



RFQ #2020-01
Development of Town Owned Property
Stratford Center Transit Oriented Development Project

TOWN OF STRATFORD
PURCHASING DEPARTMENT
2725 MAIN STREET
STRATFORD, CT 06615

Date Submitted _____, 2019.

SEALED submissions are subject to the standard instructions set forth on the attached sheets.

Any modifications must be specifically accepted by the Town of Stratford.

Respondent:

Doing Business As (Trade Name)

Address

Town / State / Zip

Title (Mr /Ms)

Signature

Telephone

E-mail

Date issued: Friday, 12th July, 2019

Phillip Ryan, Purchasing Agent

Sealed bids will be received by the Purchasing Department at the office of the Purchasing Agent, 2725 Main Street, Room 202, Stratford, Connecticut 06615, up to:

2:00PM, Thursday, 8th August, 2019

NOTE:

1. Respondents are to complete all requested data in the upper right corner of this page and must return this page with their submission of qualifications.
2. No submission shall be accepted from, or contracts awarded to, any person/company who is in arrears to the Town of Stratford upon debt, or contract or who has been within the prior five (5) years, a defaulter as surety or otherwise upon obligations to the Town of Stratford.
3. Submissions are to be submitted in a sealed envelope and clearly marked "RFQ #2020-01" on the outside of the envelope, including all outer packaging, such as, DHL, FedEx, UPS, etc.

REQUEST FOR QUALIFICATIONS

The Town of Stratford (“Town”) on behalf of its Stratford Redevelopment Agency is seeking qualifications from candidates with proven experience and credentials to provide private development within Stratford’s Transit Oriented Development District.

Essentially, the Town is seeking a partner with the demonstrated capacity to help achieve development of the former Center Elementary School site, coordinated and integrated with other ongoing projects, which is critical to the transformation of Stratford center.

REQUESTS FOR INFORMATION (RFI) / ADDENDA

Direct all requests in writing to: Town of Stratford, Purchasing Department
 Attention: Phillip Ryan, Purchasing Agent
 E-mail: PRyan@townofstratford.com

NOTE: Verbal requests for information will NOT be accepted.

All requests must be received prior to 12:00PM on Wednesday, 24th July, 2019.

Response will be in the form of an addendum that will be posted approximately Wednesday, 31st July, 2019 to the Town of Stratford, Purchasing Department website: <http://www.townofstratford.com/purchase>

It is the responsibility of each bidder to retrieve addenda from the website. Any contact about this bid between a Bidder and any other Town official and/or department manager and/or Town of Stratford employee, other than as set forth above, may be grounds for disqualification of that Bidder. No questions or clarifications shall be answered by phone, in person or in any other manner than specified above. Addenda will not be mailed, e-mailed or faxed out.

FORMAT OF SUBMISSION

1. Submit one (1) printed signed “original” and six (6) copies, including one (1) electronic USB copy in ‘read only’ format.
2. Provide a general description of the firm; type of organization (i.e. corporation, partnership); number of years in business; size of firm; personnel qualifications and experience.
3. Include resumes and relevant experience of all personnel to be assigned to the project, including any subcontractors.
4. Submit details of any additional services to be provided, and identify estimated timelines and deliverables.
5. Identify any resources and/or assistance you will require from the Town of Stratford.
6. Provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three years with State regulatory bodies or professional organizations.
7. If your firm has engaged in a recent peer review, please include a copy.
8. In addition to the above requirements, respondents may include additional factors or strengths that would assist in assessing their firm’s ability to meet the Town’s needs. This information need only be one page.
9. All submissions shall remain firm for a period not less than (180) days from the qualifications (RFQ) due date, unless such period is extended in writing and agreeable to both parties.
10. Respondents are strongly encouraged to verify the scope of services prior to submitting qualifications. The Town reserves the right at all times to increase or decrease the project scope as deemed in its best interest.
11. Provide full details of any exceptions. The Town retains the right to accept or reject any or all exceptions.
12. Provide references for equal scope projects performed during the past five (5) years.

QUALIFICATIONS

The submission should include the following information:

- Size of company, including available technical staff.
- Geographical location from where services will be provided.
- Number of staff to be employed on the project (full-time and part-time).
- Include description of all services and estimated deliverables.
- References for projects performed for other municipalities of similar size.

