, OSHA and EPA was required throughout this project. The project also included a landfill investigation and preparation of a CTDEP approved landfill closure plan. State and Federal Army Corps of Engineers wetland delineations were required for the project in association with the landfill closure.

**EPA Brownfields Pilot, City of Norwich, Norwich, CT**. Served as Project Manager and conducted field services assessing several abandoned industrial facilities targeted for redevelopment. Services included Phase I and II site assessments, and planning and presenting a community outreach seminar that described the project process and its findings. Served as CTDEEP and EPA liaison.

Assessments and Order Resolution, Capehart Mill, Norwich, CT. Conducted site assessment services for this large textile mill complex in association with a Brownfields Assessment Grant. Managed a USEPA Order against the site resulting from potential asbestos exposure. Developed a sampling plan, solicited contractor's bids, and provided oversight and documentation services for the removal of regulated materials from the property and the implementation of an institutional control. Provided all technical consulting support services for the resolution of the Order.

#### CONNECTICUT PROGRAM AND CONTRACT EXPERIENCE

Pesticide Remediation Management, Union School, Town of Union. Sensitive CTDEEP referral project consisting of the investigation and remediation of extensive quantities of pesticide contaminated soil that impacted a school drinking water supply well. Initial tasks included review of previous assessments and investigations and the completion of supplemental investigations around and under a 1950-1970s school building. Prepared contract documents for the remediation and disposal of the contaminated soil and the removal/disposal of the building floor, foundation and other structures. Organized a public bid process and assisted in the selection of a contractor. Provided contractor oversight, confirmation soil sampling, disposal coordination and closure reporting. Special CTDEEP approval was sought to avoid disposing soil as hazardous waste under the "Contained In Policy".

Industrial Demolition/Ballpark Development Project, City of Bridgeport, Bridgeport, CT. Conducted and managed all environmental services for building characterization and decontamination/demolition, soil and groundwater characterization, RAP preparation and cost estimating for construction of facilities associated with the new baseball park in a formerly industrialized area of downtown Bridgeport. Services included geotechnical exploration and preparation of plans, specifications and bidding documents.

Town of Plainfield Landfill and Highway Garage, Town of Plainfield, Plainfield, CT. Provided extensive soil and groundwater assessment services for a historic landfill and transfer station site where wetlands were filled and impacted with contaminants. Delineated current and historic wetland boundaries and developed wetland mitigation and restoration plans that included the removal of solid waste and impacted sediments from the wetland area. Provided investigation and closure services for various items associated with a CTDEEP Hazardous Waste and Wetlands Enforcement Order which ultimately will incorporate the former Solid Waste Closure of a historic landfill.

**Transfer Act Site, Confidential Client, Willimantic, CT.** Provided Phase I Site Assessment, Phase II and III field investigations, underground tank removal, and Transfer Act Form/ECAF filing for 70-year old gasoline station and repair body shop. The remediation phase, including the implementation of an ELUR has recently been initiated.

Transfer Act Site, Evans Development, Norwich, CT. Provided Phase II and III field investigative services, RAP preparation, soil removal oversight, Transfer Act Form/ECAF filing, and post remedial groundwater monitoring for complex commercial property on Main Street in Norwich. Served as verifying LEP and received a decision of no audit from CTDEEP.

Voluntary Remediation Program, Confidential Client, Franklin, CT. Serving as Project Manager since 2005 and providing site investigation services, potable well sampling, remediation costing and strategy development, and CTDEEP interface for a significant gasoline release in a GA groundwater area. Upcoming work to include deep monitoring well installations, plume delineation, remediation system design, and ELUR implementation.

Site Assessment & Investigation, Connecticut Department of Transportation, Various Locations, CT. Task Manager for all environmental site assessment and investigative work. Duties included review of proposed roadway construction plans, development of scopes of work, managing field staff, providing report technical review, and providing guidance on regulatory issues.

