REQUEST FOR PROPOSALS

21-05

PLEASANT VALLEY SCHOOL

TOWN OF GROTON, CONNECTICUT

August 2020

TOWN OF GROTON, CONNECTICUT

REQUEST FOR PROPOSALS (RFP)

Issued: August 26, 2020

Sealed proposals are being requested for the sale or lease of publicly owned property, in accordance with all terms and specifications contained herein, and will be received by the Town of Groton, CT until the following deadline:

Two thirty (2:30) o'clock P.M., Wednesday, October 28, 2020

Three paper copy submittals and one electronic copy on a flash drive must be delivered by mail or hand-delivered in sealed envelopes addressed to the Town of Groton, Purchasing Division, 45 Fort Hill Road, Groton, CT 06340 Attn: Eileen Cardillo, Purchasing Agent. The submittals should be marked referencing "Pleasant Valley School".

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

Questions regarding this RFP should be directed to ecardillo@groton-ct.gov no later than 12:00 P.M. on Friday, October 9, 2020

ADMINISTRATIVE POINT OF CONTACT:

Eileen Cardillo, Purchasing Agent

45 Fort Hill Road
Groton, CT 06340
(860)441-6681
ecardillo@groton-ct.gov

SITE VISIT AND PROPERTY CONTACT:

Paige R. Bronk, Manager of Economic and Community Development
Town of Groton, Office of Planning and Development Services

134 Groton Long Point Road
Groton, CT 06340
(860)448-4095
pbronk@groton-ct.gov

GENERAL CONDITIONS AND TERMS:

The Town of Groton (Town) reserves the right to accept or reject any and all proposals in whole or in part, to waive any technical defects, irregularities, and omissions, and to give consideration to past performance of the prospective respondents where the interests of the Town will be best served. The Town reserves the right to directly negotiate with any entity who submits a proposal in response to this RFP and to award a contract based upon those negotiations alone. The Town reserves the right to request interviews of developers, discuss all project details, and to select and negotiate a preferred development proposal that is in the best interest of the Town prior to final award.

The Town may determine that proposals are technically and/or substantially non-responsive at any point in the evaluation process and may remove such proposal from further consideration. Proposals arriving after the deadline may be returned unopened, or may simply be declared non-responsive and not subject to evaluation, at the sole discretion of the Town. Faxed proposals will not be accepted. All original documents and drawings shall become the property of the Town once submitted. The Town is not responsible for any costs related to the preparation and/or submittal of proposals or any subsequent costs related to presentations or clarification pertaining to this RFP. All costs are the responsibility of the prospective respondent.

"Proposal" shall mean quotation, offer, qualification/experience statement, and/or services. Prospective respondents shall also mean vendors, offerors, or any person or firm responding to an RFP.

All prospective respondents are responsible for insuring that no addendums have been made to the original RFP package or that all addendums have been received and addressed. All submitted packages and addendums are located at the Town of Groton Purchasing Division and on the Town municipal website, http://groton-ct.gov/.

There is no official public opening of proposals. To best protect the solicitation and competitive negotiation process, the Town asks that companies refrain from requesting proposal information concerning other respondents until an award has been executed. Proposal materials become public information only after the execution of an award.

The prospective respondent warrants, by submission of a proposal, that he is not an employee, agent, or servant of the Town, and that he is fully qualified and capable in all material regards to satisfy the requirements and fulfill the proposal as submitted. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town and the prospective respondent. The prospective respondent warrants that he has not, directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of fully competitive process. The prospective respondent warrants that he has not paid, and agrees not to pay, any bonus, commission, fee or gratuity to any employee or official of the Town for the purposes of obtaining any contract or award issued by the Town.

The submission of a proposal shall not bind the Town of Groton, nor does it constitute a competitive bid. The Town reserves the right to reject any and all proposals.

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1. Project Overview:

The Town of Groton is soliciting proposals from qualified and experienced development teams that best serve the economic and community development interests of the town. The site, located at 380 Pleasant Valley Road South (168906487644 E), is owned by the Town of Groton and also located within the West Pleasant Valley Fire District. The former Pleasant Valley School property contains four buildings and 16.74 acres. The town has been active in the marketing and redevelopment process.

The primary objective is the planned and timely redevelopment of this property to maximize financial and community benefits. The town desires for the property to realize its highest and best use and contribute to Groton's tax base.