If the respondent is a joint venture, the qualification of each company comprising the joint venture should be separately identified and the company that is to serve as the principal should be identified. Complete information on qualifications and experience should be provided for all joint venture partners and/or subcontractors.

EVALUATION CRITERIA

All candidates will be evaluated based on the following criteria:

- a) Background and experience in providing solutions to municipalities.
- b) Demonstrated success on previous projects.
- c) Credentials of staff.
- d) Organizational stability.
- e) Effective communication, accuracy of response, and compliance of requirements.

NOTE: The Town, at own discretion, may select the system and/or design deemed the best possible solution.

FINAL SELECTION PROCESS

Upon evaluation of all submissions received, qualified candidates may be invited to interview with various Town officials, department heads or committee members, prior to award of contract.

TERMS & CONDITIONS

Guarantee

All submissions shall remain firm for a period not less than (180) days from the qualifications (RFQ) due date and may not be withdrawn, unless such period is extended in writing and agreeable to both parties.

Bid Bond / Payment and Performance Bonds

Bonds are not required to be submitted.

Deadline

Submissions not sealed and/or received later than the due time and date will not be considered. No exceptions.

Submissions

Qualifications are to be submitted in a sealed envelope/package and clearly marked "RFQ #2020-01" on the outside of the envelope or package, including all outer packaging, such as, DHL, FedEx, UPS, etc. All notations must be printed in ink or typewritten. No erasures are permitted. Submissions are to be in the office of the Purchasing Agent, 2725 Main Street, Room 202, Stratford, Connecticut, prior to date and time specified.

Right to Accept / Reject

AFTER REVIEW OF ALL FACTORS, TERMS AND CONDITIONS, INCLUDING PRICE, THE TOWN OF STRATFORD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, OR ANY PART THEREOF, OR WAIVE DEFECTS IN SAME, OR ACCEPT ANY PROPOSAL DEEMED TO BE IN THE BEST INTEREST OF THE TOWN. NOTE: PRICE PROPOSALS ARE NOT REQUIRED AS PART OF THIS RFQ.

Power of Rejection

The Mayor shall have the power to reject all bids and to advertise again.

Questions / Requests for Information

All questions concerning conditions and specifications should be directed in writing to:

Phillip Ryan, Purchasing Agent: PRyan@townofstratford.com

Inquires must reference date of RFQ opening, requisition or contract number, including the responding firm's name and address, and must be received no later than the time and date as stated in the bid document. Failure to comply with these conditions will result in the candidate waiving the right to dispute the specifications and conditions.

Prices

Price proposals are not required to be submitted as part of this RFQ process.

The Contractor ("Firm")

The Contractor for the work described shall be thoroughly familiar with the requirements of all specifications. The submission package shall be construed as evidence that the Contractor has examined the actual conditions, requirements, and specifications. Any claim for labor, equipment or materials required, or difficulties encountered, which could have been foreseen had such an examination been carefully made, will not be recognized.

Assignment of Contract

No contract may be assigned or transferred without the prior written consent of the Town of Stratford.

OSHA

The bidder will certify all equipment complies with all regulations and conditions stipulated under the Williams-Steiger Occupational Safety and Health Act of 1971, as amended. The successful bidder will further certify that all items furnished under this project will conform and comply with Federal and State of Connecticut OSHA standards, and agrees to indemnify and hold harmless the Town of Stratford for any and all damages that may be assessed against the Town.

TERMS & CONDITIONS

Insurance Coverage

The successful bidder may be required to furnish a Certificate of Insurance naming the Town of Stratford, its employees, officers and agents, as the additional insured, and be provided by companies licensed in the State of Connecticut.

Indemnification

In addition to providing insurance, the successful bidder shall indemnify and hold the Town, its employees, officers and agents harmless from all claims and demands of any nature for any loss, damage or injury which any person may suffer by reason of or in any way arising out of work required by this Bid/RFP/RFQ and any resulting contract or purchase order issued pursuant to it.

Federal, State and Local Laws

All applicable Federal, State and local laws, rules and regulations of all authorities having jurisdiction over the locality of the project shall apply to the contract and are deemed to be included herein.

