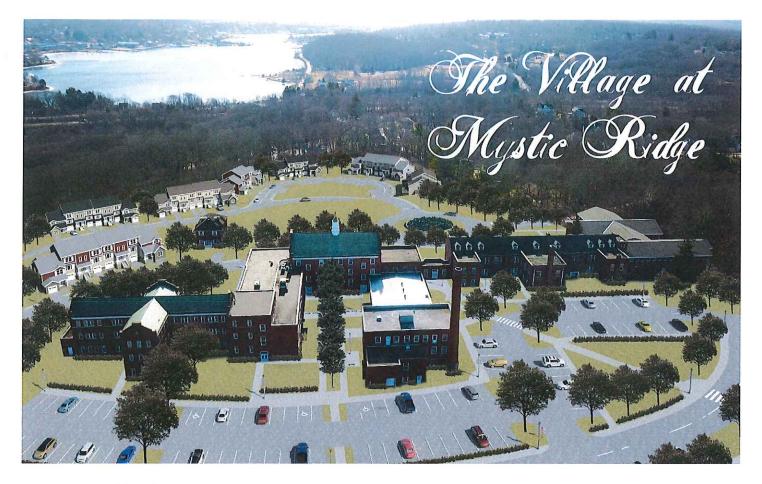
Town of Groton RFP 18-25 Mystic Education Center



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



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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.

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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.** 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.

Sincereh

Robert Cappelletti Executive Director

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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.

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

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.
 - 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:

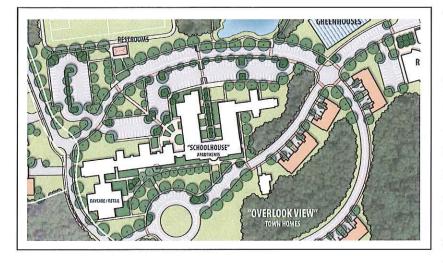
Overlook View – Luxury Townhomes



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

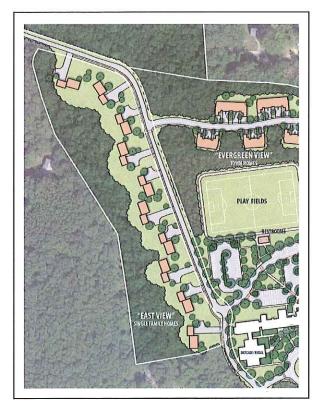
energy saving high end appliances with passive home design requirements and other features, such as walkout basements, geothermal heating and cooling, solar roofing, and one or two car garages. They will have spectacular views of Fisher's Island, Long Island Sound, Watch Hill, Mystic Seaport, and the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

School House Luxury Apartments - Rental Units



will This subdivision repurpose the existing buildings converting them 1 and 2 bedroom into residential eco-friendly rental units. These apartments will be designed and engineered using state of the art energy techniques efficient with 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

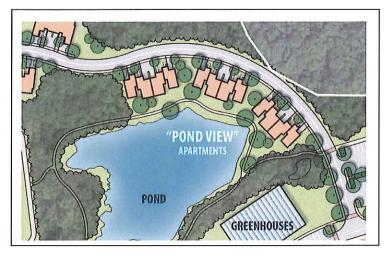
Approximately ten (10) single family homes situated on ½ acre parcels will be marketed to attract the families that have been identified by the Town of Groton Economic and Market Trends Analysis Report of 2016. There will be a variation of approximately ten (10), 2,200 square foot homes and expected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