Applicants are encouraged to view the Town of Groton's webpage for "Pleasant Valley School" project found at https://bit.ly/PleasantValleyGroton. The webpage serves as the primary data source including project description, property card and map, photos, environmental conditions, environmental reports, and more.

2. Municipal Process:

This Pleasant Valley School project is a redevelopment effort and not a real estate transaction. This town-owned property has been promoted, marketed, and shown to multiple interested parties since 2019. The formal solicitation of qualified proposals begins with the issuance of this RFP. Proposals will be reviewed and evaluated based upon their responsiveness to the RFP. Submitted proposals will be reviewed by a municipal team to determine the best qualified submittals based on the evaluation criteria stated within this RFP. All materials provided will be taken into consideration. Interviews or follow up information requests may be involved during the review process.

Following the initial evaluation process, proposals may be forwarded to the Groton Town Council for further consideration. There may be scheduled direct communication between the Town Council and candidates. Additionally, there may be ongoing discussions with short-listed firms prior to the final selection of the preferred development team and proposal.

Once a preferred developer is selected, there will be detailed discussions regarding the creation of agreements specific to the future development.

3. Site History:

The site, 380 Pleasant Valley Road South, is the location of the former Pleasant Valley School Elementary School. Located in the West Pleasant Valley Fire District, the property is on the northwest corner of Pleasant Valley Road South and Highland Avenue. The property has four existing buildings. The main school building was built in 1973 and is 30,968 square feet in size. The wood frame structure on the north end of the site is 9,464 square feet and was built in 1949. An outbuilding immediately north of the main school building was built in 1978 and is 3,072 square feet. Also, to the west of the main school building there is a temporary classroom and a shed.

Figure 1: Main Entrance to School Building

Figure 2: Outbuilding

Figure 3: Wood Frame Structure

Figure 4: Temporary Classroom

4. Current Zoning and Groton Market Analysis:

The property is currently zoned RM (Residential Multi-Unit, see full regulation in Appendix). This zoning is designed to accommodate all allowable residential-only developments of three units or more. Although a residential use may be part of a future development, the town assumes that there may be other suitable uses for the property. The town desires to entertain the best proposal for this property.

In 2016, the town completed a community wide market analysis. Prospective development teams are highly encouraged to take advantage of this resource. It contains significant demographic, economic, and real estate data specific to market and consumer demands. General community findings include demand for mixed use, restaurants, hotels, higher quality retail, multi-family residential, and more. Additionally, it is important to note that area employment is projected to grow by thousands over the next 5-10 years as General Dynamics Electric Boat increases its workforce in order to design and build a new class of submarines. The new hires will have a major impact on Groton's economy over the short term. This analysis can be found on the Town of Groton webpage (www.exploremoregroton.com) or the following link:

Town of Groton Market Analysis

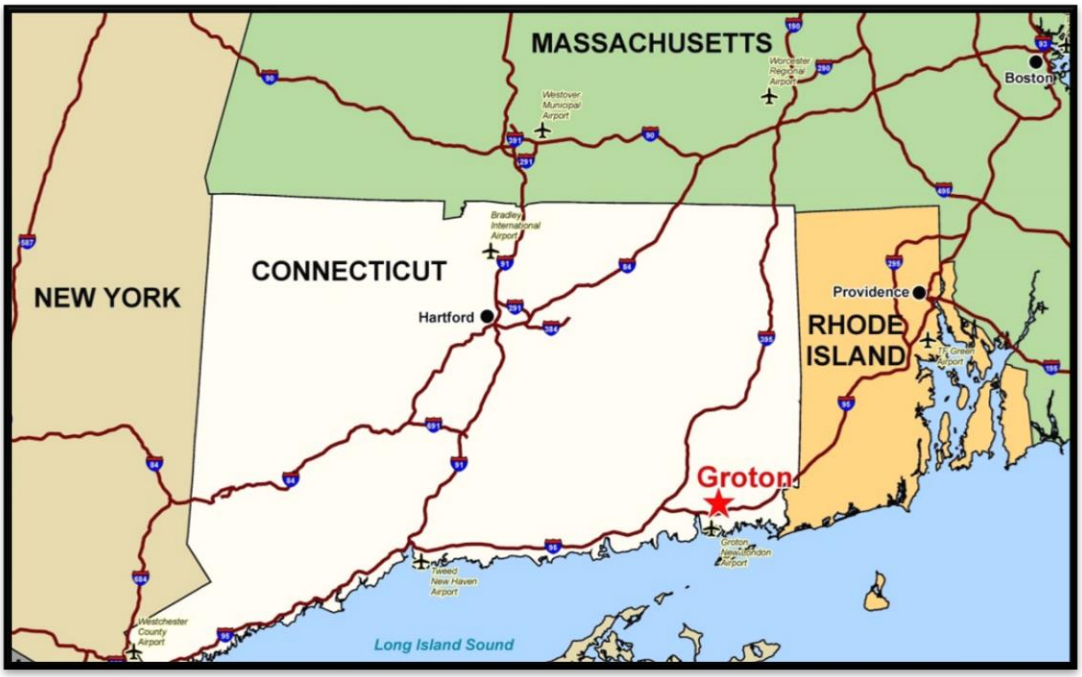


Figure 5: Connecticut and surrounding states

5. Community Background:

Established in 1705, the Town of Groton is a charming Connecticut shoreline community that borders Fishers Island Sound between the Thames and Mystic Rivers. The Town is 31.0 square miles in size, has over 3,500 acres of protected open space, an excellent public school system, a state-recognized senior center, active recreation areas, watershed lands, and 58 miles of shoreline. The population is 38,661

residents with 15,364 households. Average household income is $89,225 with median household income at $66,016. The median single family home value is $243,005.

The Town of Groton, along with neighboring New London, is regarded as the "economic engine" for southeastern Connecticut. Strategically located between New York City and Boston, the town is afforded excellent regional highway (Interstate 95 and 395) and rail (Amtrak Northeast Corridor) access, a deep water port, an airport, a foreign trade zone, airport development zone, and an enterprise zone. With a total workforce around 28,000 jobs, Groton is home to the U.S. Navy Submarine Base (9,500 employees), the General Dynamics Electric Boat Corporation (8000 employees), Pfizer Pharmaceutical (5,500 employees), and Avery Point, a regional campus of the University of Connecticut (75 staff, 30 full-time faculty, and many part-time instructors). The town's economic strengths are these large legacy companies and establishments that dominate its manufacturing industry, defense industry, and the biotech and life sciences industries. Referred to as the "Big 3" (The Base, EB, and Pfizer), these employers comprise more than 80% of the town's employment base.

Figure 6: Gold Star Memorial Bridge over the Thames River

6. Investment Opportunity:

This 17 acre property is ready for redevelopment and is situation in an ideal location on Route 12, not far from I-95 and the U.S. Navy Base. Currently, the eastern third of the property is developed with school buildings, parking and play fields. The western two-thirds are wooded and abut a Navy Housing development. The site is close to downtown Groton affording this property with many opportunities.

7. Access and Roadways:

Access to the property is currently from Pleasant Valley Road South. A map of the site location and surrounding area is available at https://bit.ly/PleasantValleyGroton. The property has a three minute drive to I-95, four minute drive to Electric Boat, five minute drive to the U.S. Navy Subase and a ten-minute drive to the Amtrak/regional commuter rail station.

8. Adjacent Parcels:

An adjacent 5.7-acre vacant property, 0 Pleasant Valley (PIN 168906491232), is currently listed for sale by a private owner via Pequot Commercial Brokers. This parcel was created by virtue of a probate court ruling, not by subdivision approval. Whether subdivision approval on this property would be required prior to submitting a site plan application is unclear. This adjacent parcel is only referenced since it may offer benefit to a developer's project.

9. Utilities:

The site is served by sewer and water. One 5,000-gallon above-ground storage tank (AST) exists in the brick structure behind the school. Electrical Service to the site is from Pleasant Valley Road. For the environmental site assessment, see https://bit.ly/PleasantValleyGroton.