Conflict of Interest

No officer or employee or member of any elective or appointive board, commission or committee of the Town, whether temporary or permanent, shall have or acquire any financial interest gained from a successful bid, direct or indirect, in any project, matter, contract or business within his/her jurisdiction or the jurisdiction of the board, commission, or committee of which he/she is a member. Nor shall the officer/ employee/ member have any financial interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any project, matter or thing which comes under his/her jurisdiction or the jurisdiction of the board, commission, committee of which he/she is a member.

Scope of Work / Site Inspections

The Bidder/Candidate/Firm/Respondent declares that the scope of the work and/or specifications has been thoroughly reviewed and any questions resolved, and further declares that the site has been inspected if requested for in the specification.

Exception to Specifications

No protest regarding the validity or appropriateness of the specifications or of the Invitation will be considered, unless the protest is filed in writing with the Purchasing Agent, prior to the closing date for the bids. All qualifications rendered shall be considered meeting the attached specifications unless exceptions are noted on a separate page dated and signed by the bidder.

Unless Otherwise Noted

It will be assumed that all terms and conditions and specifications will be complied with and will be considered as part of the submission.

Tax Exempt

The Town of Stratford is exempt from all State and Federal taxes.



REQUEST FOR QUALIFICATIONS

Development of Town Owned Property
Stratford Center Transit Oriented Development Project

RFQ *2020-01*



The Town of Stratford/Stratford Redevelopment Agency is seeking private development within Stratford's Transit Oriented Development District. The development of the former Center Elementary School site, coordinated and integrated with other ongoing projects, is critical to the transformation of Stratford Center. The Town of Stratford is seeking development partners with a demonstrated capacity to help the Town achieve this goal. A submittal of qualifications does not guarantee that the firm will be contracted to perform any services but only serves notice to the Town of Stratford that the firm desires to be considered.

The package and all subsequent addenda and revisions are available at www.townofstratford.com/purchase. All prospective proposers should continue to check the website for any addenda to the RFQ.

SUBMISSION DEADLINE:

August 8th, 2019

ADDRESS ALL PROPOSALS TO:

Purchasing Department
Town of Stratford
2725 Main Street
Stratford, Connecticut 06615



The development of the former Center Elementary School site, coordinated and integrated with other ongoing projects, is critical to the transformation of Stratford Center.

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ATTACHMENTS*:

- 1: Summary of Charrettes for Stratford Center
- 2: Property Field Card, Site Map, Site Photographs
- 3: Town of Stratford Transit Oriented Development Overlay District
- 4: Town of Stratford Zoning Regulations
- 5: Town of Stratford Plan of Conservation & Development
- 6: Stratford Center Complete Streets Improvement Plan & Preliminary Design for Main Street between Barnum Avenue & E. Broadway (dropbox link).
- 7: Town of Stratford Complete Streets Policy

*Attachments 3-7 (green text) are hyperlinked.



Main St. in Stratford Center is home to a mix of residential units, retail establishments, civic institutions, and professional uses. The view of Main St. from East Broadway is shown above. On the right is The Center Lofts on Main, which is a historical brick building that was recently converted into 5 upscale loft apartments

I. INTRODUCTION

The Town of Stratford (“Town”) is issuing this Request for Qualifications (“the RFQ”) as the first of a two-step process to select a Master Developer (“Master Developer”) for a transit-oriented development (TOD) project adjacent to the Stratford Metro-North Station, located on Metro-North’s New Haven Line in Fairfield County, Connecticut. Upon evaluation of submissions for this RFQ and a selection of finalists, the Town will invite those firms (through a Request for Proposals) to submit more detailed proposals as the second step in this selection process.

The project area consists of more than 3 acres of developable land (See Attachment 2).