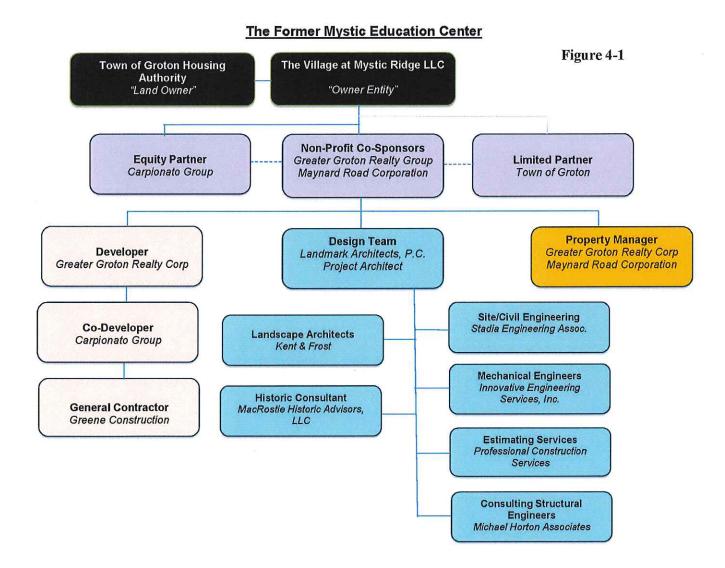
3. CONTACT INFORMATION

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.c
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	lfinkel@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 th St NW #420 Washington, DC 20036	617-499-4009 x7017	arex@mac-ha.com

The contact information for this development team is as follows:

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	Pequot Village I & II – 104 Units	
Projects:	 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			
Contact Information:	22 Church Street			
	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 the 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	 Chapel View, Cranston, RI – 500,000 sq. ft. 		
Projects:	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 and community involvement. A core principal of the Carpionato Group is that excellence in retail from merchandising emanates а 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.	Mr. John Mancini	Mr. Mark DePasquale		
Santander	BL Companies	Greene Development		
Sovereign Bank	355 Research Parkway	3760 Quaker Road		
One Financial Plaza	Meriden, CT 06450	North Kingston, RI 02852		
Mail code: RI1-TWR-04-03	203-630-1406	401-295-4998		
Providence, RI 02903	jmancini@blcompanies.com	md@green-ri.com		
401-752-1003				
jstthomas@sovereign.com				
	it.			

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 residentia housing 		
	 Prior Collaboration 		
Principal:	Paul Pizzo, NCARB, AIA, President		
Contact Information:	100 Riverview Center, Suite 204		
	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 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 Projects				
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				

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

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

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.



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

MECHANICAL ENGINEERS: "INNOVATIVE ENGINEERING SERVICES, INC."

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		
	lfinkel@proconstserv.com		
Representative	 Elm Haven HOPE VI, New Haven, CT 		
Projects:	 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	 143 West Main Street, Meriden, CT – Mixed-Use (In-Planning)
Projects:	 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 facililities.

LANDSCAPE ARCHITECT: "KENT & FROST, LLC"

Reason for Inclusion:	 Demonstrated expertise and direct knowledge of local styles and traditions 			
	✤ Green Design			
	 Master Planning 			
	 Prior Collaboration 			
Principal:	Brian Kent, PLA, ASLA			
Contact Information:	1 High Street			
	Mystic, Connecticut 06355			
	Tel: (860) 572-0784			
	<u>bkent@kentfrost.com</u>			
Representative	 Ledyard Center Mixed-Use Master Plan 50+ Acres Expansion 			
Projects:	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.

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 16 th St NW #420			
	Washington, DC 20036			
	Tel: (617) 499-4009 ext. 7017			
	arex@mac-ha.com			
Representative	✤ Affordable Housing			
Projects:	 Market-Rate Housing 			
	 Student 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 multi-purpose 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".



CONSERVATION AREA

INER VIEW

RA

PARKING

MYSTIC RIVER







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

TOTAL GROSS AREA : 134,802 sq. ft.

