

**STATE OF CONNECTICUT
INVITATION TO SUBMIT REAL PROPERTY PROPOSAL TO PURCHASE**

Nathan Hale Hall, 833 Main Street, Willimantic, Connecticut

The State of Connecticut, Department of Public Works, will accept real property proposals to purchase through **1 p.m. Friday, October 30, 2009**, to purchase the Nathan Hale Hall property, formerly Nathan Hale Hotel, 833 Main Street in Willimantic, Connecticut identified as Solicitation Number SB-09-01.

For details regarding the property and to obtain a Request for Proposals to Purchase Package please go to the following link:

www.ct.gov/dpw/ and click on Surplus Property under the heading Requests for Proposals or call (860)-713-5795.

State of Connecticut
Department of Public Works
Raeanne V. Curtis, Commissioner

**Request for Offers to Purchase
Nathan Hale Hall, Formerly Nathan Hale Hotel
833 Main Street
Willimantic, Connecticut
SB 09-01**

Offer Due By:

**1:00 P.M. on
October 30, 2009**

Issued By:

**Department of Public Works
165 Capitol Avenue
Hartford, Connecticut 06106
Raeanne V. Curtis, Commissioner**

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Although all information contained herein is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof, and is submitted subject to errors and omissions, or withdrawal without notice.

SECTION A

SALE BY PUBLIC BID
SURPLUS STATE PROPERTY

The State of Connecticut, Department of Public Works, will accept sealed bids for the purchase of Nathan Hale Hall, formerly Nathan Hale Hotel, 833 Main Street, Willimantic. Bids to be received at the Department of Public Works Bidding and Contracts Section, State Office Building, Room G-35, 165 Capitol Avenue, Hartford, Connecticut, 06106 until 1:00 PM on October 30, 2009. No bids will be accepted after that time. Walk thru to be held for all interested parties at 1:00 PM on October 14, 2009.

Proposals should be addressed exclusively to:

State of Connecticut
Department of Public Works
State Office Building
165 Capitol Avenue, Room G-35
Hartford, Connecticut 06106

Attention: Bidding and Contracts
Solicitation Number SB 09-01
(Two (2) copies should be submitted)

An information package along with a State of Connecticut bid form is available upon request. Request should be made to Bidding and Contracts, Department of Public Works, 165 Capitol Avenue, Hartford, CT 06106. Telephone (860)713-5795.

The property will be sold "as-is" condition; conveyance of title will be by Quit-Claim Deed. The State reserves the right to reject any and all bids.

State of Connecticut
Department of Public Works
Raeanne V. Curtis, Commissioner

SECTION B

PROPERTY DATA

Site

The site is rectangular in shape and contains 0.50 acre, or 21,780 sq. ft. It has 133 ft. of frontage on Main Street and an average depth of 164 ft. The site is level and at street grade. The site is covered with either the building footprint (11,845 sq. ft.) or an asphalt parking area (9,935 sq. ft.) with 20 spaces.

Improvements

The property is improved with a one and five story brick building containing a gross floor area of 27,845 sq. ft., plus a 4,000 sq. ft. unfinished basement. The building was built as a hotel in 1926, and a garage addition was added in 1930.

The hotel was converted to a college dormitory in 1969, and last used as storage and offices by the college. It has been unoccupied, but still used for miscellaneous storage by the college. It contains 6,600 sq. ft. on the ground floor and 4,000 sq. ft. on each of the first, second, third and fourth floors, and 4,000 sq. ft. in the basement. The garage contains 5,245 sq. ft.

Exterior walls are brick with double hung wood frame windows and triple track aluminum screen and storm windows. The roof on the one and five story sections has a built-up surface. A tarred surface is on the garage.

The interior layout has not changed much since it was converted to a dormitory. The ground floor contains three large rooms which were last used as a lounge, meeting room, and dining area, two small offices, elevator, stairwell, and main lobby. The kitchen and dining areas are in the 2,600 sq. ft. one story section of the building.

The first floor (so-called) contains eight meeting rooms, each with 2-fixture lavatories. The second, third, and fourth floors each contains 17 rooms with a 2-fixture lavatory and a shower stall in each room. The basement contains a boiler room, mechanical room, storage rooms and refrigerated rooms. The floors are connected by one internal stairway and a pedestrian elevator with a 2,000 lb capacity. A metal exterior fire escape is located at the southeast corner of the building.

The interior is finished with carpet floors in the rooms and halls, vinyl flooring in the lavatories, sheetrock and plaster walls and ceilings.