#### **PUBLICATIONS**

Vintage Power Plants – Characterization, Decontamination and Demolition. GEI Consultants, Inc. 2000

WASTE DYNAMICS NORTHEAST - March, 1999 - "Aesthetics, space needs play key role in rehab decisions"

URBAN LAND INSTITUTE - Brownfields Redevelopment InfoPacket No.388 - "Structural Issues, The Environment Within"

#### **PRESENTATIONS**

Mills Work – A Conference on Mill Reuse – "Assessment, Decontamination and Demolition"

Thirty-First Mid-Atlantic Industrial and Hazardous Waste Conference – "Brownfields Redevelopment and Financing: The Windham Mills"

University of Connecticut – 2014 Conference on Natural Resources "Brownfields to Greenfields – 3 Sites Along the Willimantic River"

Utility Solid Waste Action Group – 2015 Power Plant Decommissioning Workshop "Vintage Power Plant Characterization, Decontamination and Demolition: Requirements, Options & Strategies"

#### PROFESSIONAL ASSOCIATIONS

Environmental Professional Organization of Connecticut, Member Urban Land Institute, Member Northeast Economic Developers Association, Member Society of Soil Scientists of Southern New England, Member International Council of Shopping Centers, Environmental Committee Member



# Mystic Education Center RFP 18-25 240 Oral School Road, Groton, Connecticut Fuss & O'Neill Reference No. 2018-0074.A10

# Planning / Site Narrative

This redevelopment / development proposal is anticipated to be one of the first of many such initiatives in the region. Providing the talent infrastructure and operational capacity for growth will be critical for Electric Boat and economic development across the region for many years. The Respler Homes Plan helps the region reach both of these goals in the near term. Ours is not simply a housing proposal. It embraces the notion of a community where live, work and play coexist in a neighborhood environment. Our program targets the millennial and gen z age groups as well as offering much needed flex and support space for adjunct nonresidential expansion. Augmenting the primary target uses will be a plethora of neighborhood support uses and services that are intended to round out the overall development into a truly unique mixed use initiative that will support enhanced housing choice and economic diversity. It is intended that the Town, residents and on site workforce share the unique qualities of the site and of the Respler Homes proposal.

The Oral School property is well positioned with excellent highway access, it is buffered via topography and vegetation from adjacent lower density residential areas, it abuts both a large park and generally undevelopable open space to the east and affords stunning views of the of the Mystic River corridor. The master plan for the property is one in which the recreational amenities, the existing historic buildings and campus as work place and ancillary community uses, become the organizing elements of our program.



146 Hartford Road Manchester, CT 06040 t 860.646.2469 800.286.2469 f 860.533.5143

www.fando.com

Connecticut
Massachusetts
Rhode Island
South Carolina

The existing campus buildings are expected to include the following uses:

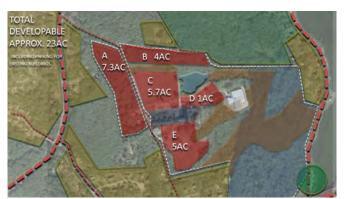
- 1. Incubator / R&D / Flex commercial space
- 2. Shared office space



- 3. Convenience / neighborhood commercial space
- 4. Nursery / day care
- 5. Cafeteria / food service or restaurant with internet café's
- 6. Common indoor gathering
- 7. Possibility of a boutique hotel
- 8. Renovated indoor aquatics, court games, work out space and theater in the Pratt building

The existing historic campus and buildings will be the epicenter of the plan and be surrounded by

communal open space. This open space not only highlights the importance of the historic buildings but also acts as flex recreation space in the heart of the community. In the near term phases of redevelopment some of this adjacent open space may be used on a temporary basis to support the parking needs of existing



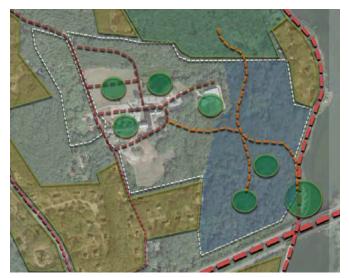
building tenancy depending on absorption timing.

We are proposing approximately 725 residential, for rent units on the site. The configuration of these units will be predominantly one and two bedroom units with the possibility of some three bedroom town house buildings on the southern side of the site.