Figure 7: Boiler Room

Figure 8: Electrical Junction Boxes

10. Environmental Assessment and Remediation:

On December 6, 2019, Eagle Environmental, Inc. (Eagle) completed a Phase I Environmental Site Assessment (ESA) for the Town of Groton, located at 380 Pleasant Valley Road South. The Phase I ESA was performed in general accordance with American Testing and Materials (ASTM) Standard E1527-13 and meets EPA's All Appropriate Inquiry (AAI) standard. Based on the results, one Recognized Environmental Condition (REC) has been identified. A summary of findings and a description of the identified environmental concern are discussed in the enclosed report. The major findings of the Phase I ESA are as follows:

- The 16.74 acre site consists of an approximately 30,968 square foot (SF) former elementary school, an approximately 9,464 SF wood frame building, a temporary classroom building, and an outbuilding housing an aboveground fuel oil storage tank. The wood frame structure is currently used for dry storage, but the school and temporary classroom building are currently unoccupied, except for intermittent use to support activities of the town's robotics club. The site building is served by municipal sewer and public water.

- A 5,000-gallon AST was observed inside the masonry outbuilding located behind the school. Some de minimus staining was noted on the top of the tank, no significant floor staining or other evidence of potential release to soil or groundwater was evident during the site visit.
- No evidence of a heating system for the wood-frame building on the northeastern portion of the site was noted during the site visit. No evidence of an underground storage tank (UST), such as fill or vent pipes, were observed during the site visit.
- Several nearby and upgradient properties with listed hazardous waste generation were identified. Based on the Groton watershed map, these properties would not be expected to have impacted the site.
- A hazardous waste manifest indicating shipment of 5,000 pounds of lead waste from the site in October 1996 was discovered, indicating the potential for the site to be subject to the Connecticut Transfer Act upon a qualifying ownership transfer. However, the manifest also indicates the potential for the shipped material to be exempt.

The accurate representation and description of the environmental conditions are best addressed by the technical reports provided on the project webpage at https://bit.ly/PleasantValleyGroton.

Figure 9: Boiler Markings

11. Resources:

The following resources are available on the town's website at www.exploremoregroton.com or https://bit.ly/PleasantValleyGroton:

- Environmental Site Assessments
- Property Card/Maps

12. Development Guidelines:

The Town of Groton desires the property to be developed in a manner consistent with the following development guidelines:

- Implementation of a quality development including use, design, and function, that will be an asset to the town;
- Completion of the project in a timely, planned, and well-executed manner;
- Development which is complementary to the existing and surrounding neighborhood;
- Management of traffic circulation;
- Preservation or creation of some public open space and/or recreation on the property;
- Retention of significant trees and planting of new landscaping; and
- Minimization of lighting impacts to adjacent properties

13. Project Incentives:

The town's primary goal is to select the best development team to redevelop the property in a timely, superior, and well-planned manner. The town is also interested in receiving a competitive offering for the property, one that maximizes financial and community benefits to the town. This specifically includes adding the property to the town's grand list to generate property taxes.

The town will entertain proposals that require incentives to improve project success. Such incentives would be entertained as a part of the competitive evaluation to be scored against other submittals. Additionally, the requested incentives are not guaranteed and are a part of a negotiated process involving the developer and the town. Potential incentives may include, but are not limited to the following, and are subject to the quality and caliber of the development proposal:

- Local technical assistance with local and state permitting
- Assignment of a local project liaison to assist with project completion
- Tax abatement programming
- Infrastructure assistance funding

Prospective developers may integrate these and other incentives into their proposals for review by the town. The consideration and granting of incentives is contingent upon the total value of the developer's proposal. The decision to grant any incentives will be packaged with the final award to the selected development team.

14. Evaluation Criteria:

A prospective developer's financial offering will not be the only evaluation criterion. Each proposal will be evaluated by the town upon the following:

- Project Approach:
  - Compliance with the RFP submission requirements
  - Clear and comprehensive submittal
  - Rational, detailed, and thorough approach to implementation
  - Degree to which project complies with local plans

- Team Qualifications and Experience:
  - Demonstrated experience in completing similar projects
  - Strength of the team including project lead, engineering, architectural design, construction, financing, etc.
  - References for key completed projects

- Project Viability and Ability to Execute Project in a Timely Manner:
  - Demonstrated project marketability
  - Demonstrated evidence supporting project financing
  - Reasonable timeframe to initiate and complete project
  - Demonstrated on-time completion of past projects
  - Reasonable demands or requests from the town

- Benefit to Town:
  - Financial offering and benefit to the town
  - Taxes to the town upon full build-out
  - Quantitative and qualitative benefits to the town
  - Building design and efficient use of property
  - Other community benefits (public use, amenities, other)

Criteria	Possible Points
Project Approach	20%
Team Qualification and Experiences	20%
Project Viability and Ability to Execute Project in a Timely Manner	30%
Benefit to Town (including financial offering)	30%

15. Submittal Requirements:

Below are the submission requirements. The Town of Groton is not responsible for errors and/or omissions.

