

Gateway Community College Consolidation and Relocation Project
Request for Proposals for Title Insurance Company

The State of Connecticut Department of Public Works (“DPW”) is seeking proposals from title insurance companies to provide title insurance and related services in connection with the acquisition and development of two parcels of property located in New Haven, Connecticut for the proposed relocation and consolidation of Gateway Community College. In particular, DPW seeks a title insurance company to perform a title search of the subject properties, which may be provided by the company’s staff or outside contractors; prepare a title commitment(s); issue an owner’s title insurance policy with endorsements to be determined; consult with DPW’s Legal Services Division on title issues related to the development and acquisition of the property; and provide bring-down and recording services. At the time of the acquisition, DPW intends to obtain an owner’s title insurance policy in the amount of \$2,000,000. During the course of development, DPW anticipates obtaining endorsements to update the owner’s title policy for easements and rights of way to be acquired or modified. Upon the partial or full development of the properties, DPW intends to increase the value of the owner’s title insurance policy to \$94,851,050.

The company should expect to issue a commitment for title insurance by February 1, 2006. The commitment should be submitted together with copies of all encumbrances and appurtenances, as well as a copy of the title searcher(s) schedules. The anticipated closing for acquisition of the properties is to occur in summer 2006. Construction of the Gateway Community College campus is anticipated to be complete for the 2010 fall semester.

Title companies responding to this request should meet the following criteria: A title insurance company must be licensed to do business in the State of Connecticut and have at least one office located in Connecticut with at least one title attorney admitted to practice law in the State of Connecticut in residence. A title insurance company must have a Fitch rating of A- or higher for all title insurance companies or a Demotech rating of A or higher. The legal and underwriting staff of the title insurance company must be available for consultation with attorneys and paralegals from DPW’s Legal Services Division.

Proposals should include the following information:

1. A quote for an owner’s title insurance policy in the amount of \$94,851,050. Because an agent will not be involved, rates should conform to the net premium shown on the rate schedule periodically filed with the State of Connecticut Insurance Department, adjusted for any discounts available to government agencies and any other discounts the title insurance company offers.
2. A fixed rate (may be a fixed hourly rate) for title searching services.

3. The name, qualifications and experience of the title searcher(s) the title insurance company intends to use for this project.
4. A general description of the experience and qualifications of the title insurance company.
5. Examples of similarly complex projects on which the title insurance company has worked in the past five (5) years.

Proposals should be returned no later than October 14, 2005 to the following address:

State of Connecticut Department of Public Works
Legal Services Division
165 Capitol Avenue, Room 437
Hartford, CT 06103

The state Department of Public Works is responsible for the design and construction of major capital building projects (except highways and bridges) for most state agencies, leasing and acquisitions statewide, and facility management, maintenance and security of state buildings in the greater Hartford area.