The Town offers the opportunity for the Master Developer to build a new development in close proximity to mass transit through context-sensitive design to revitalize the surrounding station area by adding appropriately scaled development. As detailed in the Stratford Center Revitalization Plan (“the Plan”), the town envisions the development of Stratford

Center through a series of projects on and adjacent to the former Center Elementary School. The Town envisions new construction at the portion of the site where Center School was located. The Town of Stratford has utilized \$1,205,000 through the Connecticut Remedial Action and Redevelopment Municipal Grant Program for remediation, demolition and abatement of the former Center School. The former Center School parcel also includes a two-story building currently occupied by the Stratford Board of Education (BOE). In addition, the Town

Utilizing the best practice principals of TOD, these new opportunities have arisen as a direct result of the Town of Stratford’s central location along the Metro-North Railroad which provides direct access to major cities such as New York City, Stamford & New Haven.

of Stratford also owns 952 East Broadway, a 0.36 acre parcel which abuts the Center School site and includes an 18th Century house, in-law suite and separate garage. The Town would like proposals to consider adaptive reuse of the two existing buildings. The Town considers these properties as part of a larger TOD strategy, where the nearby Metro-North station provides direct access to major cities such as New York, Stamford and New Haven. The project has received extensive support from the Town of Stratford and the general public as evidenced by an extensive public participation process.

The Town of Stratford expects to select a well experienced and well qualified firm that shares in the vision and goals articulated by the Town and the community. The Town of Stratford held a series of Public Forums and Workshops to garner feedback from residents on the future redevelopment of the site. Attachment 1 provides a summary of those meetings and the feedback. The Town will entertain the possibility of a cooperative public-private partnership ("P3"), as it relates to development responsibilities, ownership, and asset management. The Master Developer will be expected to engage with the Town to understand local priorities and how the subject properties forms components of a larger vision for the Town Center.

II. LOCAL & REGIONAL CONTEXT

The Town of Stratford, population 51,384, is located in southwestern Connecticut along Interstate 95, the Merritt Parkway (Route 15) and Route 8. Via the Metro-North Railroad, the Town is less than 1½ hours from New York City, 45 minutes from Stamford and 20 minutes from New Haven. Stratford is home to 5,026 businesses that employ over 25,000 people.

In recent years, the Town has been actively working to position its downtown for significant redevelopment. The Town's goal is to transform its town center into a modern, urban area that offers new, mixed use development in a pedestrian-friendly environment with public open space and access to public transit service. The Town has worked in close collaboration with state and federal agencies and private sector



Shops along Main St. in Stratford Center

partners to clean up underutilized brownfield sites and examine the feasibility of transit-oriented development within the area.

Stratford Town Hall, the Town of Stratford Fire Department and Stratford High School are located within a few blocks of the Station. The main commercial thoroughfare, Main Street, offers restaurants and other retail establishments, civic institutions and professional office space. The site also borders the Town of Stratford's Historic District, and the Town envisions any development to be designed to fit the character of the adjacent Historic District.

The Town of Stratford has adopted a Transit Oriented Development Overlay District (See Attachment 3) to the Town's current Zoning Regulations (See Attachment 4). The TOD Overlay District will ensure that new development is of high quality and blends with the existing historic character. The Zoning Regulation is supported by the 2013 Plan of Conservation and Development (See Attachment 5). The TOD

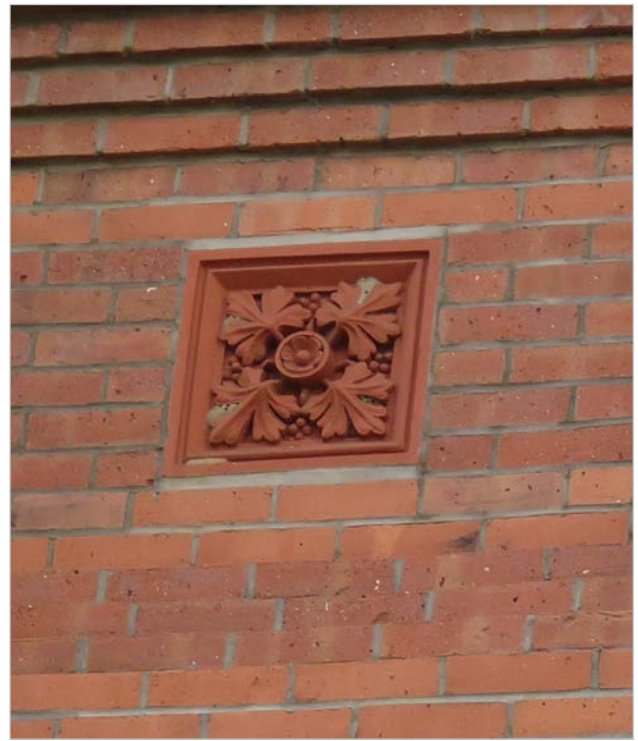
The preferred developer will seamlessly integrate their vision for the Center School site into the planned concepts of the Stratford Center Complete Streets project.