The building was heated by two oil fired steam boilers with cast iron radiators in each room. Additional heat was provided by electric baseboard units in the first and second floors. Suspended gas fired space heaters are in the kitchen area.

Property Data

The garage has brick exterior walls, a tarred roof and boarded-up exterior windows. The roof is supported by wood trusses which provide an open interior with no supporting columns. Access is by an eight by eight foot overhead door and a pedestrian door from the outside. There is no interior access from the dormitory area. The interior is unfinished and has a concrete floor. It also has one 2-fixture lavatory.

The building has been vacant since 2001 and is in poor condition. Although it appears to be structurally sound, the mechanical systems are outdated. The boilers appear to be original to the building. Functional obsolescence is evident in the floor layout of the building, with small rooms and lavatories in each which are unique to the prior uses as a hotel and then a dormitory. Reuse of the building as a commercial dormitory or hotel is not economically feasible. Conversion of the rooms to efficiency apartments would not be permitted by zoning as the sizes of the rooms are less than the minimum 500 sq. ft. per apartment of the regulations. The single interior stairway, fire escape and elevator provide the only means of egress from the upper floors.

Zoning and Other Land Use Regulations

The property is located in the B-1, Downtown Business District of the Town of Windham. The regulations state that the purpose and intent of this district is to encourage and permit a high-density urban environment catering to retail businesses with an emphasis on “arts” and “entertainment”, and with a pedestrian orientation.

Permitted uses

Retail stores.

Restaurants and other food service establishments with service at tables or counters; no drive-up facilities.

Business and professional offices.

Public buildings.

Off-street parking facilities.

Customary accessory uses.

Special Uses

Indoor theaters and assembly halls.

Hotels and motels.

Self-service cleaning establishments.

Funeral homes; printing and publishing establishments; dwellings with a minimum floor area of 500 sq. ft. and only located above the ground floor.

Other business uses of a similar nature provided they are not expressly prohibited in the following section and providing they are in keeping with the intent of the B-1 Downtown Business District.

Prohibited Uses

**Gas stations, auto repair garages, car washes, auto dealerships.
Warehousing, trucking businesses, junk yards, veterinary hospitals, and convalescent hospitals.
Sexually oriented adult businesses.**

Physical Requirements

Minimum Lot Area: None.

Minimum Lot Frontage None.

Minimum Setbacks, if set back from a property line:

Front: 12 feet

Side: 12 feet

Rear: 12 feet

Maximum Lot Coverage: 90%

Maximum Building Height: 50 feet

Parking and Loading Requirements

All existing buildings in the B-1 District are except from the off-street parking and loading requirements, except that any ancillary parking which exists and is available to the property shall be preserved and maintained.

Conformity

The property conforms to the use and physical requirements of the zone.

SECTION C

Legal Matters

Legal Description

Warranty Deed

No. 114

To all People to whom these Presents shall come, Greeting:

Know ye, that I, BENJAMIN HOCHBERG, of the Town of Columbia, County of Windham and State of Connecticut,

for the consideration of One (\$1.00) Dollar and other valuable considerations received to my full satisfaction of THE STATE OF CONNECTICUT, its successors and assigns do give, grant, bargain, sell and confirm unto the said STATE OF CONNECTICUT, its successors and assigns, a certain piece or parcel of land with all buildings thereon situated on the northerly side of Main Street in Willimantic, Connecticut, presently known as the Nathan Hale Hotel property and more particularly bounded and described as follows:

Beginning at a point in the northerly street line of Main Street, Said point being the southwest corner of land herein described and running on a bearing of N 0° 25' 09" E, a distance of 163.44 feet along land now or formerly of Josephine G. Kenyon;

Thence, running on a bearing of S 89° 39' 26" E, a distance of 67.84 feet;

Thence, running on a bearing of N 0° 20' 34" E, a distance of 3.95 feet along land now or formerly of Henry Kenyon;

Thence, running on a bearing of S 87° 07' 04" E, a distance of 66.79 feet along land now or formerly of Eckley R. Storrs;

Thence, running on a bearing of S 1° 06' 12" W, a distance of 164,30 feet along land now or formerly of Sarah S. Hooker;

Thence, running on a bearing of N 89° 43; 06" W, a distance of 132.60 feet along the northerly street line of Main Street to the point or place of beginning.

