

INVITATION TO SUBMIT PROPOSAL FOR SALE OF LAND

The State of Connecticut, Department of Public Works invites interested parties to submit proposals in response to the following needs of Valley Regional Fire Training School, through 4:00 p.m. on Friday, March 3 , 2006.

An offer to sell to the State a parcel of land containing a minimum of 10 acres on which the State of Connecticut, Department of Public Works would construct a new Fire Training School. Offers from option holders cannot be considered. Such site must meet the following criteria:

The proposed site shall consist of not less than 10 acres of developable land. This land shall have topography consistent with the construction of a fire training school, which will include structures, classroom buildings, fire training props, and surface parking lots. A public water supply and municipal sanitary sewer must be within 500 feet of the proposed parcel. The site will have the ability to develop a static water source. The property should be zoned for commercial or industrial use. A setback and or a substantial buffer from residential zones is required. The site should be within the Valley Region (Derby, Shelton, Ansonia, Seymour, Oxford or Beacon Falls), and have access to major state/intrastate highway systems.

Proponents offering a site for sale to the State on which to build the new Valley Region Fire Training School must include all of the following items in their proposals:

- 1. A site survey, A2 and T2 by a Connecticut licensed land surveyor, showing boundary divisions, land area in square feet, current zoning and public utilities serving the site.**
- 2. The site survey shall show existing topography with contour intervals of not less than five feet.**
- 3. The site survey shall show any special physical characteristics, including wetlands, floodplains, rock outcroppings and the location of any existing buildings.**
- 4. Names and addresses of all persons holding ownership or beneficial interest in the property; proponents must also submit a copy of the current deed.**
- 5. Names of abutting owners.**
- 6. A description of any liens, mortgages, easements and other legal encumbrances on the property.**
- 7. A firm price proposal for conveying to the State the marketable title in fee simple under a warranty deed.**
- 8. A description on the history of any environmental issues in the past ten years and their status. Submit any and all existing environmental reports, permits, etc.**

9. **A Bid/Proposal Affidavit.** The Bid/Proposal Affidavit may be obtained using the “Affidavit” link at www.ct.gov/dpw/ or by calling (860)713-5600.
10. **A notice of Listing Agreement.** The Notice of Listing Agreement may be obtained by using the “Leasing” link at www.ct.gov/dpw/ or by calling (860)713-5600.

Proposals should be addressed exclusively to:

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

**Attention: Bidding and Contracts Section
Solicitation Number PP 06-05
(Only one copy is to be submitted)**

Proponents are advised that selection and purchase of a site is subject to all state approvals, including, but not limited to: State Properties Review Board, Office of Policy and Management, and the Attorney General.

Proposals must be submitted in a sealed envelope marked Solicitation PP 06-05. The submission of a proposal shall not bind the State, nor does it constitute a competitive bid. The Department of Public Works reserves the right to reject any or all proposals. Faxed or emailed proposals are not acceptable.

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