Overlay District Zoning Regulation, which covers roughly the one-half (1/2) mile area surrounding the Stratford Transit Center, will enhance Stratford’s residential neighborhoods, preserve the Town’s historic character, revitalize Stratford Center and promote development that increases employment and grows the Town’s grand list. The Overlay District will also provide flexibility in terms of use while establishing

design criteria, flexible adaptive reuse guidelines and a streamlined permitting process. In addition, the Town facilitated a Complete Streets Improvement Plan for Stratford Center which focused on the ½ mile around the Stratford Train Station. The intent of the plan was to develop a transportation strategy to promote cycling and walking, the development of related facilities, installation of green infrastructure, placemaking and other related complete streets elements. By improving connectivity and accessibility, the official Complete Streets Policy and priority projects look to provide amenities that are attractive to those seeking the downtown/TOD lifestyle. The Stratford Center Complete Streets project will support the overall goals of the TOD. The preferred developer will seamlessly integrate their vision for the former Center School site into the planned concepts of the Stratford Center Complete Streets project.



The concept for Main Street by the Rail Station from the Stratford Center Complete Streets Improvement Plan. See Attachment 6 for additional concepts.



Left, the Board of Education building, which fronts East Broadway, was built in 1885. Right, a flowering motif on the facade of the building.

The Complete Streets Improvement Plan includes an Action Plan and Design Recommendations. The Plan identified Main Street (between Barnum Avenue and East Broadway) as the priority project, labelled Phase I. The Town is conducting engineering and design services for improvements along this corridor. Upon completion and approval of the Final Engineering and Design, the Town will seek to implement the improvements via the State of Connecticut Local Transportation Capital Improvement Program (LoTCIP) or the Federal Highway Administration's Surface Transportation Program (STP).

III. THE REDEVELOPMENT AREA

The Town of Stratford maintains ownership of a 3-acre parcel (1000 East Broadway) located in the Transit Oriented Development Overlay District. The Town's goals for 1000 East Broadway include new development on the northern portion of the site where the former Center School is located. The

Town expects the Center School site to include parking to accommodate residents, shoppers and commuters. The Redevelopment Area is located on the north side of East Broadway and west side of Sutton Avenue in Stratford Center. A portion of 1000 East Broadway was formerly utilized by the Town as the Center Elementary School. The paved areas of the site were utilized for parking, pedestrian walkways and/or outdoor student play areas. A shared paved asphalt parking lot is located south of the school building and north of the BOE building. A paved asphalt basketball court is located north of the school building at the northwest corner of the site and abuts a mulched playground area to the east followed by a grassed baseball field that extends to Sutton Avenue. A shared paved asphalt parking lot is located south of the school building and north of the BOE building.

North of the 1000 East Broadway property is a State of Connecticut owned road followed by Interstate 95 (I-95). The Stratford Railroad Station is located immediately north of Interstate 95. To the east of the property is Sutton Avenue, lined with residential homes and a few small offices. To the South is East



The Redevelopment Site: 1000 East Broadway (Former Center Elementary School) is highlighted above. The Town is seeking redevelopment at the Center School site. In the background is Interstate-95 and the Stratford Rail Station, which provides access to Manhattan, New Haven and other stops in between.

Broadway followed by a former residence converted into commercial office space for various small businesses. To the West is Colonial Square, a small shopping center occupied by several small businesses including an outlet store, nail salon, dance studio, optometrist, hair salon, art store and insurance company.

The redevelopment of the area of the former Center School Elementary aligns with the Town's proactive approach of encouraging economic growth and fostering a cooperative economic environment in Stratford Center. The Town has embarked on numerous projects to revitalize Stratford Center, including the Stratford Transit Center Development Plan, Stratford Center Complete Streets Improvements, the Redevelopment of the Stratford Army Engine Plant and the Exit 33 Interchange Project on Interstate-95.

These projects will complement the Stratford Center Redevelopment Project and allow our residents and visitors to realize the economic benefits of residential

The Town has embarked on numerous projects to revitalize Stratford Center, including the Stratford Transit Center Development Plan, Stratford Center Complete Streets Improvements, the Redevelopment of the Stratford Army Engine Plant and the Exit 33 Interchange Project on Interstate-95.

and commercial redevelopment, enhanced traffic patterns and improved connections to Stratford Town Center.

