

Town of Newington  
Request for Proposals

The Town of Newington will accept design proposals for development of the National Welding Site, a parcel of land owned by the Town at 690 Cedar Street in Newington, to include a parking structure and building(s). All proposals must be submitted in accordance with Town specifications. Specifications and any addenda issued are available in the Town Manager's Office and on the Town's website, [www.newingtonct.gov](http://www.newingtonct.gov) under Doing Business, Bid Opportunities. All firms wishing to be considered shall submit seven (7) sets of their design proposal(s). Submittals shall be clearly marked "RFP No. 1, 2012-13 National Welding Site Development," and submitted to the Town Manager's Office, Town of Newington, 131 Cedar Street, Newington, CT 06111 by 2:30 PM on October 03, 2012. The Town reserves the right to reject any or all proposals.

John L. Salomone  
Town Manager

RFP No. 1, 2012-13

**REQUEST FOR DESIGN PROPOSALS**  
**RFP NO. 1, 2012-13**  
**NATIONAL WELDING SITE**  
**DEVELOPMENT**  
TOWN OF NEWINGTON, CONNECTICUT

August 15, 2012

# Table of Contents

	<u>Page</u>
I. General Information	4
A. Purpose and Overview of this Request for Proposals	4
B. Process	6
II. General Requirements	7
A. Response Requirements	7
B. Site Access	8
C. Additional Information	8
D. RFP Response	9
E. RFP Cost	9
F. Prime Responsibility and Third Party Relationships	9
G. Non-Discrimination	10
H. Public Information and Ownership of Documents	10
I. Examination of Documents	10
J. Public Disclosure	11
K. Hold Harmless	11
III. LEGAL DESCRIPTION OF PROPERTY	11
IV. PROJECT BACKGROUND AND SUPPLEMENTAL INFORMATION	12
A. History and Future Potential	12
B. Design Criteria	16
C. Municipal Profile	16
V. RFP SUBMISSION FORM	17



*View from Cedar Street Looking North*

**I. GENERAL INFORMATION**

**A. Purpose and Overview of this Request for Design Proposals**

The Town of Newington is seeking Proposals for the development of Town-owned property known as the “National Welding” site. It is the intent of the Town to have this 3.99 acre parcel of land be declared surplus by the Newington Town Council prior to transfer of the property or development rights.

The property is immediately adjacent to the Cedar Street station of CTfastrak, Connecticut’s first Regional Bus Rapid Transit System, commonly known as the Busway, currently under construction with an anticipated completion date in 2014.

The property is located within yards of Connecticut Route 175, Cedar Street, approximately 600 feet from Route 9 North Exit 29 (Cedar Street) and

approximately 3200 feet from Route 9 South Exit 29 (Ella T. Grasso Boulevard). The East / Paul J. Manafort Drive entrance to Central Connecticut State University is located approximately 1600 feet west of the property and the University of Connecticut Health Center in Farmington is less than nine minutes away by car.



***Busway Path Being Cleared***

The property is contaminated from previous uses. Phase I, II and III Environmental Site Assessments have been completed. It is the intent of the Town to remove the existing building structures and remediate the asbestos containing materials prior to transfer of the property or development rights. Following that, it is anticipated that remediation of soil contamination would be addressed by the property developer in the course of construction, with the costs of such remediation to be borne by the developer. The Town is willing to assist the developer in securing additional State funding for soil contamination remediation.



*View from Busway Station Looking South*

A hotel has been approved for the unaffiliated parcel immediately west of the property. Although located at the junction of Cedar Street and Fenn Road, two main local thoroughfares, the property has no usable access from Cedar Street but can be accessed by a CT Department of Transportation right-of-way from Fenn Road.

The applicable zoning classification for the property is currently I-Industrial. However, the application of PD-Planned Development zoning classification should be considered in preparing responses to this RFP.

