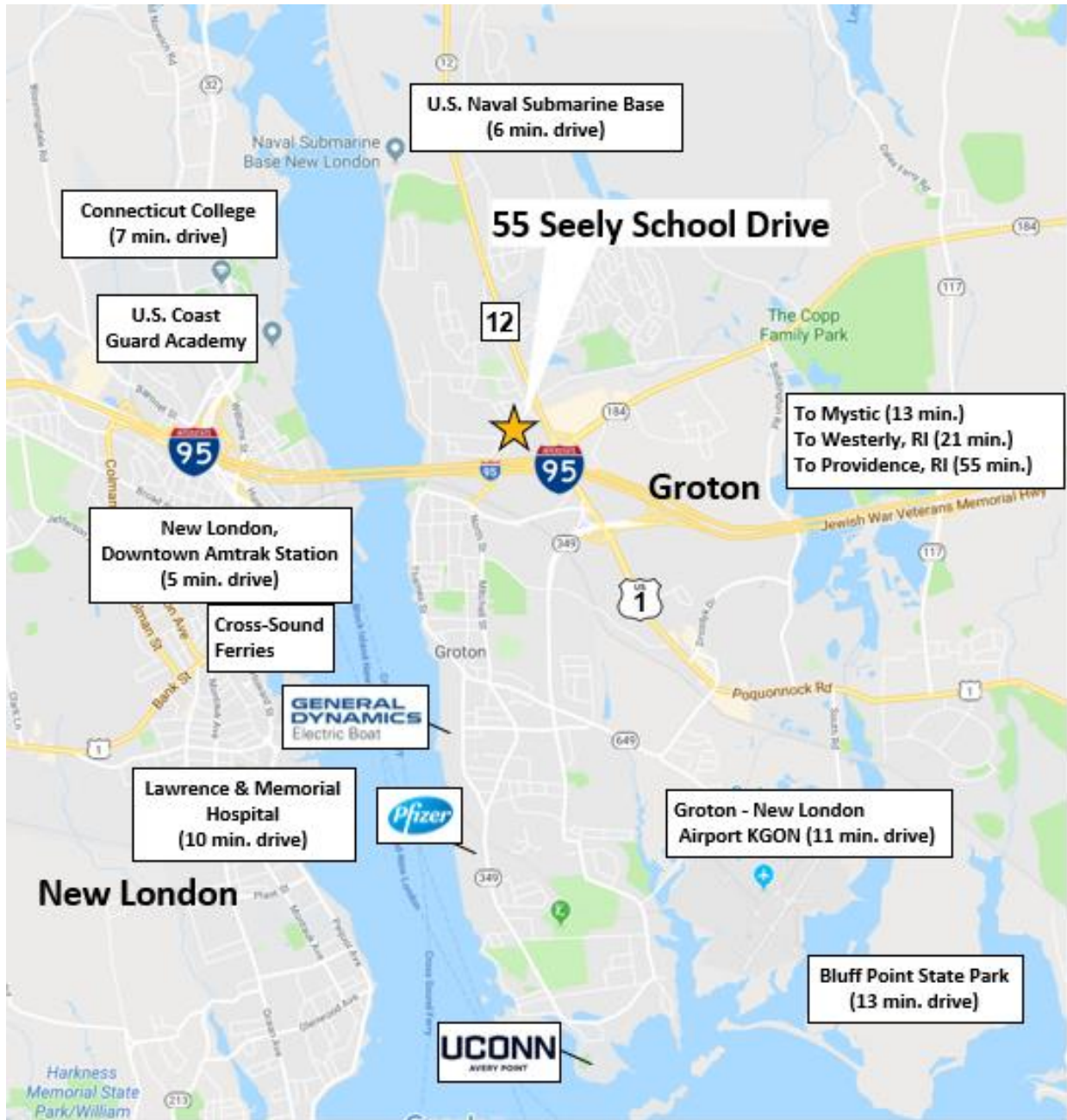
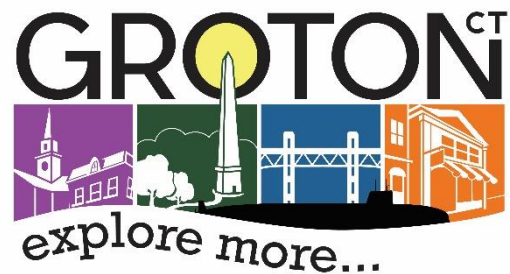


# Seely School Redevelopment Opportunity



Request for Qualifications  
**Development of Land**

55 Seely School Drive  
Groton, Connecticut



Issued by: The Town of Groton with Goman+York Property Advisors, LLC

## The Property

The Town of Groton invites proposals from experienced real estate developers for the development of an approximately 14-acre site located in Groton, Connecticut. The property, 55 Seely School Drive, is adjacent to a residential neighborhood, as well as commercial development. It is located entirely within the boundaries of the Town of Groton. It is the site of the former William Seely School, decommissioned approximately 12 years ago.