IV. RESOURCES

To better inform Respondents to this RFQ, the Town of Stratford has provided various plans, regulations and pre-development studies. The following Attachments are included:

Attachment 1:

Summary of Charrettes on Stratford Center

Attachment 2:

Property Field Card/ Site Map/Site Photographs

Attachment 3 (via hyperlink):

Transit Oriented Development (TOD) Overlay District

Attachment 4 (via hyperlink):

Town of Stratford Zoning Regulations

Attachment 5 (via hyperlink):

Town of Stratford Plan of Conservation and Development

Attachment 6 (via hyperlink):

Complete Streets Improvement Plan – Conceptual and Preliminary Design for Main St. between Barnum Ave. and East Broadway.

Attachment 7 (via hyperlink):

Town of Stratford Complete Streets Policy

V. REQUIREMENTS FOR SUBMITTAL

The Town of Stratford will select a preferred developer based on firm capabilities; past project experience with TOD, preferably at a scale similar to Stratford; key staff assigned to the project; technical approach; and proven ability to perform within projected time and budgets. Responses to this Request for Qualifications (RFQ) shall include the following. Directly respond to each item in the order that follows:

A. Developer Identification: Identify the Development entity's name, street address, mailing address, telephone number and e-mail address. Spec-

ify the legal form and show proof of the organization (e.g., corporation, partnership, joint venture, other) and identify and verify persons with the authority to represent and make legally binding commitments for the development entity.

B. Firm Background & Key Staff Assigned to the Project:

Respondents to this RFQ shall present a full development team with the experience and capacity to design, finance and build a development project. Such teams shall include, at minimum, a lead development entity, an architect and a general contractor or construction manager. Respondents should include a brief history and description of the firm(s), including its principals and experience. Some or all of these functions may be performed by the same firm.

Identify all members of the Development team including architects, landscape architects, planners, engineers, contractors, financial or equity partners, lenders, and any known participating developer entities. Provide relevant experience for each team member, a description of their previous projects and their role in the cited project.

C. Financial Capacity: The development team must describe its financial capacity and the lead development entity must provide three (3) years of accountant prepared financial statements. If the development entity is an LLC or to be formed entity, then the financial statements of the parent company must be submitted. The development team must describe its willingness to provide its own funding or to seek outside funding for predevelopment costs if selected to develop a site-specific proposal.

D. Past Project Experience: Provide a list of at least three (3) similar projects in which the developer/development team has completed which incorporate the best practice principals of TOD. Include information on the location of past projects, their type, cost, funding sources, current status and any continued financial or operating interest in them. Preferred developers will have robust understanding of the principles of placemaking and Complete Streets, which will support the TOD and the overall vision of Stratford Center. Also include information on previous relevant development experience working with public entities. This information must be in a narrative form that is clear and comprehensive.

Brochures and collateral material may be included as appropriate but should not substitute for a narrative description.

E. Public Involvement Experience: Based on the experience and firm participation cited, highlight the innovative practices utilized to solicit, evaluate, and incorporate public comments into redevelopment projects. Firms must demonstrate the ability to provide high quality graphics and materials in support of the Stratford Center Redevelopment Project.

F. References: Provide a list of three (3) Town or City authorities that can serve as references. References need to be associated with the projects outlined in Section D – Past Project Experience. The list should include a specific contact name, address, phone number, and agency of employment. Each reference should include a brief description of the project.

G. Equal Employment Opportunity

Detailed Statement: All respondents should furnish a detailed statement describing their Equal Employment Opportunity practices and any statistical employment information that it deems appropriate, relative to the composition of its work force or its subcontractors.

The Town of Stratford encourages Small Business Enterprises (SBEs), Women Business Enterprises (WBEs) and Minority Business Enterprises (MBEs) to apply to this RFQ. The Town of Stratford will not discriminate against any person on the basis of race, creed, color, national origin, sex, age, sexual orientation, handicap or marital status in accepting, reviewing and evaluation proposals.

VI. SUBMISSION OF RESPONSES

The Town of Stratford will accept completed responses by mail until August 8th, 2019.

