

## REQUEST FOR PROPERTY AVAILABILITY

Charter Oak State College (COSC) and the Connecticut Distance Learning Consortium (CTDLC) are desirous of conducting a feasibility study to assess co-locating and relocating their current functions to a site to be located in the City of New Britain. The State of Connecticut, Department of Public Works invites those property owners interested in participating in said study, and potentially selling their property for the above purpose, to submit letters of interest until **February 27, 2007**.

COSC and the CTDLC's needs for a new site location are as follows:

1. Frontage on a public street or highway having adequate capacity to accommodate the vehicular traffic generated via the new facility (150 cars to be parked on-site).
2. The new site location must be located in an area zoned appropriately for a College function, and in a non-residential area, located within close proximity to public transportation and high density residential areas.
3. The site must be served by public utilities, including water and sewer systems of sufficient capacity to meet the requirements of the functions for a College.
4. The proposed site must be reasonably free from physical encumbrances that would tend to limit and/or inhibit the economical and practical development of the proposed facility and its function.
5. The proposed site must accommodate the development of a new facility rendering a minimum of 40,000 sq. ft. of usable square feet. The facility to be developed will be office and meeting space only. Classrooms are not part of the facility plan.
6. The proposed site must accommodate a building with the minimum square footage indicated in item #5 above, and yet accommodate non-structured parking for 150 cars.

Proponents offering potential sites of interest should include, to the extent they are already available to proponent, any of the following items with their letter of interest:

1. An A2/T2 Site Survey by a Connecticut licensed land surveyor, showing boundary divisions, land area in term of square footage, current zoning and public utilities serving the site. The survey must include the names of abutting property owners.
2. The site survey shall show existing topography with contour intervals of not more than 5 ft. intervals.
3. The site survey shall show any and all special physical characteristics, including but not necessarily limited to wetlands, floodplains, rock outcroppings, and the location of any existing physical structures and/or buildings on-site and the buildings on adjacent sites for buildings within 100 ft. of the property line.
4. Letters of interest must also include the names and addresses of all persons holding ownership or beneficial interest in the property; proponents must also include a copy of the current deed.
5. In addition, the letters of interest must be accompanied by a description of any liens, mortgages, easements and other legal encumbrances on the property.
6. A descriptive history of any and all environmental issues in the past ten (10) years and their current status must be included with letters of interest.

One (1) copy of Letters of Interest (with enclosures) should be addressed exclusively as follows:

Department of Public Works  
State Office Building  
165 Capitol Avenue, Room G-35  
Hartford, CT. 06106  
Attention: Bidding and Contracts Section  
Solicitation No. SL 07-1

Letter of interest with enclosures included must be submitted in a sealed envelope marked Solicitation #**SL 07-1**. The submission shall not bind the State or the sender, nor does it constitute a competitive bid. In the event the State is potentially interested in the property as a potential site for the Agencies indicated, they will contact the property owner accordingly.

State of Connecticut  
Department of Public Works  
James T. Fleming, Commissioner