UNIT BREAK-UP PER FLOOR							
UNIT TYPE	BA	SEMENT	1S	Γ 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 8	19	14	4	43
TOTAL		20		39	32	6	97

TYPICAL UNITPLANSNTS2-15-2018



2- BEDROOM DUPLEX UNIT



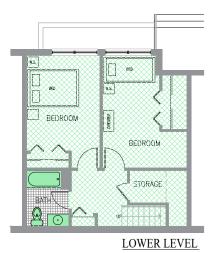


BEDROOM

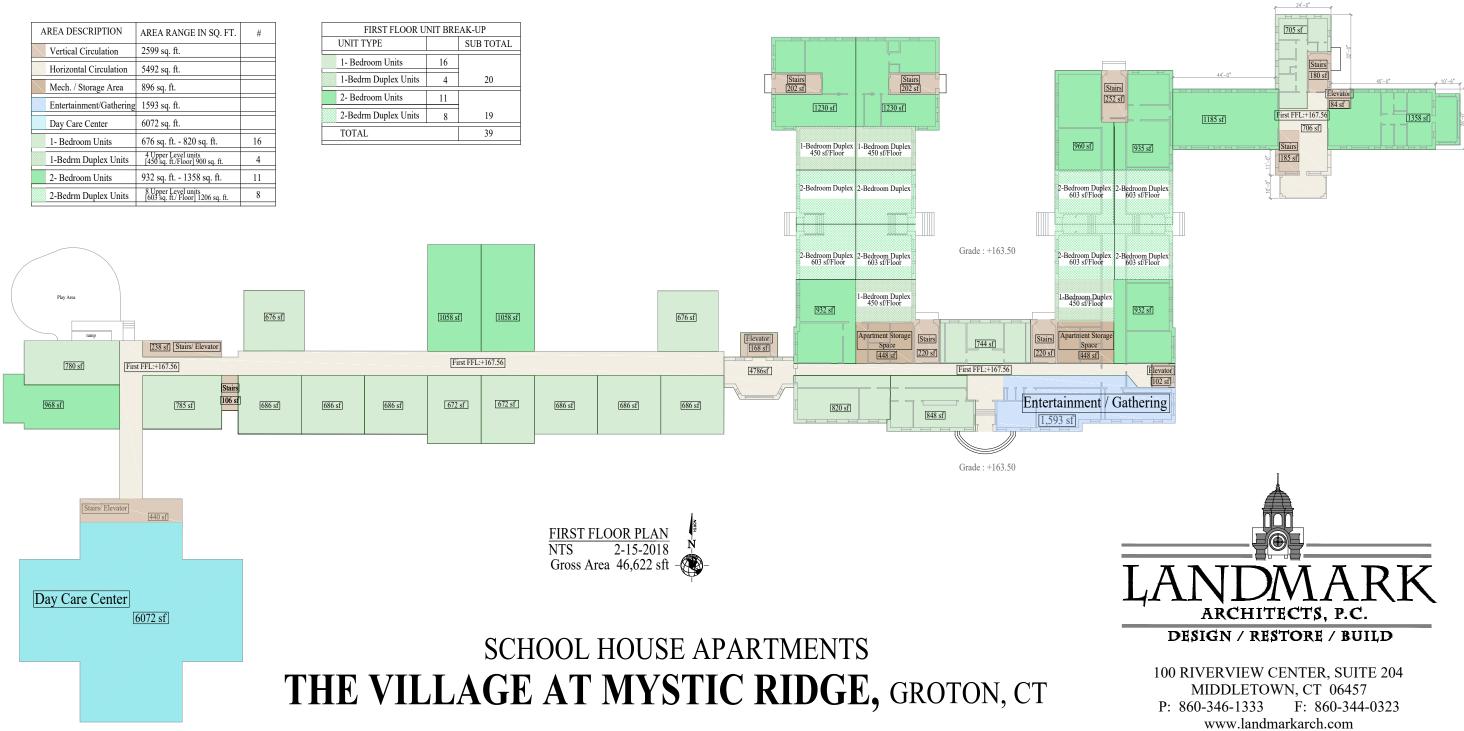