Responses submitted via e-mail or facsimile will not be accepted. All submissions should be clearly marked “Request for Qualifications (RFQ 2020-01) – Redevelopment of Town Owned Property”. Respondents must submit one (1) copy marked as ‘original’

and seven additional copies, including full version submitted electronically on USB drive.

Purchasing Department
Town of Stratford
2725 Main Street
Stratford, Connecticut 06615

VII. SELECTION PROCESS

1. Submission Date: August 8th, 2019

2. Evaluation: All proposals submitted in response to this RFQ will be reviewed and evaluated by a Selection Committee established by the Town of Stratford. Proposals will be reviewed and evaluated based upon information contained in the submission packages and responsiveness to the selection criteria delineated in this RFQ. Upon review of the qualifications, the Town of Stratford/Stratford Redevelopment Agency reserves the right at its discretion to (a) take no action; or (b) short list a group of Respondents for interviews and possibly to request a second, more detailed proposal regarding redevelopment of the site. If the RFQ is deemed to be incomplete, the Town shall have the unilateral right to disqualify it.

3. Key Dates & Times: The Town of Stratford/Stratford Redevelopment Agency’s preliminary schedule is as follows. Please note the schedule may be altered at the Town of Stratford’s discretion.

Activity	Anticipated Completion Date
RFQ Issued	July 12, 2019
Questions Due	July 24, 2019
Answers to Questions Posted	July 31, 2019
Submittals Due	August 8, 2019

VIII. EVALUATION CRITERIA

Includes but is not limited to:

- The completeness of the submittal and following the order of the RFQ.
- The Team's overall experience with similar projects, within TOD.
- The extent to which the submitted qualifications demonstrates the development team's ability to successfully redevelop Stratford's TOD District in a manner consistent with the Town's development goals.
- Demonstration of financial capacity and willingness to undertake predevelopment activities.
- Demonstrated success with public/private partnerships and community participation/involvement.

IX. INQUIRIES

Direct all requests in writing to: Town of Stratford, Purchasing Department. Attention: Phillip Ryan, Purchasing Agent: PRyan@townofstratford.com.

NOTE: Verbal requests for information will NOT be accepted. All requests must be received via e-mail prior to 12:00PM **on Wednesday, July 24th, 2019**. Response will be in the form of an addendum that will be posted **Wednesday, July 31st, 2019** to the Town of Stratford, Purchasing Department website: www.townofstratford.com/purchase

It is the responsibility of each bidder to retrieve addenda from the website. Any contact about this bid between a Bidder and any other Town official and/or department manager and/or Town of Stratford employee, other than as set forth above, may be grounds for disqualification of that Bidder. No questions or clarifications shall be answered by phone, in person or in any other manner than specified above. Addenda will not be mailed, e-mailed or faxed out.

X. TOWN OF STRATFORD COMMITMENT

The Town of Stratford has made significant progress in laying the groundwork for future development. The Town is well-positioned to move its plans for economic development from the planning stage to implementation. In addition, several State and federal funding programs may be available to offset costs associated with pre-development, acquisition, environmental assessment, cleanup and construction. The Town has a demonstrated record of federal and State funding support. The Town is aware that this project may need to include tax incentives to the developer selected in the RFP phase of this disposition. This issue will be presented in more detail in the subsequent RFP.

XI. CONFLICT OF INTEREST

No public official or employee shall, while serving as such, have any financial interest or engage in any business, employment, transaction or professional activity or incur any obligation of any nature which is in substantial conflict with the proper discharge of his/her duties or employment in the public interest.

XII. RESERVATIONS

The Town of Stratford may consider informal any proposal not prepared and submitted to the Town in accordance with the provisions herein stated. The Town of Stratford reserves the right to reject any or all proposals or parts of proposals; to waive defects in same proposals; or to accept any proposal or part thereof deemed to be in the best interests of the Town of Stratford.

ATTACHMENTS*

Attachment 1: Summary of Charrettes on Stratford Center

Attachment 2: Property Field Card/ Site Map/Site Photographs

Attachment 3: Transit Oriented Development (TOD) Overlay District

Attachment 4: Town of Stratford Zoning Regulations

Attachment 5: Town of Stratford Plan of Conservation & Development

Attachment 6: Complete Streets Improvement Plan – Conceptual & Preliminary Design for Main St. between Barnum Ave. and East Broadway (dropbox link).