Submission Format: Respondents are required to provide three (3) paper copies of their proposal plus one electronic copy on a USB Flash Drive. Each proposal must contain all information as outlined below. Relevant supplemental information will be accepted within and in addition to the submission format. Submissions that omit requested information may be subject to disqualification.

- Executive Summary
- General narrative description and site plan/sketch for the proposed project including basic elevation renderings
- Contact information (names, phone, address, email) for the development team plus the identification of the primary contact person
- Statement of Qualifications
- Financial offer (Proposals are subject to final competitive negotiation)
- If applicable, estimated number, type, and salary range of created full and part-time jobs
- A description of the proposed development including, but not limited to:
    - proposed use(s) for proposed building and land
    - building(s) proposed design, configuration, size, height, units, etc.
    - traffic circulation, road improvements, and parking
    - preliminary site plan, conceptual floor plans, and any other submissions that best illustrate the development
    - infrastructure improvements (water, sewer, storm water, open space/recreation)
    - proposed planning, design, approval, and construction schedule
- Description of requested technical or financial assistance from the town including documented need
- Project timeline
- Construction budget
- Evidence of financing availability, including the names and addresses of financial references and any other named sources of equity capital
- List of submitted information requiring confidentiality
- Project pro forma demonstrating the financial viability of the proposed development
- For each individual with more than a ten percent (10%) interest in the development entity, respondents must execute a notarized affidavit of non-collusion. A copy of said affidavit must be attached.
- Domestic corporations and other limited liability entities must submit a certificate of good standing from the State of Connecticut Department of Revenue Services:

    Department of Revenue Services
    Collection and Enforcement Division-Lien Unit
    Request for a Status Letter
    25 Sigourney Street

Hartford, CT 06106
CT Dept. Revenue Services - Status Letters

- Respondents that are foreign corporations and those corporations not chartered in Connecticut must hold a certificate authorizing said corporation to do business in the State of Connecticut. These certificates or certified copies are available from the Office of the Connecticut Secretary of State.
- All prospective respondents, in order for their proposals to be considered, must not be delinquent on any property tax or fees issued by the Town. Prospective respondents shall certify that neither they nor any business or corporation fully or partially owned by the respondent is not delinquent on Town property taxes or fees.

IMPORTANT: All proposal materials become the property of the Town of Groton.

16. Submittal Deadline and Review Schedule:

Submissions are due by the date and time specified unless a formal extension has been granted by the Town of Groton. Respondents must ensure that proposals are delivered on time to assure consideration by the Town. The Town of Groton reserves the right to modify the deadline and schedule. The Submission Deadline is final. Late proposals received beyond the deadline will not be considered.

RFP Issuance and Distribution:	**August 26, 2020**
Submittal Deadline:	**October 28, 2020**
Review by Town:	**November 25, 2020**
Interview with Developer(s):	**December 2020**
Recommendation of Preferred Developer:	**2021**
Contract Award Date:	**2021**

The outlined relative schedule is subject to change depending on the review of proposals, negotiations with potential developers, and other factors.

The proposal and all supporting documents must be received by the above-stated deadline at the following address:

Town of Groton
45 Fort Hill Road
Groton, CT 06340
C/o Eileen Cardillo, Purchasing Agent
Attention: RFP 21-05 Pleasant Valley School

17. Reserved Rights/Disclaimer:

The town reserves the right to select the proposal that, in the exercise of its sole discretion, the town believes to be responsible and most advantageous to the town. To this extent, the town reserves the

right to accept an initial offer without further discussion and/or negotiation. The town also reserves the right to discuss and/or negotiate proposals with any prospective respondents it believes may have a reasonable chance of being selected for an award.

The town shall not be responsible, in any manner, for the costs associated with responses to the solicitation. The individual responses to this solicitation including all artwork, drawings, plans, photos, models, and narrative material shall become the sole property of the town upon their receipt. The town shall have the right to copy, reproduce, duplicate, publicize, or otherwise dispose of each response to this solicitation in any manner that the town chooses unless otherwise agreed upon, in advance, with the prospective respondent.