The proposed buildings will be between two and four stories in height and are oriented to maximize views to the sites established open spaces system and or the river corridor. They are also oriented to mitigate adjacent neighborhood visual impacts and to minimize view impacts from offsite areas. Higher density and taller buildings are generally located to the northern sections of the property adjacent to the park while lower density and net lower roof elevation buildings are located in southern sections. All ground floor units will have direct access to the street grid

providing activity to the public realm and many units will include under building parking areas. Buildings are arranged to create "blocks of walkability". The street system becomes the public realm connection to the many common amenities and open spaces throughout the property. Access to the property will be via a substantially improved Oral School Road. From the signalized intersection of Cow Hill Road and Oral School Road (currently state controlled), Oral School Road will be completely renovated and expanded as the gateway to the new mixed use development. From the subject site south, Oral School Road will be unchanged, yet designated as limited access for existing residences and emergency services. Various techniques will be explored during the design process to implement this initiative if desired.

For the residential land uses we have established an initial parking ratio of approximately 1.3 spaces per unit. This may be adjusted based on final program and design. Our parking management goal is to minimize large surface parking lots particularly along the active street system. Total residential parking illustrated is approximately 925 spaces and is accommodated by on street parallel parking (+/-100), under building parking (+/-420) and surface lots (+/-405). For nonresidential uses, a target parking ratio of 2 spaces per 1000sf has been utilized for planning purposes. This ratio will be justified by on site workers and very likely a lower demand based on final existing building uses. A component of the future build parking plan includes a parking structure located close to the jobs created in the rehabilitated existing buildings. This consolidation of employee parking allows the creation of substantial open space around the "campus" of existing buildings. This will be a very favorable configuration for the solicitation of historic tax credits and a primary component of stormwater mitigation.



The integration of diverse recreational offerings that cater specifically to the intended users is at the heart of this proposal. Open spaces are in close proximity to all components of the sites live, work and play environments. The open spaces surrounding the existing structures and the natural beauty of a renovated fishing pond area form the central and connected nuclei of the system. While the central campus areas are larger

flex spaces, the pond area will be comprised of play yards, walking paths, fishing piers, benches etc. Active recreation is reserved primarily in the all season recreational Pratt building and in the lower sections of the property to the east. The eastern portion of the property is encumbered by conservation easement and controlled by the CT DEEP. We believe this area holds substantive potential benefits for the development and the Town. The eastern section of the site abuts River Road (a scenic designated roadway) which has a direct connection to the public launch and the river. We understand, and have experience in working with state agencies to build consensus on the highest and best use of these portions of the property. In addition to path connectivity from the proposed development to this area, there are opportunities to help the Town expand its own recreational and leisure time offerings. Although this proposed program will likely be modified based on stakeholder input, our plan illustrates active recreational fields, small concert / entertainment areas, court sports, a rehabilitated launch area and parking. As illustrated, a proposed 150' buffer preserves River Road's scenic road status. It is anticipated and assumed in this proposal that if selected, out team will continue to work with the town and the state on the shared programmatic use of the Pratt Building amenities and lower area opportunities.

Finally, this is broad idea supported by a solid program and master development plan. As with any initiative that includes such a diverse spectrum of stakeholders and market based opportunities, the plan itself should be considered a "living document". It is likely that the specifics of the initiatives proposed herein may be modified over time predicated on specific needs; however the positive implications of the greater idea will provide a solid growth foundation for the region into the future.



- A. ANTICIPATED INTERSECTION IMPROVEMENTS
- B. ORAL SCHOOL ROAD RECONSTRUCTION
- C. EXISTING ROAD TO REMAIN
- D. BUFFERS
- E. PARK
- F. WETLANDS EXPECTED
- G. HILLSIDE PARK EXTENSION
- H. OPTIONAL PUBLIC ATHLETICS AND PARK
- I. IMPROVED BOAT LAUNCH AND PARKING









- A. SURFACE PARKING (TYP)
- **B. 3-4 STORY** RESIDENTIAL
- C. 2 ½ STORY RESIDENTIAL
- D. SHARED COMMUNITY **AMENITIES**
- E. EXISTING MIXED **USE CAMPUS COMPLEX AND CENTRAL OPEN** SPACE
- F. FUTURE GARAGE
- G. PASSIVE PARK AND POND
- H. PLAY AREA **AMENITIES**







- A. SOCCER/ **ATHLETICS**
- **B. GATHERING AREA** AND BAND SHELL
- C. PARKING
- D. IMPROVED LAUNCH AND **PARKING AREAS**
- E. BUFFER, **PRESERVE SCENIC ROAD** STATUS
- F. SOFT TRAIL **NETWORK** CONNECTIVITY