**B. Process**

The Town will receive and consider proposals from qualified developers. The Town is interested in a development team that has substantial experience in the planning, construction and operation of multi-story commercial properties, with a documented history of success financing such projects and the remediation of contaminated properties. This RFP process should be viewed as the first round in establishing the type of development that would be pursued at the property. It is the intent of the Town to review all RFP proposals and to select from those the

most attractive based on the overall financial, planning, zoning, commercial and social interests of the community. Thereafter, the Town will request more detailed information in a second round of proposals to be followed by negotiations with the Respondent offering the greatest value to the Town. Those negotiations will culminate in the Town executing a Contract for Development with the selected developer.

Respondents shall be able to provide references upon request and be able to provide the Town with a certificate of insurance showing commercial general liability coverage of at least \$1,000,000 and naming the Town as an additional insured. The Town reserves the right to waive informalities or to reject any or all proposals when such action is deemed to be in the best interests of the Town. The Town reserves the right to delete such items as it deems necessary from these proposals. All exceptions of the Respondent to the terms and specifications of this RFP shall be made in writing and submitted in full with the proposal. For all other terms and specifications, submission of a proposal constitutes acceptance by the Respondent. The Town reserves the sole right to reject proposals that contain exceptions which are unacceptable. In order to provide the requested services to the Town, the Respondent must be able to demonstrate the expertise and flexibility necessary to successfully complete this work. Services shall only be provided after written authorization is received from the Town.

Multiple proposals from the same development team are acceptable and encouraged.

## **II. GENERAL REQUIREMENTS**

### **A. Response Requirements**

Responses to this RFP should express each development team's vision of the project they propose, including:

- 1) Preliminary site and architectural plans, drawings, pictures, diagrams, artist renderings and / or computer generated graphical representations of the project's appearance.

- 2) Estimated quantifications of site coverage, parking spaces, building dimensions, floor areas and building volume.
- 3) Preliminary estimated cost of construction and potential value of personal property that might be installed in the building.
- 4) Estimated number of construction-related and permanent jobs to be created.

In addition, each RFP response should demonstrate the experience and ability of the Respondent designing, constructing and operating similar properties, successful remediation of contaminated properties, qualifications and resources and financial strength of the development team, access to adequate future capital and the anticipated timetable for construction once a contract to proceed is executed.

#### **B. Site Access**

The site is accessible for physical inspection during daylight hours, but no equipment is to be brought onto the site. No testing of any kind is to be undertaken on the site. The Town denies any insurance, liability protection or indemnification of individuals visiting the site. Such individuals visit the site at their own risk.

#### **C. Additional Information**

All questions or requests for additional information in connection with this RFP should be emailed by the close of business on September 24, 2012 to:

Andrew A. Brecher  
Newington Economic Development Director  
Email: [abrecher@newingtonct.gov](mailto:abrecher@newingtonct.gov)

Responses to questions or requests for additional information will be distributed through the Town of Newington's procurement web site: [www.newingtonct.gov](http://www.newingtonct.gov) under Doing Business, Bid Opportunities.

Respondents are responsible for checking the Town's procurement web site for information.

#### **D. RFP Response**

Written responses will be accepted at the Town Manager's office until 2:30 pm on October 03, 2012. An original reply and six (6) copies (seven sets in total) shall be delivered to:

Town Manager's Office  
Town of Newington  
131 Cedar Street  
Newington, CT 06111

All RFP responses should be clearly marked with the Respondent's name and the words "RFP for National Welding Site Development".

All copies must contain all the attachments and exhibits included with the original reply.

#### **E. RFP Cost**

Respondents are responsible for all costs incurred in the development and submission of their packages. The Town assumes no contractual obligation as a result of the issuance of this RFP and the preparation or submission of any information by a Respondent.

#### **F. Prime Responsibility and Third Party Relationships**

If the Respondent is making a joint proposal with other parties, all parties to the proposal are to be identified, along with an explanation of their relationships and responsibilities. The responding firm shall also identify the individual who shall be the primary point of contact with the Town.