LIVING ROOM

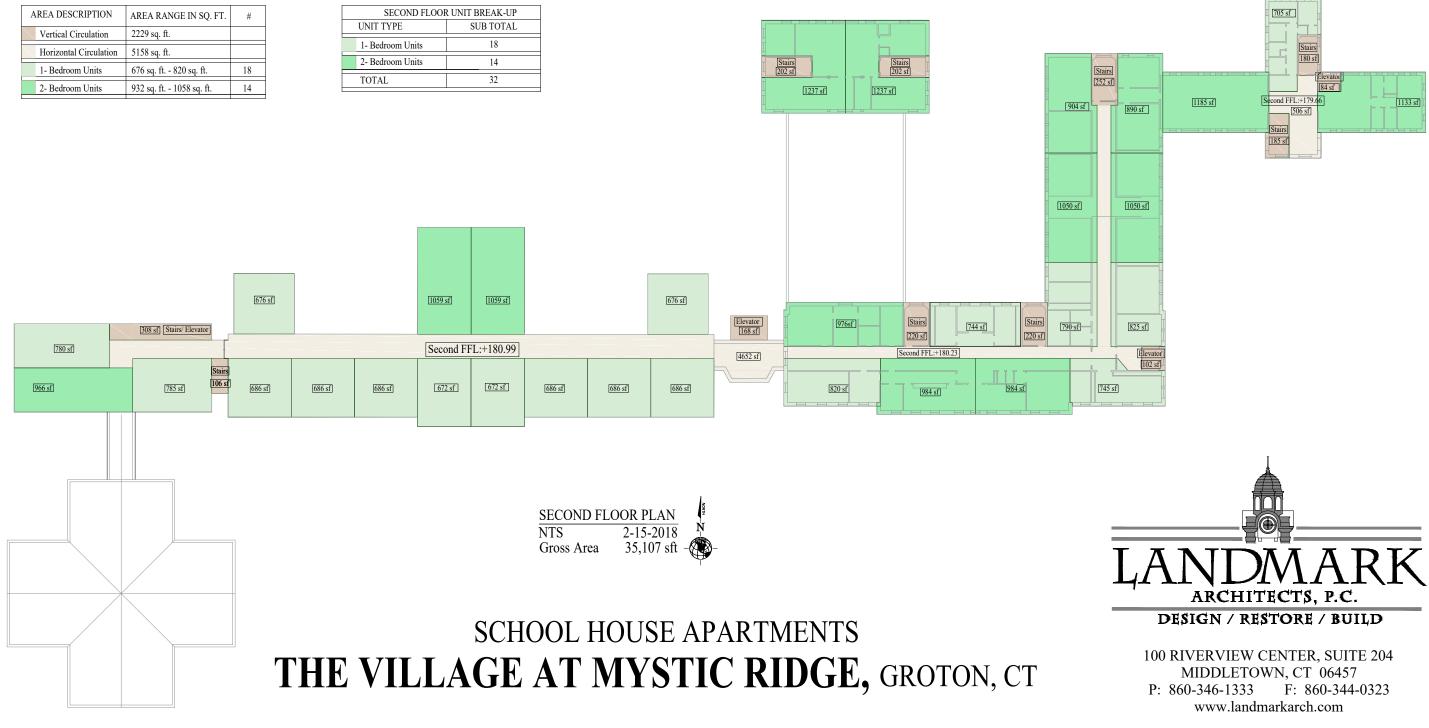


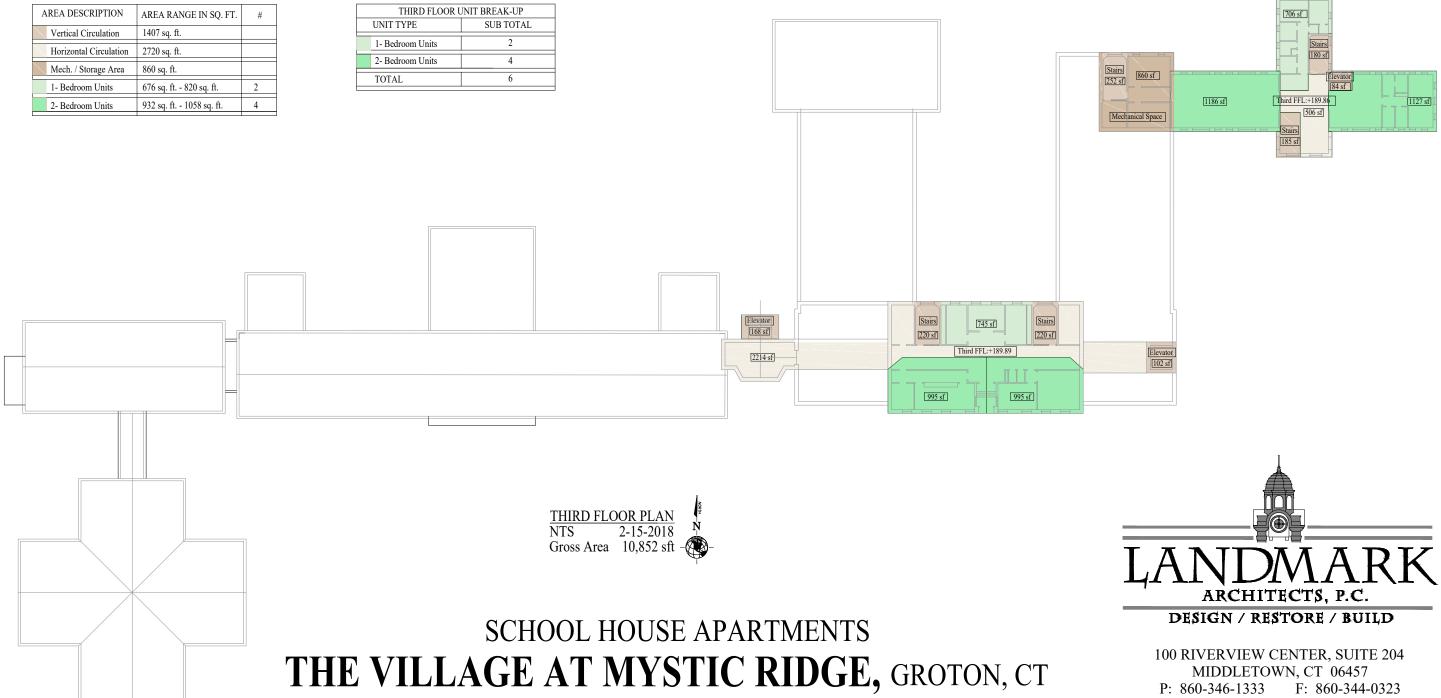
TYPICAL 1-BEDROOM UNIT LAYOUTS