The property borders Walker Hill Road to the North and Interstate-95 to the South. It is highly visible from I-95 with good accessibility. Additionally, the site is 6 minutes (3 mi) driving away from The US Naval Submarine Base, 4 minutes (1.5 mi) from General Dynamics Electric Boat, 14 minutes from Lawrence and Memorial Hospital and 5 minutes (2 mi) driving from Pfizer's corporate headquarters. Currently, the land is zoned for Multifamily/Retail/Commercial use (CA-12).

The town is very interested in high-density residential or residential/mixed-use for the site and is ready to cooperate very progressively to see the right project through to fruition.

- Please refer to the Goman+York marketing package for further property details and market analysis.
- If needed, conceptual drawings can be produced by Goman+York, delineating some of the site's development potential.
- Copies of the 2016 Phase I assessment done by AEI Consultants will be made available to qualified developers.

1. Total Site area = 14 ac
2. Steep slope (>20%) = 3 ac +/-
3. Wetlands = 4 ac +/-
4. Remaining area = 10 ac +/-

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**Buildable area = 10.0 acres +/-**

## Seely School Redevelopment Opportunity



Prepared by

**GOMAN+YORK**  
PROPERTY ADVISORS



## **Submission Requirements**

Although the submittal format is flexible, at a minimum, please include the following information:

- 1. Letter of Transmittal** – Include a summary of your firm’s qualifications, experience, past projects of similar nature and size, and reasons for interest in this opportunity. The letter should be signed by a principal or authorized officer who may make legally binding commitments for the entity.
- 2. Team** – Please include the following information:
  - a) Principals of the firm
  - b) Résumés of key team members who would be involved in the project
  - c) A description of each team member’s proposed role and relevant experience with projects of similar nature and size
  - d) An organizational chart of the firm and any affiliated firms with whom you will be collaborating to provide the comprehensive development services required
- 3. Approach** – describe your firm’s view of the project and the manner in which your firm would propose to work with the Town of Groton to achieve the goals for this development:
  - a) Purchase price: Provide a proposal for financial compensation to the Town of Groton in consideration for the purchase or development of the Property. The price proposal should be clearly marked “Confidential”. There should be no reference to or discussion of the price in any other part of the Proposal.
- 4. Experience** – describe your firm’s relevant experience in the development of similar sites. As proof of such experience, provide detailed project descriptions and any other information or examples of experience pertinent to this RFQ. Prior experience as principal developer of multimillion-dollar real estate development projects is required.
- 5. Financial capacity** to execute a project of the magnitude envisioned by this RFQ

The selection committee will evaluate the proposals according to the following general criteria:

- a) Quality of the proposal and presentation;
- b) Experience, qualifications of the individuals who will work on the project;
- c) Financial strength and resources of the Respondent;
- d) Responsiveness and thoroughness of the proposal;
- e) Price will be considered but will not be the dispositive factor.

## **Stipulations**

- This RFQ is not a contract, and is not intended to form a contract, either by itself or in combination with any other document or action of the Town of Groton. The RFQ is published for the benefit of Town of Groton and its participants, and for the benefit of no other person.
- The Town of Groton acting in its sole and absolute discretion, may reject any and all, or parts of any or all proposals; may re-advertise this RFQ, may postpone or cancel it at any time; or change, adjust or modify the terms of the RFQ.
- Respondents are solely responsible for any and all costs incurred in relation to this RFQ. Respondents are solely responsible and without recourse to the Town of Groton for their own time, costs, and expenses of preparing and submitting an RFQ response, for time and expense in connection with providing any clarifications or additional information that may be requested by the Town of Groton, or for time and expense connected with any negotiation, presentation, or work performed in anticipation of executing a contract.