## **G. Non-Discrimination**

Respondents, in performing any activities responding to this RFDP, shall not discriminate against any worker, employee or applicant or any member of the public because of race, creed, color, religion, age, sex, marital status, national origin, mental retardation or physical disability, including but not limited to blindness, unless shown by the Respondent that such disability prevents the performance of the work involved, in any manner prohibited by the laws of the United States of America or the State of Connecticut, nor otherwise commit an unfair employment practice. Respondent will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, creed, color, religion, age, sex, marital status, national origin, mental retardation or physical disability, included but not limited to blindness, unless it is shown by Respondent that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States of America or the State of Connecticut, nor otherwise commit an unfair labor practice.

## **H. Public Information and Ownership of Documents**

All proposals submitted and all information included therein or attached thereto, shall become property of the Town and public records upon their delivery to the Town. (See the Public Disclosure section below)

## **I. Examination of Documents**

Respondents shall thoroughly examine and be familiar with these proposal documents. The failure or omission of any Respondent to examine these documents shall in no way relieve any Respondent of any obligations with respect to this RFP.

Copies of the Fuss & O'Neill Environmental Assessment reports are available for inspection at the Town of Newington Town Hall, 131 Cedar Street, Newington, CT by appointment with the Town Planner, Craig Minor, between the hours of 9:00 am and 3:00 pm weekdays. Appointments may be made by calling 860-665-8575 before September 24, 2012.

## **J. Public Disclosure**

The Town is a public entity subject to Connecticut's Freedom of Information Act. Once proposals are submitted, the contents are subject to public disclosure. Any material which the Respondent considers to constitute a "trade secret" under Connecticut law must be labeled clearly as such and will not be disclosed unless ordered by the Freedom of Information Commission or a court of competent jurisdiction. Respondents are cautioned that excessive or indiscriminate use of such labels will be a ground for rejection.

## **K. Hold Harmless**

Any developer selected by the Town as a result of this, and subsequent RFP's, shall be expected to enter into contract with the Town and this contract shall include the following wording: The Contractor agrees to indemnify, defend and hold harmless the Town of Newington and its respective officers, employees, agents and/or servants against all demands, claims, actions or causes of actions, losses, damages, liabilities, costs and expenses, including without limitation, interest, penalties, court costs and reasonable attorney's fees, asserted against, resultant to, imposed upon or incurred by the Town of Newington resulting from or arising out of:

1. Any breach by the Contractor of the terms of the specifications, or
2. Any injuries (including death) sustained by or alleged to have been sustained by the officers, employees, agents and/or servants of the town of Newington or the Contractor or subcontractors or material men, or
3. Any injuries (including death) sustained by or alleged to have been sustained by any member of the public or otherwise any or all persons, or
4. Any damage to property, real or personal, (including property of the Town of Newington or its respective officers, agents and servants)

caused in whole or in part by the acts or omissions of the Contractor any subcontractor or any material men or anyone directly or indirectly employed by them while engaged in the performance of any work for the Town of Newington.

## **III. LEGAL DESCRIPTION OF PROPERTY**

Book: 1983 Page: 117 2 of 2

A certain piece or parcel of land, known as 690 Cedar Street, with all buildings thereon, situated in the Town of Newington, County of Hartford and State of Connecticut and more particularly bounded and described as follows:

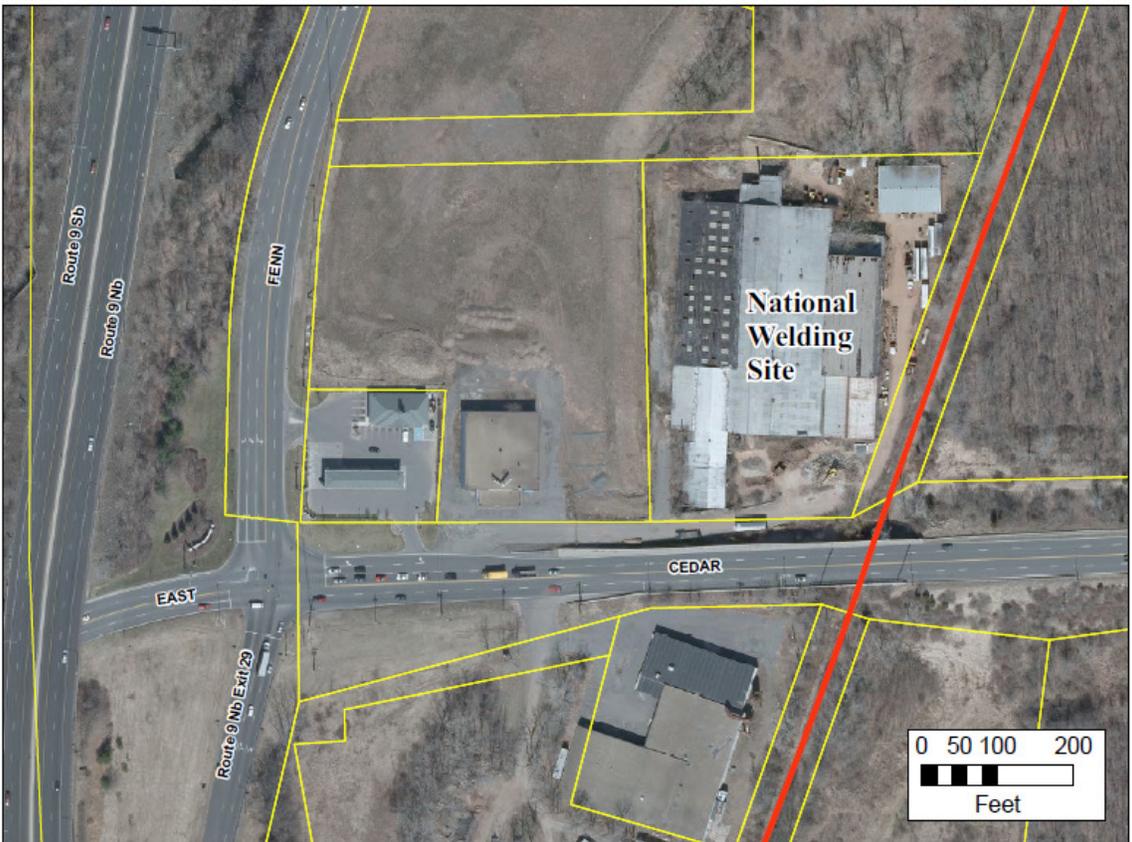
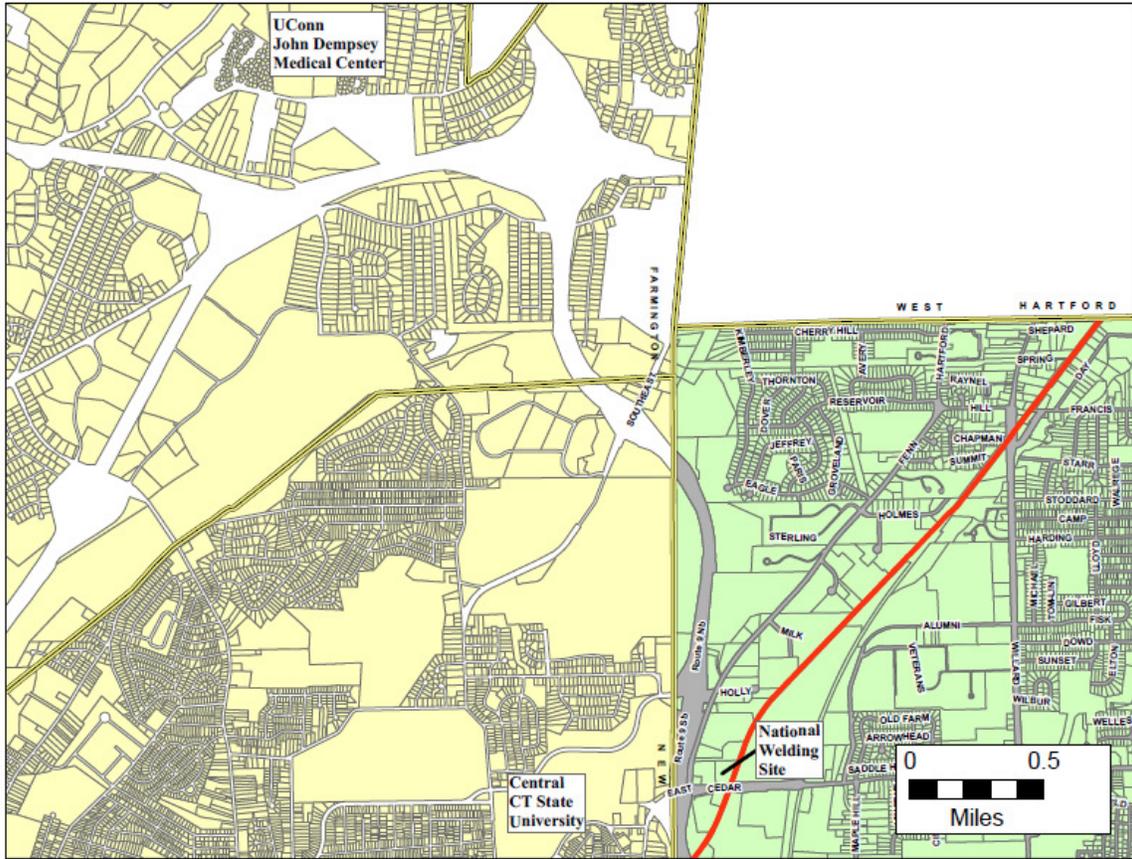
*Beginning at an iron pin in the Northerly Line of Cedar Street at the intersection with the Westerly Line of the right of way of the Highland Division of the N.Y., N.H. and H. R.R.; thence Westerly along the Northerly Line of Cedar Street, a distance of 265.0 feet to an iron pin; thence Northerly forming an interior angle of 90' a distance of 474.2 feet to an iron pin thence running Easterly forming an interior angle of 90' a distance of 444.8 feet to an iron pin in the Westerly line of the N.Y., N.H. & H. R.R. Right of Way; thence Southerly along the westerly line of the N.Y., N.H. & H. R.R. Right of Way a distance of 507.15 feet to point of beginning.*