The town reserves the right to waive any informality or irregularity when it is in the best interest of the town to do so, to discuss modification to any proposal, to re-advertise for additional proposals if desired or necessary, and to accept or reject any or all proposals, for any and all reasons.

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

18. Attachments:

A. Property Map and Card
B. Section 3.2.4 of the Town of Groton Zoning Regulations
C. Non-Collusion Affidavit
D. Anti-Kickback Acknowledgment
E. Proposal Transmittal Sheet
F. Listing of Officers Sheet

Attachment A

Town of Groton

GIS Map

Disclaimer:

The planimetric and topographic information depicted on this map was compiled by The Sanborn Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, assessor records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the Town of Groton and is subject to change as a more accurate survey may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.
THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:
Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).

Vertical Datum:
North American Vertical Datum of 1988 (NAVD88)

N
W E
S

1 inch = 208 feet

Date: August 20, 2020

Map Created using the Town of Groton, Connecticut GIS Web Application

Commercial Property Card

Print Date: 11/14/2018

Card 1 of 3

<<Back Next>>

Account	Location	Zoning	Deed Book/Page	Acres
168906487644 E	380 PLEASANT VALLEY RD SOUTH	R-12	108/49	16.74

District	Use Code
WEST PLEASANT VALLEY	MUNICIPALITIES

Current Owner

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

Building Information

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

Valuation

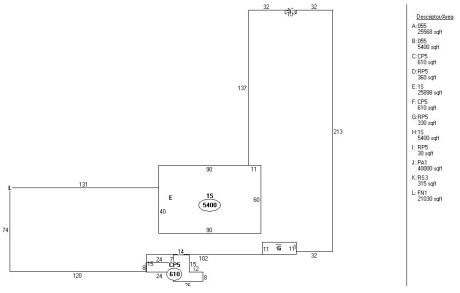
Land:	$2,531,100
Building:	$3,001,600
Total:	$5,532,700
Total Assessed Value:	$3,872,890

Recent Sales

Book/Page	Date	Price

Property Picture

Building Sketch



Sketch Legend

----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFP	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msnry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

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

Commercial Property Card

Print Date: 11/14/2018

Card 2 of 3

<<Back Next>>

Account	Location	Zoning	Deed Book/Page	Acres
168906487644 E	380 PLEASANT VALLEY RD SOUTH	R-12	108/49	16.74

District	Use Code
WEST PLEASANT VALLEY	MUNICIPALITIES

Current Owner

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

Building Information

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

Valuation

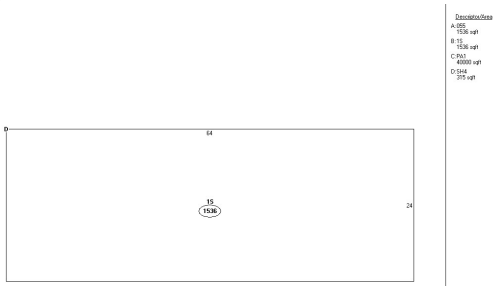
Land:	$2,531,100
Building:	$3,001,600
Total:	$5,532,700
Total Assessed Value:	$3,872,890

Recent Sales

Book/Page	Date	Price

Property Picture

Building Sketch



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A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
1 - 1	SCHOOL	FRAME	WOOD JOIST	UNIT HEAT	UNIT	NORMAL

Commercial Property Card

Print Date: 11/14/2018

Card 3 of 3

<<Back Next>>

Account	Location	Zoning	Deed Book/Page	Acres
168906487644 E	380 PLEASANT VALLEY RD SOUTH	R-12	108/49	16.74

District	Use Code
WEST PLEASANT VALLEY	MUNICIPALITIES

Current Owner

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

Building Information

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

Valuation

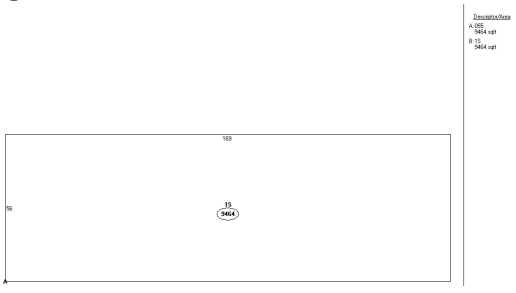
Land:	$2,531,100
Building:	$3,001,600
Total:	$5,532,700
Total Assessed Value:	$3,872,890