Prepared by

### **Stipulations - continued**

- Submissions found to be non-responsive will not be considered. A Submission may be rejected if it does not conform with the requirements and instructions of the RFQ.
- Respondents and their principals and related entities must be current on any taxes, loans, rents, fines or other funds owed to the Town of Groton in order to submit a proposal, otherwise they will not be considered responsible and their proposals will be rejected.
- Any Proposed Contract or any other document attached to or connected with this RFQ is not a contract, and is not intended to form a contract, either by itself or in combination with any other document or action of the Town of Groton.
- Respondents, by submitting proposals, waive any claim for damages or equitable relief against the Town of Groton, or any employee, officer or agent, of any kind, whether based on contract, breach of contract, implied contract, estoppel, quantum meruit, unjust enrichment, or any other claim at law or in equity, arising out of the RFQ, any proposal in response to the RFQ, any action, decision, or inaction of the Town of Groton in connection with the RFQ, or any resulting contract, or arising from the Property.

### **Submission Date & Time**

By **March 15, 2019**, please provide five (5) copies of the submittal in **printed** and one (1) **digital** formats (PDF) to:

Robert Montesi, Vice President  
Goman+York Property Advisors LLC  
1137 Main Street  
East Hartford, CT 06108  
(860) 866-7572

Digital format submittal may be sent via email to [rmontesi@gomanyork.com](mailto:rmontesi@gomanyork.com)

### **Inquiries**

All technical inquiries regarding the property should be directed to:

Robert Montesi, Vice President  
Goman+York Property Advisors LLC  
1137 Main Street  
East Hartford, CT 06108  
(860) 866-7572

## **Contractual Obligations**

Once the winning proposal is selected, a contract between The Town of Groton and Contractor(s) will reflect the criteria below:

- Proof of adequate insurance coverage. Contractors shall carry Commercial General Liability insurance providing for a total limit of One Million Dollars (\$1,000,000) coverage per Occurrence for all damages arising out of bodily injury, personal injury, property damage, products/completed operations, and contractual liability coverage for the indemnification obligations arising under this Agreement. The Annual Aggregate limit shall not be less than Two Million Dollars (\$2,000,000).
- Respondent should provide a Certificate of Legal Existence, Certificate of Good Standing, or document of similar import, evidencing its existence in the state of its incorporation. Respondent should provide a corporate resolution of authority granting the signatory binding authority to act on behalf of the Respondent and all partners and/or subordinate entities.
- Financial Strength: Provide proof of the company's current financial status and its financial capacity to purchase, develop and or operate the Property. Include financial information of any other corporate affiliate or parent company upon whose resources Respondent may rely for completion of the Project. Such documentation may include, without limitation, credit information, credit references, annual reports and audited financial statements for the last 3 years. Such information should be clearly marked "Confidential".
- Litigation History:
  - a) Has the Respondent (or any of its principals currently, or in the last five (5) years, been the subject of any bankruptcy, insolvency, reorganization or liquidation or receivership proceedings? If so, please explain.
  - b) Has the Respondent (or any of its principals) currently, or in the last five (5) years, been the subject of any litigation, investigation or proceeding before or by an arbitrator or governmental authority involving: (1) Respondent default or claims of breach by a governmental authority or failure to perform services in accordance with the terms of one or more agreements with governmental authorities; (2) Conviction of a criminal offense, including, but not limited to fraud, embezzlement or dishonest acts with respect to obtaining, attempting to obtain or performing a transaction or contract for a governmental authority or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, receiving stolen property, tax evasion, violating federal criminal tax laws, or receiving stolen property; (3) Violation of federal or state antitrust statutes relating to the submission of offers or proposals or the commission of any unfair trade practices; (4) Tax and securities law violations, including fraud and delinquency; (5) Ethics, conflict of interest, corrupt practice and campaign contributions violations; (6) Breach of duty of good faith and fair dealing; or, (7) Violation of the U.S.A. Patriot Act provisions pertaining to business practices. If so, please explain.
  - c) Is there any litigation or governmental or regulatory action pending or threatened against the Respondent or its principals that might have a bearing on the ability of the Respondent to provide the services necessary to meet the requirements as set forth in this RFQ? If so, please explain.
  - d) Provide information regarding any contractual litigation, arbitration and mediation cases for the last five (5) years that are material or relevant to this RFQ.