#### **IV. PROJECT BACKGROUND AND SUPPLEMENTAL INFORMATION**

##### **A. History and Future Potential**

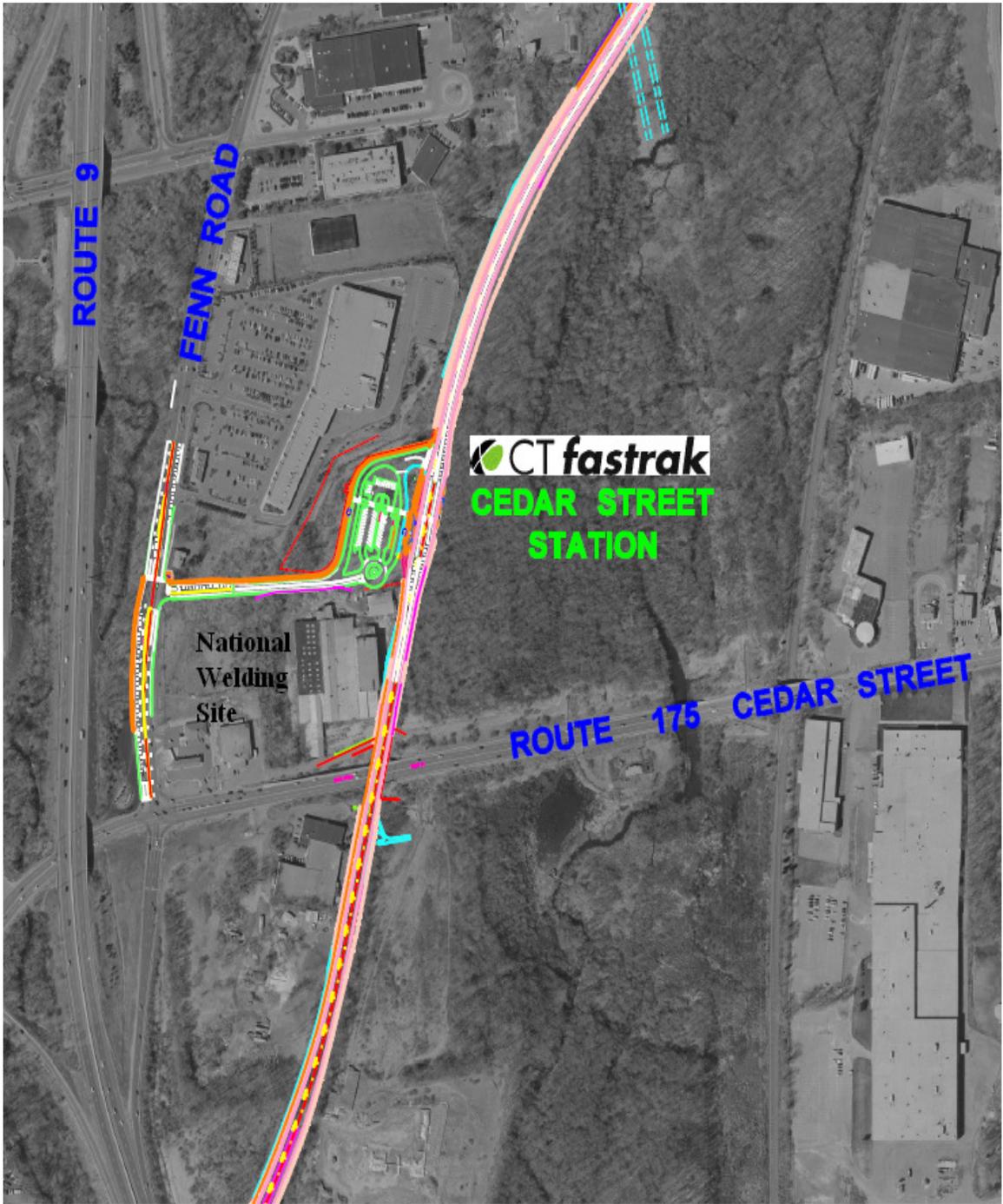
The National Welding site formerly housed an industrial company that fabricated metal products from 1941 to 1994. The Town acquired the property in 2008 due to non-payment of property taxes. Funds from the State for dismantling the existing structures and addressing asbestos contamination were applied for but not obtained by the Town in the past. With CTfastrak now becoming a reality, the Town anticipates submitting new applications for State funding for demolition and asbestos abatement. Once the site is cleared, the Town expects to proceed with stimulating redevelopment of the site, and restoring it to the tax rolls, by means of a private developer.

The property is fully developable. It has no usable frontage along Cedar Street or Fenn Road, but a building above a parking structure would have excellent visibility and would offer potentially attractive views on all sides. Except for the contiguous parcel immediately west of the property there are no reasonable possibilities for aggregating additional properties into the site. It is unlikely that access to the site using the driveway parallel to Cedar Street by means of the abutting parcel would be allowed to continue. The only access is the Department of Transportation right-of-way from Fenn Road.