Recent Sales

Book/Page	Date	Price

Property Picture

Building Sketch



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.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

Exterior/Interior Information

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

3.2-4 RESIDENTIAL MULTI-UNIT (RM)

Intent

The RM district is scattered, with most sites on the western half of the Town. Most RM parcels are already built out with existing multi-unit homes, ranging from side-by-side town houses to stacked garden apartments, and including both rentals and ownership condominiums. The RM district is meant to encourage and guide the development of multi-unit projects within the Town where necessary utilities and transportation improvements are in place. It is designed to accommodate all allowable residential-only developments of three housing units or more. RM dimensional standards are divided into two categories. Those that apply to one and two-unit dwellings, and those that apply to every other use permitted in the district.

RM Dimensional Standards (all uses except one and two-unit dwellings)

Lot Size

- Minimum lot size: 40,000 SF
- Minimum lot width: 150 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 20 ft

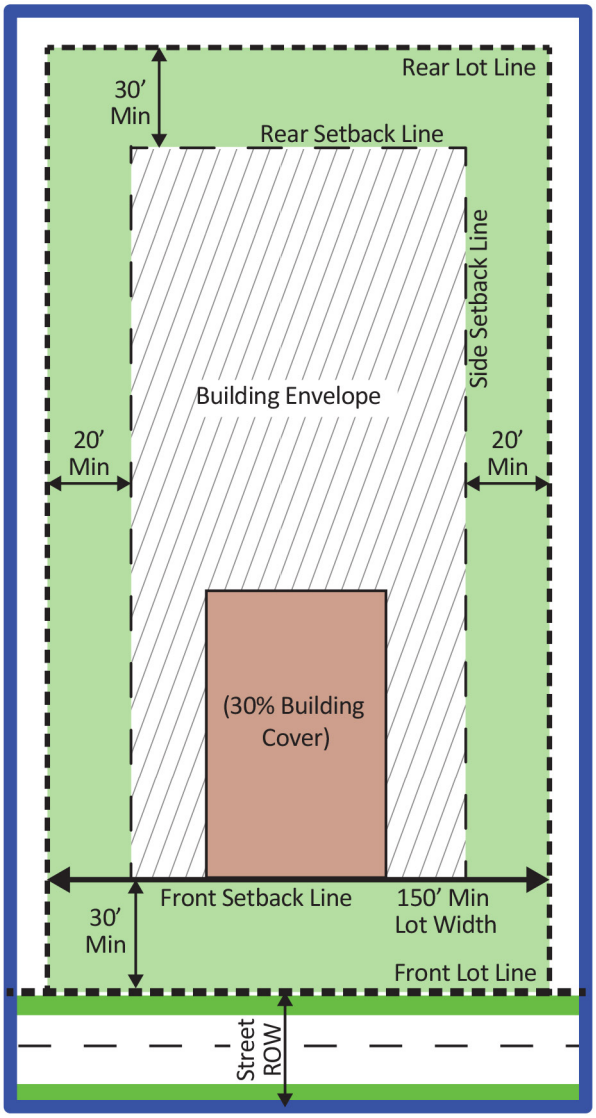
Maximum Building

- Height: 3 stories/40 ft
- Coverage: 30%
  (Building height can be increased to 5 stories/65 feet, provided the minimum lot area is 120,000 square feet. Any building exceeding 40 feet in height must be set back from its front, side, and rear lot lines an additional two feet for each foot in height over 40 feet.)

