

Request For Letters of Interest: Bid # 2017-09
Sale and Reuse of 7 Hurlbutt Road
Ledyard, CT

Objective: Define a cooperative process for the sale and reuse of 7 Hurlbutt Road.



The Town of Ledyard, acting through its Economic Development Commission, is seeking “Letters of Interest” from individuals or firms interested in purchasing 7 Hurlbutt Road, a 3.33± acre parcel, with a 20,100± SF building, currently used as multi-tenant space (Gales Ferry Landing) and formerly, the Gales Ferry School.

Description: A one-story, brick building with a basement boiler room and crawl space. The interior of the building is laid out with classrooms, halls, rest rooms, storage rooms, offices and a gymnasium. The building was constructed in 1959 and is supplied with public water and natural gas. The septic system was replaced in 2011. Oil tanks previously on the site have been removed. The building is wired for internet service by two providers.

While the building is,generally, in good condition, the roof of the building is nearing the end of its useful life.

The property is zoned “Gales Ferry Design District (GFDD)” and the Town will work with the potential buyer to ensure zoning compliance prior to any sale.

Additional information, drawings and copies of reports and studies can be found at <http://www.ledyardct.org/88/Request-for-Proposals-Bids>

A site inspection will take place on March 15, 2017 at 10:00 AM at the property. While attendance is not mandatory, it is strongly encouraged.

Sealed letters, endorsed "Reuse - 7 Hurlbutt Road, Bid 2017-09". will be received at the Office of the Mayor, 741 Colonel Ledyard Highway, Ledyard CT, 06339, until 2:00 PM, on March 30, 2017.

Letters of Interest Content:

•**Description of Entity:** Firm/Individual background and experience, years in business, development background; any information helpful in supporting the credibility of your interest.

•**Intended end use of the property, investment, job creation, timeframe and other relevant information related to future use.**

•**Prospective Purchase Terms/Concerns:** Items identified by the submitting entity impacting the reuse of the property and purchase of the property.

•**Value Projection:** While the actual purchase price will be negotiated, an estimated property value is expected from submitters.

•Schedule

Advertise: on or about February 27, 2017

Site Inspection: March 15, 2017, 10:00 AM

Due Date: NLT: Thursday, March 30, 2017 at 2:00 PM

Process:

The Town will review "Letters of Interest" and based on an assessment of benefit to the community including tangible and intangible items (employment, investment, monetary, ...), will conduct interviews with selected submitters.

The Town will then select one submitter as preferred developer and will enter into an agreement allowing the developer, at his/her own expense, to conduct studies and develop plans. A negotiated price range may be included in the agreement and a specified timeframe will be defined.

Questions:

Complete information is available at <http://www.ledyardct.org/88/Request-for-Proposals-Bids> . Questions can be forwarded to Charles Karno, planner@ledyardct.org; 860.464.3215.

The Town reserves the right to select the proposal that, in the exercise of its sole discretion, the Town believes to be responsible and most advantageous. The Town also reserves the right to discuss or negotiate proposals with any prospective respondents it believes may have a reasonable chance of being selected for award.

The Town shall not be responsible, in any manner, for the costs associated with responses to the solicitation. The individual responses to this solicitation including all artwork, drawings, plans, photos, models, and narrative material, shall become the sole property of the Town upon their receipt. The Town shall have the right to copy, reproduce, duplicate, publicize, or otherwise dispose of each response to this solicitation in any manner that the Town chooses unless otherwise agreed upon, in advance, with the prospective respondent.

The Town reserves the right to waive any informality or irregularity when it is in the best interest of the Town to do so, to discuss modification to any proposal, to re-advertise for additional proposals if desired or necessary, and to accept or reject any or all proposals, for any and all reasons.

Additional Documents:

Split Survey (CVS parcel)

2006 Phase 1 Environmental Assessment (outdated; for info only)

CVS Traffic Study (2011)

January 20, 2017 letter, concerning income and expenses

Septic System drawing

Assessor's Cards

1995 Site Plan

1998 Appraisal

2004 Asbestos & Lead Survey (outdated; for info only)