CTfastrak construction will have additional beneficial impacts on the property: 1) The Cedar Street bridge will be lowered by several feet 2) Once the Cedar Street Station is placed into service, the State Department of Transportation will initiate local shuttle bus service to CCSU and the UConn Farmington campus from that station. 3) One stop north of the Cedar Street Station, at the Newington Junction Station, CTfastrak riders will soon be able to transfer to the new Amtrak station currently under development as part of the high speed rail upgrade by Amtrak to the New Haven to Springfield Line. And 4) Additional reverse commuting opportunities will be created for the growing number of apartment and condominium dwellers in downtown Hartford who live in the city but work in a surrounding area.

The intersection of Cedar Street and Fenn Road, coupled with Route 9 exits and entrances, form a high traffic area. At that intersection Cedar Street is a four lane road plus a turn lane with a traffic count of 37,609 vehicles per day. Fenn Road is four lanes plus a turn lane with a traffic count of 28,965 per day. Route 9 traffic counts are 59,900 vehicles per day passing through and 49,400 and 36,600 vehicles per day using the north and south Exit 29 ramps.



## **B. Design Criteria**

The Town and the State of Connecticut are interested in transit oriented development that would leverage the property's proximity to CTfastrak and major traffic arteries. Such development would ideally include a parking structure and have a total height of not more than five stories.

Although zoned I-Industrial, Town leaders and planners have expressed interest in more varied and intense development to realize the highest and best use of the site, cognizant that more building area might be required to offset the relatively higher expense to develop the site due to remediation, parking structure and site specific development costs. Proposals envisioning office, retail, technology, medical, research and educational uses, among others, are encouraged.

Given the topography of the location (below grade level relative to Cedar Street and Fenn Road), and its adjacencies to a road overpass, wetlands and busway lanes, the property is not considered a suitable location for housing, although top floor higher-cost housing could be incorporated in a mixed-use development scheme.

Responses to this RFP should assume building coverage not to exceed 90% (not including required side yards). The parking structure should not exceed two levels and the total height of the building should not exceed five stories.

The possibility of using the parking structure to augment the parking spaces proposed for the Cedar Street CTfastrak station should also be considered.

## **C. Municipal Profile**

Newington is a 13 square mile town located just south of Hartford, CT. The population has remained stable at approximately 30,000 people and is anticipated to experience only nominal growth in the next ten years. Median age of the population is 45 and median annual household income is approximately \$68,000. The poverty rate is 5.1 percent, almost 90 percent of residents are high

school graduates and 32 percent of those over age 25 hold at least a bachelor's degree.

Housing is diverse, plentiful and affordable. Housing units are approaching 13,000, 79 percent of which are single family houses. The average house selling price is below \$230,000.

The labor force consists of 17,000 workers, with an unemployment rate of 6.2%. Over 900 employers provide, coincidentally, more than 17,000 jobs. With both east-west and north-south main thoroughfares, including State Routes 15, 71, 173, 174, 175 and 176, leading to Interstates 84 and 91 and State Highways 2 and 9, convenient access is provided to employees and employers within a 30 mile area and beyond. Accordingly, the town is poised to benefit from both the growth in population in its neighboring cities and towns and the dramatic \$1.1 billion Jackson Laboratory personalized medicine and \$864 million medical and dental school projects now underway at the UConn Health Center.

Newington has long prided itself on the stability of its town government. Its commitment to funding its award-winning schools has been unwavering. Taxation and budget increases have been constrained and reasonable—allowing sustained funding of a full array of town-provided services without dramatic fluctuations and disruptions. And its 53 member police department has maintained a crime rate 70 percent below the state average, with few instances of violent crime.

## **V. RFP SUBMISSION FORM**

The completed signature form that follows is to be submitted with each proposal:

# RFP SUBMISSION FORM

RFP NO. 1, 2012–13

## NATIONAL WELDING SITE DEVELOPMENT

TOWN OF NEWINGTON, CONNECTICUT

By signing this form, the Respondent acknowledges compliance and agreement with the RFP requirements. If a joint proposal, each entity of the development team must sign a separate form.

---

Company

---

Signature

---

Address

---

Printed Name

---

City, State, Zip Code

---

Title

---

Telephone

---

Date

---

Email