

Request for Proposals to Purchase Package

**Seaside Regional Center
36 Shore Road
Waterford, Connecticut**

SB 09-02

Offer Due By: January 29, 2010

Issued By:

**State of Connecticut
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.

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SECTION A: COPY OF PUBLIC NOTICE

SALE BY REQUEST FOR PROPOSALS TO PURCHASE

SURPLUS STATE PROPERTY

The State of Connecticut, Department of Public Works (DPW), will accept sealed proposals to purchase (“Proposals”) the Seaside Regional Center, 36 Shore Road, Waterford, Connecticut (the “Property”). Proposals in the form attached hereto as Section C may be submitted to the DPW Bidding and Contracts Section, State Office Building, Room G-35, 165 Capitol Avenue, Hartford, Connecticut, 06106 until 1:00 PM on January 29, 2010. An on-site walk thru will be held for all interested parties at 10:00 AM on January 6, 2010. In the event the State does not accept any of the Proposals received, the State reserves the right to market the Property and seek alternative purchasers.

Proponents shall submit the State of Connecticut Real Property Proposal to Purchase Form (see Section C) and also set forth the following information:

- a. Name of proponent.
- b. Purchase price.
- c. Any material conditions or contingencies sought by Proponent.

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 Section
Solicitation Number SB 09-02
(Only one copy is to be submitted)

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 proposals to purchase.

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SECTION B: PROPERTY DATA

Site

The site is a 32.280+/- acre parcel located on the south side of Shore Road. The site contains approximately 860' of frontage along Shore Road, 250' frontage along Magonk Point Road and 1,650' of frontage on Long Island Sound. The parcel is indentified as parcel 21 on the Town of Waterford's Assessor's Map 3.

A low seawall of stone and mortar constructions runs along the water frontage, the height above ground ranges from 3 to 6 feet. There are five breakwater structures of various lengths along the shoreline that separate the waterfront into several sandy beaches.

Improvements

The primary improvement is a four story hospital building of brick construction, originally built in 1934 as a tuberculosis hospital and later converted to a residential facility for the mentally handicapped. The hospital was closed in 1991.

The four basic historic buildings and their estimated areas are: Main Building 64,830 s.f.; Employee Building 1 20,470 s.f.; Duplex House 4,912 s.f.; Superintendent's Residence 4,504 s.f.

Main Building

Year Built: 1934
Size: 64,830 s.f. of above grade total building area
Use: Hospital and residential, care facility for mentally handicapped, now vacant.

Employee Building One

Year Built: 1934
Size: 20,470 s.f. above grade, total building area
Use: Dormitory, now vacant.

Duplex House

Year Built: 1934
Size: 4,912 s.f. above grade, total building area (2,456 s.f. per dwelling unit)
Use: Two family dwelling, now vacant

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Superintendent's House

Year Built: 1934

Size: 4,504 s.f. above grade total building area, plus 867 s.f. garage/shed

Use: Single family dwelling with servant's quarters, now vacant

Zoning

The entire property is designated Seaside Preservation Zoning District. This zoning was created effective July 15, 2003. Full information concerning the zone is contained within Section 17a of the Waterford zoning regulations and interest parties should review the section.

No land uses are permitted within the Seaside Preservation Zoning district as of right. Uses subject to the approval of a special permit include: clinics, residential and/or special care facilities, for the terminally ill; adult day care, dwelling units (subject to conditions), non-profit theaters, municipal facilities, public or private parks and playgrounds.

Standards applicable to dwelling units include; no subdivision of the property into separate single family lots; households must have at least one member of the age 55, and must comply with the Federal Fair Housing Act to qualify as housing for older persons under the act; the commission may limit the number of bedrooms; the density shall not exceed 4 units per acre of buildable area.

Site plan approval is required before construction of improvements or use of the property. The commission will have design review and control. Plans must show how the development will result in the preservation and re-use of the Historic Buildings. The principal use is to be primarily located in the Historic buildings. All new construction will be integrated into a cohesive and unified development plan. The development may be phased as approved by the Commission for a period of up to five years, with annual extensions possible not to exceed a total extension of five years.

Development of the subject property requires Coastal Site Plan Review.

Physical Requirements

Maximum aggregate building coverage: 15% of the total land area
Maximum building height (excluding steeples, spires); 35 feet

Minimum Setbacks

Shore Road: 100 feet
New Public Roads: 25 feet
Along district boundary adjacent to private property: 75 feet
Special flood hazard zone A: 50 feet

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SECTION C: REAL PROPERTY PROPOSAL TO PURCHASE FORM

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

The following proposal to purchase is made by _____ to purchase the Seaside Regional Center, 36 Shore Road in Waterford, Connecticut, and identified as proposal to purchase item number SB-09-02. The undersigned agrees, if this proposal is accepted, to pay to the order of Treasurer, State of Connecticut, by certified check or bank check (NO CASH WILL BE ACCEPTED) in United States currency the sum of ten percent (10%) of the proposed purchase price for the real property, which it is understood, will be returned in the event the offer to purchase is not successful.

The State reserves the right to unilaterally and without cause accept or reject any or all Proposals, and to withdraw this Request for Proposals to Purchase at any time before or after the submittal period has closed and proposals have been opened. Further, if the Commissioner of the DPW deems it advisable, she may negotiate with any of the proponents in order to obtain a deal that is in the best interests of the state.

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 is" condition. The State shall not make any warranties or representations whatsoever.

Each proponent shall be solely responsible for inspecting all public records, including, but not limited to, the Request for Proposals to Purchase package, inspecting the subject premises and drawing his/her own conclusions. The State makes no warranties or representations as to the accuracy or completeness of the information set forth in the Request for Proposal to Purchase Package. Nothing within this Request for Proposals to Purchase 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 proposals to purchase must be approved by the Commissioner of DPW, the Secretary of the Office of Policy and Management, the State Properties Review Board, the Attorney General's Office 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.

The purchaser is hereby noticed that should their Proposal be accepted they will be required to enter into a purchase and sale agreement and at the time the proponent as purchaser executes said purchase and sale agreement, proponent shall be required, if applicable, to sign certain affidavits and/or certificates, including but not limited to the following affidavits:

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1. Certificate of Authority
2. OPM Ethics Form 1
3. SEEC Form 10
4. Contact Affidavit

Copies of the attached affidavits and certificates can be obtained at the following link:
<http://www.ct.gov/dpw/cwp/view.asp?a=1983&Q=289926&dpwNav=1>.

In accordance with Section 4b-21c of the Connecticut General Statutes (CGS), 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 CGS 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 CGS Sub-Sections (a) and (c) of Section 3-14b inclusive, proceed to purchase such land. The undersigned hereby acknowledges receipt of the entire offer to purchase 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 Real Property Proposal to Purchase 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.

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STATE OF CONNECTICUT USE ONLY

Legal Name _____

I hereby acknowledge receipt of check number _____ returned.

Signature: _____ Date: _____