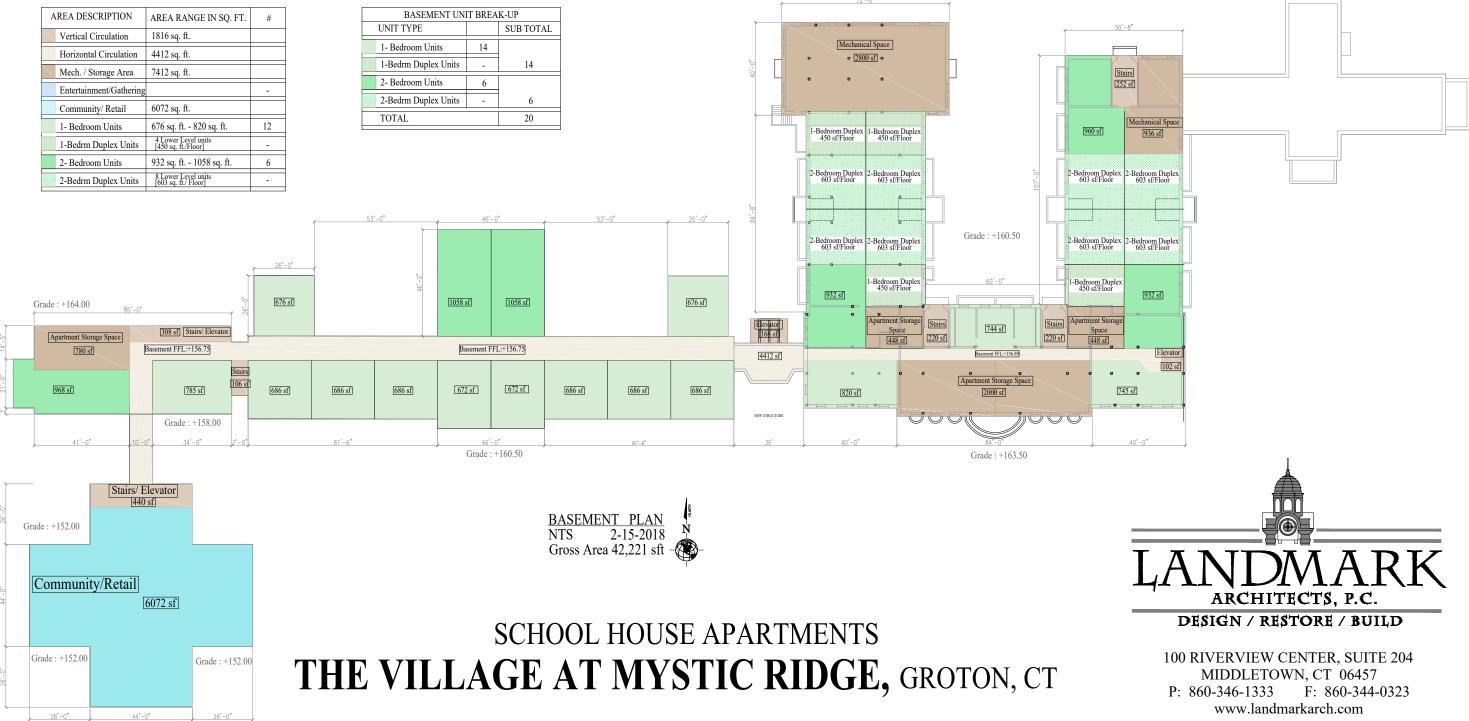
100 RIVERVIEW CENTER, SUITE 204 MIDDLETOWN, CT 06457 P: 860-346-1333 F: 860-344-0323 www.landmarkarch.com