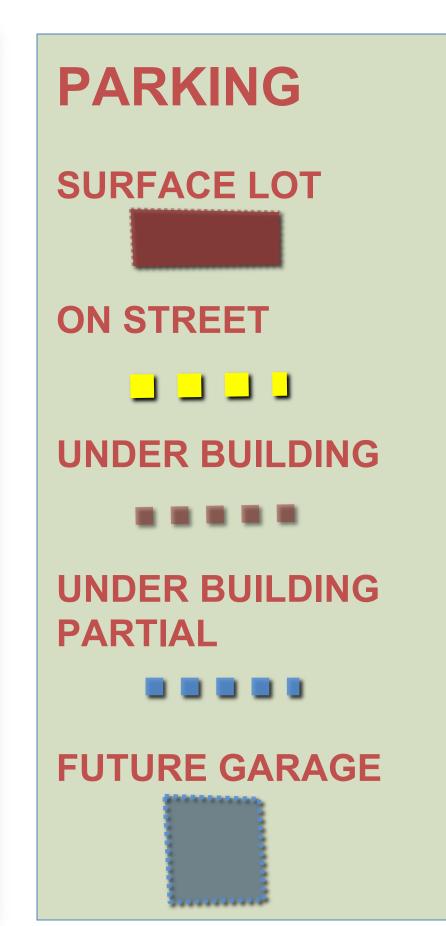


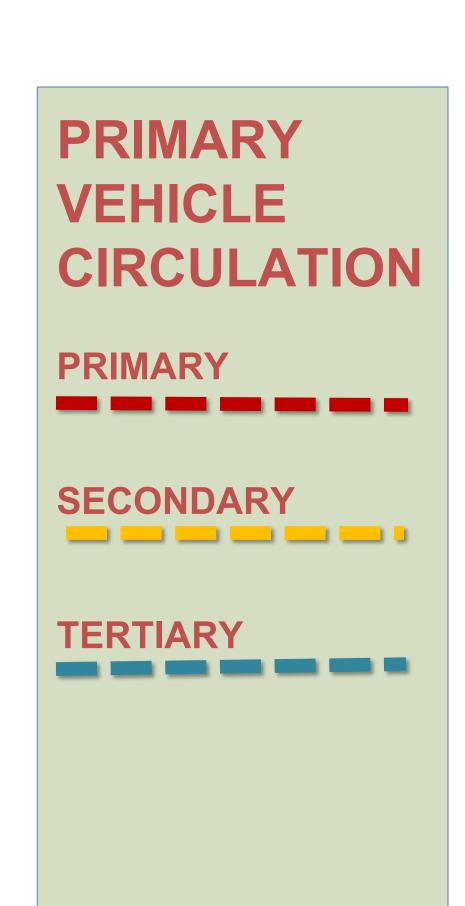
**ABOVE** 

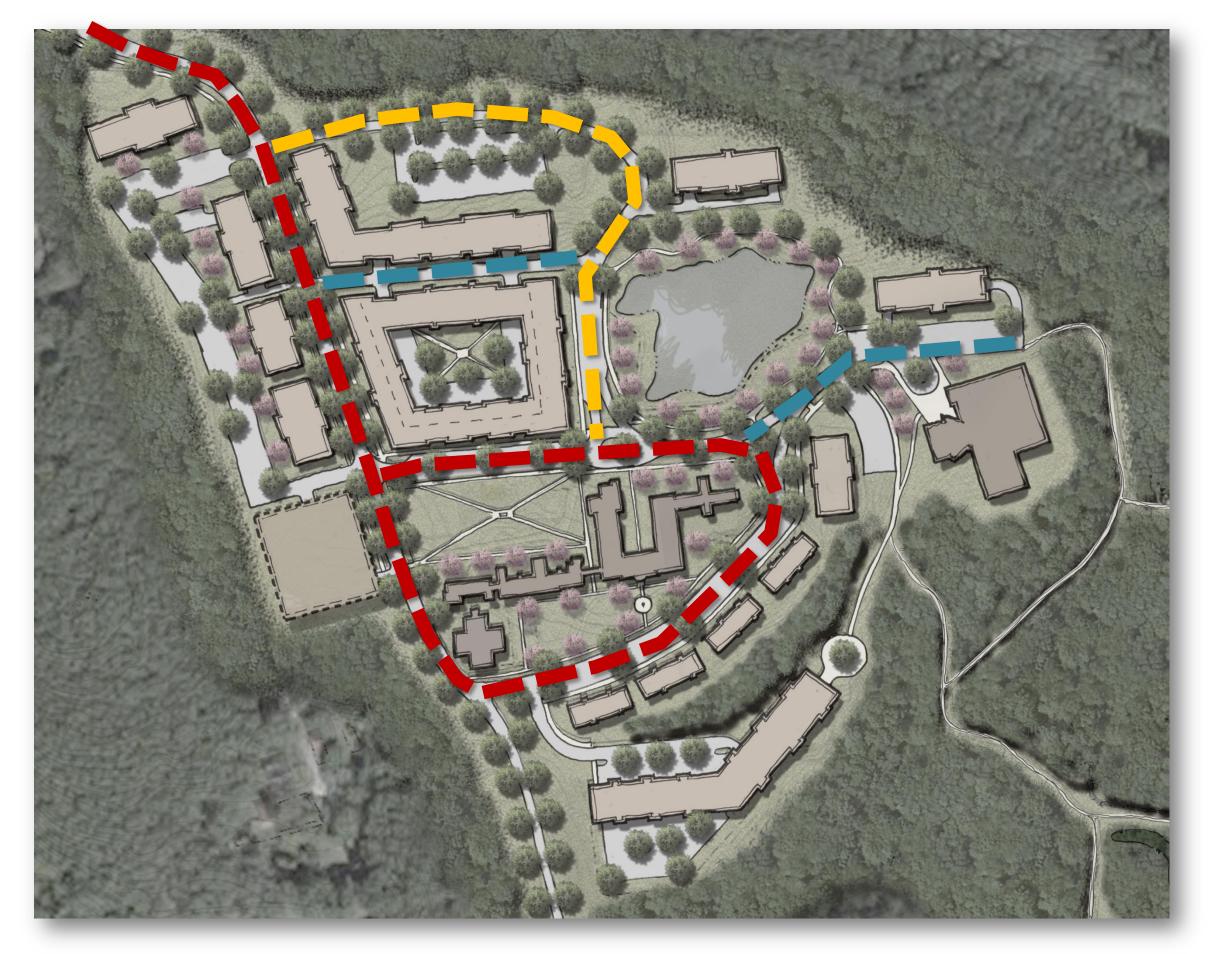


















# Attachment D

# NON-COLLUSION AFFIDAVIT

(Prime Respondent) Jeffrey Respler				
State of CT				
County of Hartford S.S. Bristol				
Jeffrey Resplet, being first duly sworn, deposes and says:				
That he/she is   Resolation (partner or officer) of the firm of  Resolation (partner or officer) of the firm of  Resolation (partner or officer) of the firm of  Homes, 11C, 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 Ham day of February, 2018 Notary: Wichille Warupper				
Printed Name: Hichelle Marciano				
My Commission expires: 07 3 1 2 , 20				

#### 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.

A Comment of the comm	2/14/18
SIGNATURE OF RESPONDENT/OFFEROR	DATE
action, menh forher	
TITLE	
Resoles Homes, LLC.	
COMPANY	

Title of RFP:

Swom before me this 14th day of February 2018

Muhlle Marriano
My commission expires: 07/31/22

23

# Attachment F

# PROPOSAL TRANSMITTAL SHEET -

# 240 & 0 Oral School Road

	Date: 2/14/18
proposal to the Town of Groton, Connecticut, for Road, in accordance with all terms and specifica undersigned acknowledges that the submittal doe the condition of the property and will make the property and its suitability for development.	the undersigned do hereby submit a or the sale or lease of 240 & 0 Oral School tions contained within said RFP herein. The s not rely on the Town of Groton regarding
NAME OF FIRM  SIGNATURE	acks merby / wher
SIGNATURE	TITLE
SIGNATURE	TITLE
ADDRESS, CITY, STATE, ZIP CODE	nese NY. /1598
676 -321-9290 TELEPHONE NUMBER	FAX NUMBER
PLMOSSOL C GMG. 1.60m 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.

Resper Hones, LLC	
C	omplete Company Name
Jeffry Rosply	The Officer Position
Chana Dauman	Menbor 170 ownership Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position
Name	Title/Officer/Position