Lot Area

- Minimum Lot Area Per Dwelling Unit: 2,000 SF

RM
Minimum Lot Size 40,000 SF



RM Dimensional Standards (one and two-unit dwellings)

Lot Size

- Minimum lot size: 7,000 SF
- Minimum lot width: 60 ft

Setbacks

- Minimum front yard setback: 10 ft
- Minimum rear yard setback: 25 ft
- Minimum side yard setback: 6 ft

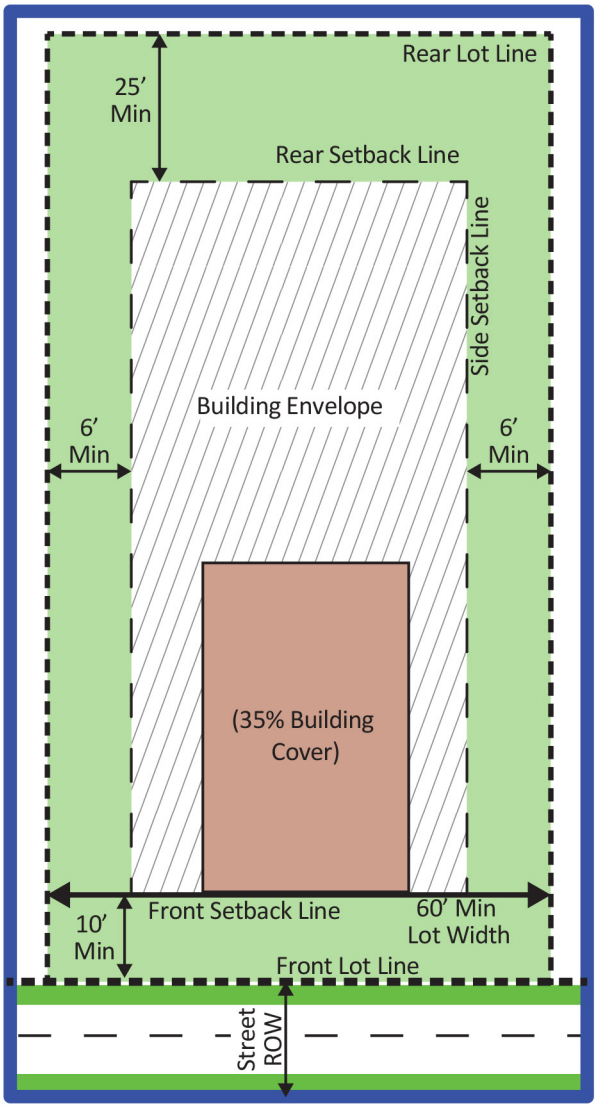
Maximum Building

- Height: 30 ft
- Coverage: 35%

Lot Area

- Minimum Lot Area Per Dwelling Unit: 4,000 SF

RM One- and Two-Unit Dwellings
Minimum Lot Size 7,000 SF



Attachment C

NON-COLLUSION AFFIDAVIT

(Prime Respondent) _____

State of _____

County of _____

_____, being first duly sworn, deposes and says:

That he/she is _____(partner or officer) of the firm of _____, the party making the foregoing proposal, that such proposal is genuine and not collusive or sham, that said respondent has not colluded, conspired connived or agreed, directly or indirectly with any respondent or person, to put in a sham proposal or to refrain from submitting, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the proposal or affidavit of any other respondent, or to fix any overhead, profit or cost element of said proposal, or of that of any other respondent, or to secure any advantage against the Town of Groton or any person interested in the proposed award; and that all statements in said proposal are true.

Signatures:

Respondent, if the respondent is an individual; _____

Partner, if the respondent is a partnership; _____

Officer, if the respondent is a corporation; _____

Subscribed and sworn to before me

This _____ day of _____, 20___

Notary: _____

Printed Name: _____

My Commission expires: _____, 20___

Attachment D

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 DATE

_____

TITLE

_____

COMPANY

Title of RFP: _____

Attachment E

PROPOSAL TRANSMITTAL SHEET

Pleasant Valley School 380 Pleasant Valley Road

Date: _____

I/We _____the undersigned do hereby submit a proposal to the Town of Groton, Connecticut, for the sale or lease of 380 Pleasant Valley Road, in accordance with all terms and specifications contained within said RFP herein. The undersigned acknowledges that the submittal does not rely on the Town of Groton regarding the condition of the property and will make their own investigation on the condition of the property and its suitability for development.

_____
NAME OF FIRM

_____ _____
SIGNATURE TITLE

_____ _____
SIGNATURE TITLE

_____ _____
SIGNATURE TITLE

_____
ADDRESS, CITY, STATE, ZIP CODE

_____ _____
TELEPHONE NUMBER FAX NUMBER

_____
E-MAIL ADDRESS

Attachment F

LISTING OF OFFICERS SHEET

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

_____

Complete Company Name

Name	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
Name	Title/Officer/Position