Said parcel contains 0.50 acres and is the same as parcels one and two of land conveyed to Benjamin Hochberg by the Community Hotel Corp. of Willimantic, Inc. and recorded in the land records of Windham in Volume 210 at Page 581. Said parcel is shown on a map entitled "Property Acquired By State of Connecticut From Benjamin Hochberg Main Street Willimantic, Conn., Scale 1" x 20' Sept. 1968 Project No. BI-RW-472" as drawn By G. L. Davis, Surveyor (No. 4195), which map is recorded herewith In the Land Records of the Town of Windham.

SECTION D

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS
165 CAPITOL AVENUE
HARTFORD, CT 06106

REAL PROPERTY BID FORM

The following bid is made by _____ to purchase the Nathan Hale Hall property, formerly Nathan Hale Hotel, 833 Main Street in Willimantic, Connecticut, and identified as bid item number SB-09-01. The undersigned agrees, if this bid is accepted, to pay to the order of Treasurer, State of Connecticut, by certified check or bank check in United States currency the sum of _____ Dollars (\$ _____), for the real property. **No bid below \$ _____ will be considered.**

Accompanying this Bid is a certified check, or bank officer's check, (NO CASH WILL BE ACCEPTED) payable to the order of Treasurer, State of Connecticut, in the amount of _____ Dollars (\$ _____) being the amount of the deposit required by the terms of the proposal which, it is understood, will be returned in the event the bid is not successful. The State reserves the right to unilaterally and without cause accept or reject any or all bids, and to withdraw this invitation to bid at any time before or after the bids are opened. Further, if the Commissioner of the Department of Public Works deems it advisable, she/he may negotiate with the bidders in order to obtain the best possible purchase price. It is understood that the successful bidder will be given Thirty (30) days notice to complete the purchase after having been given written notice of the "approval" of the bid, as hereinafter set forth, time being of the essence to this transaction, and that if the successful bidder does not complete the purchase within the Thirty (30) days period, without written approval for an extension thereof, the deposit submitted with the bid shall be forfeited to the State as liquidated damages, and in full settlement of any breach of the conditions of this bid and proposal. It being understood and agreed by the parties that it is commercially impossible to accurately forecast the amount of the State's damages in the event of the bidder's breach. It is understood that the premises will be conveyed subject to any and all of the zoning and building ordinances and regulations of the municipality and to other rights, easements and encumbrances as may appear of record and subject also to any state of facts which an accurate survey or inspection of the premises may show. All properties inclusive of the real property and all buildings and improvements situated thereon, if any, shall be sold in their "as it" condition. The State shall not make any warranties or representations whatsoever. Each bidder shall be solely responsible for inspecting all public records, including, but not limited to, the entire bid package, inspecting the subject premises and drawing his own conclusions. The information contained within this bid and from all officers, agents and employees of the State has been obtained from the State's records and the State makes no warranties or representations as to the accuracy or completeness of this information. Nothing within this bid package may be construed as an expressed or implied warranty, representation or a waiver or limitation of the State's sovereign immunity. It is understood that all successful or accepted bids must be approved by the Commissioner of Public Works, the Secretary of the Office of Policy and Management and the State Properties Review Board and the joint standing committees of the General Assembly having cognizance of matters relating to State revenue and the purchase and sale of State property and facilities. In accordance with Section 4b-21,C of the Connecticut General Statutes, as revised. The transfer deed must be reviewed and approved by the Attorney General of the State of

Connecticut as to form. It is further understood that under the provisions of Connecticut General Statutes Section 3-14b, that after all approvals have been obtained, if the terms of the sale are different than those initially offered to the municipality, the State must again offer the property to the municipality and such municipality shall have the option to purchase such land upon such terms and may thereupon, in the same manner and with the same time limitations as are provided in Sub-Sections (a) and (c) of Section 3-14b inclusive, proceed to purchase such land. The undersigned hereby acknowledges receipt of the entire bid package and expressly agrees that "this proposal is tendered subject to all the conditions set forth herein".

Type or print legal name (Person, partnership, Firm or Corporation)

By: _____
Written Signature (Authorized Representative)

Title: _____

Date: _____

Full Address: _____

Telephone Number: _____

INSTRUCTIONS FOR EXECUTION OF ABOVE

If this proposal form is executed by an individual, it shall be signed by the individual. If executed by a Corporation, it shall have the signature of duly authorized officer or representative thereof with his/her title and the corporation seal, if any, shall be affixed. If executed by a partnership, the partnership name, if any, shall be shown and each partner shall sign as a co-partner, unless a duly executed power of attorney is attached, authorizing one partner to execute the contract for all partners. If executed by an individual doing business under a trade name, it shall be signed by this individual, doing business as:

Trade Name

I hereby acknowledge receipt of check number _____ returned.

Signature: _____ Date: _____