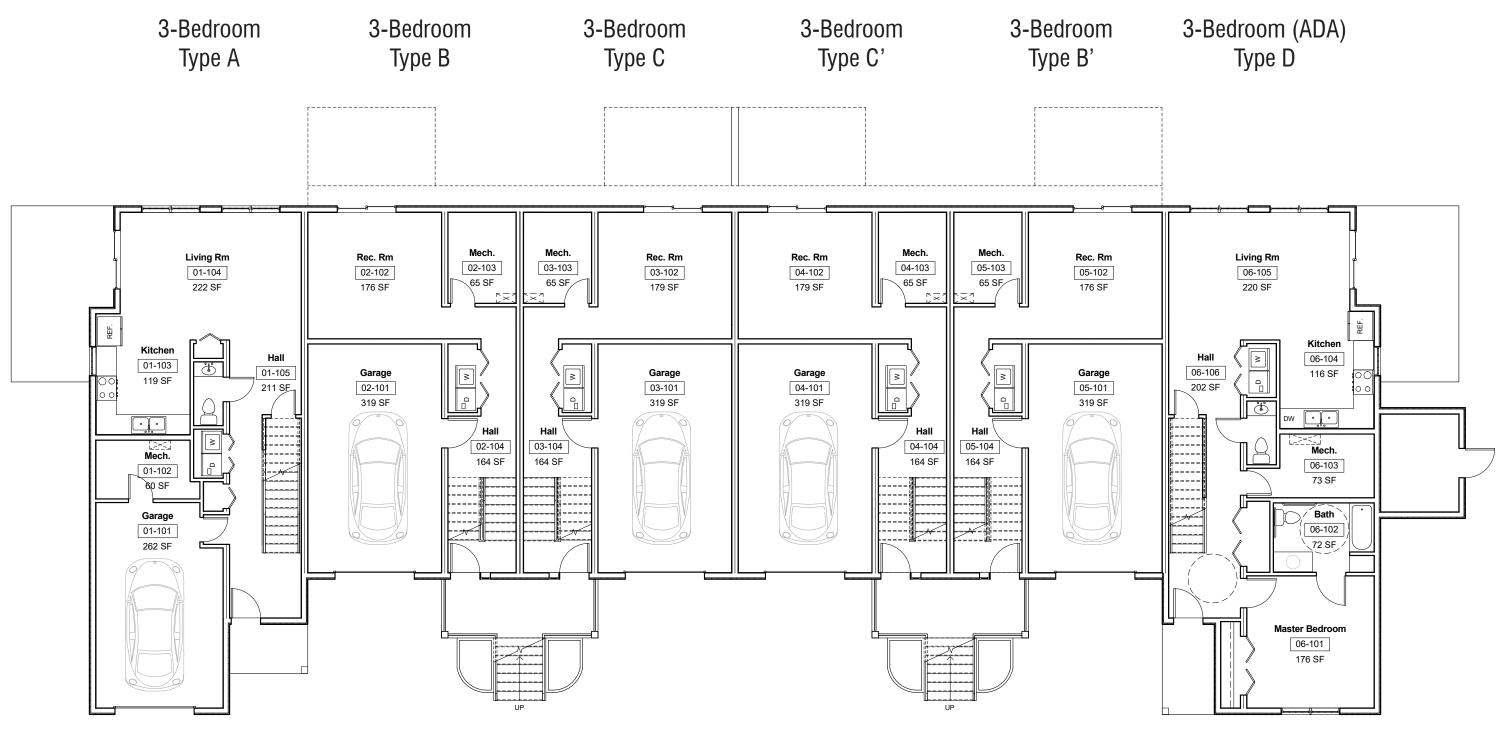






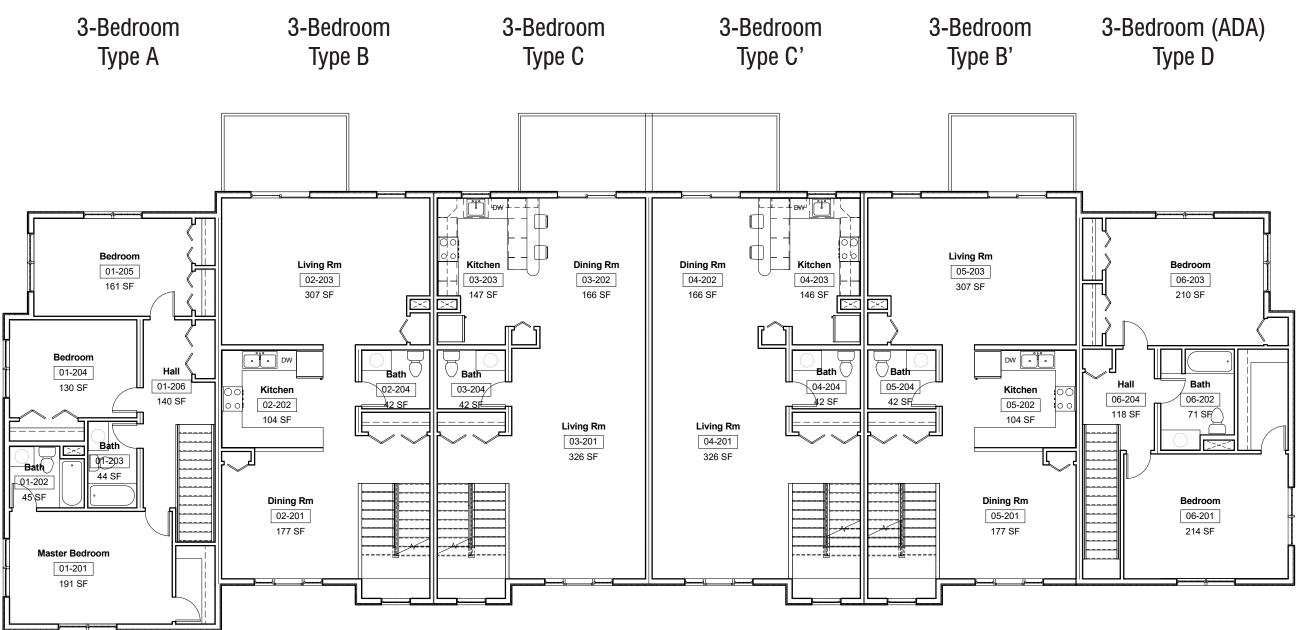
www.landmarkarch.com





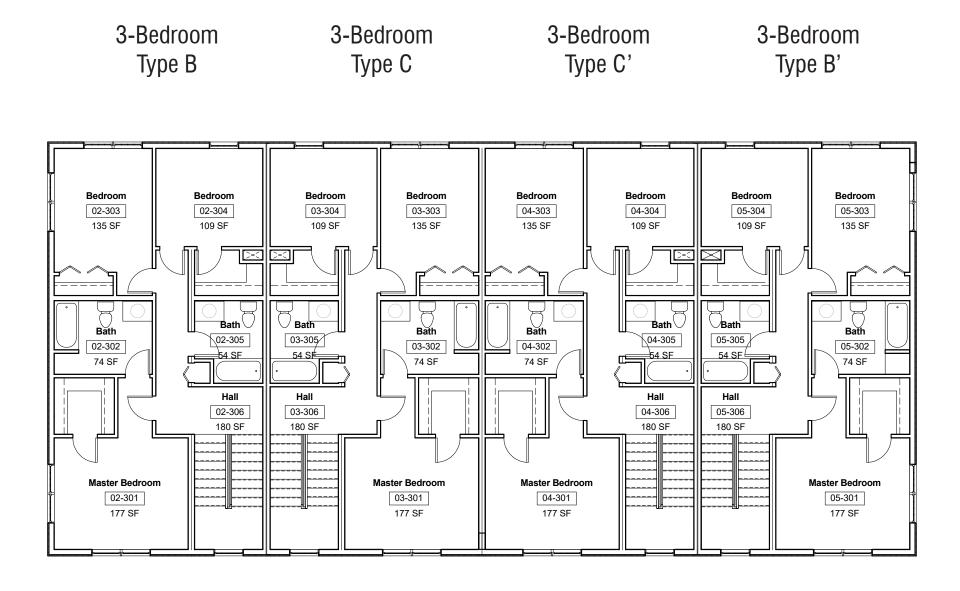
Typical Ground Floor Plan of **Overlook Condominiums-6 Unit Building**





Typical Second Floor Plan of **Overlook Condominiums-6 Unit Building**





Typical Third 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"):

- 1. 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) singlefamily 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 Resp	pondent) Greater Groton Rea	Ity Corporation
State of	Connecticut	
County of _	New London	
Robert Cappelletti		, being first duly sworn, deposes and says:

That he/she is <u>Secretary</u> (partner or officer) of the firm of <u>Greater Groton Realty Corporation</u>, 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;	E
Subscribed and sworn to before me	di serie
This12th day of, 20 <u>18</u>	
Notary: Janui Lynn Urkevu	
Printed Name: Jamie Lynn Ulkevic	
My Commission expires: $\frac{8/31}{2}$, 2018	

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