Attachment 7: Town of Stratford Complete Streets Policy

*Attachments 3-7 (green text) are hyperlinked.

ATTACHMENT 1: SUMMARY OF CHARRETTES ON STRATFORD TOWN CENTER

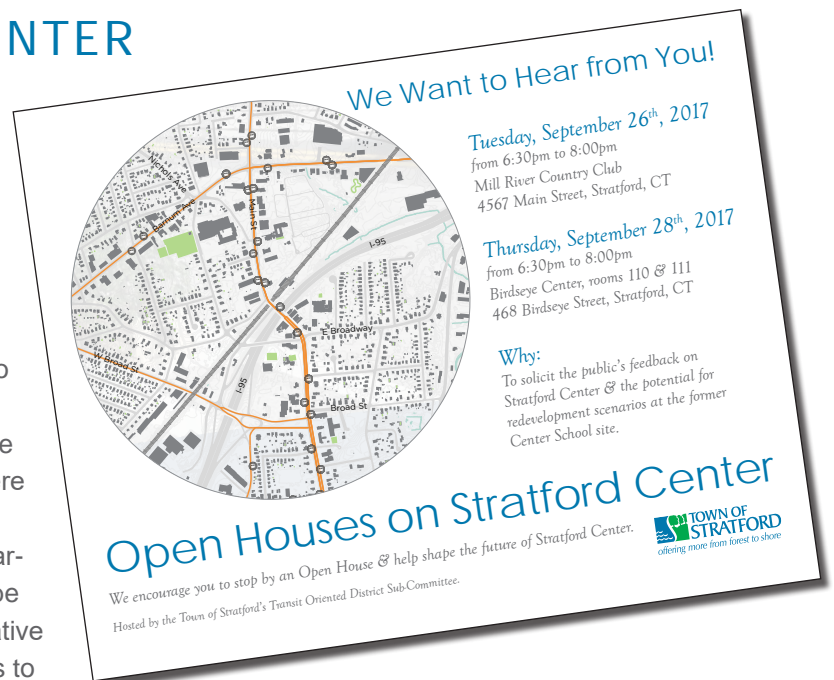
The Town of Stratford hosted three open houses to enable residents to share ideas about the kinds of features they wanted to see in the town center's Transit Oriented development district, and more specifically on the site of the former Center Elementary School. The Town asked the National Development Council to help organize a charrette to engage residents in the process. The charrette was organized in two phases. First, large flip charts were posted around the rooms where residents were encouraged to circulate and write their ideas on the flip charts. Of note, participants were asked and gently reminded to be affirmative, and not to be oppositional or negative in their comments. There were four categories to organize the flow of ideas:

1. Economic Impact
2. Housing and Residential Development
3. Streetscape
4. Retail/Commercial Development and Parking

After about 30 minutes, the organizers asked everyone to pause, and handed out an equal number of "voting dots" to each participants. The organizers then told participants to circulate again, reading all of the ideas written down on the flip charts, and to place a dot next to that specific idea to show support for it. This became a form of voting. The more dots next to an idea, the more support it received. The events had a lot of energy and participants listed over 60 different ideas. The below list summarizes the top three choices in each category.

Economic Impact

- Revenue to the town to decrease taxes
- More entertainment opportunities, perhaps a theatre
- Attract young adults



Residential Housing (four items as the last two were tied in vote support)

- Less housing and more retail development
- Any housing development should have retail on the ground floor
- Attract young adults
- Artist lofts and studios to showcase work

Streetscape

- Small art and/or theatre space
- Relocate train station to "99" area and connect to Main Street via walkway
- Pedestrian friendly neighborhood


Retail/Commercial and Parking

- Performance arts center – theatre/music/dance
- Local food market
- Please no parking @ Center School (note that another item with 3 fewer votes requested parking at train station)

ATTACHMENT 2:
STRATFORD CENTER,
PROPOSED SITE
CONFIGURATION (WHITE
LINE, BELOW) & EXISTING
CONDITIONS (INSET, LEFT)



ATTACHMENT 2: 1000 EAST BROADWAY (FORMER CENTER SCHOOL)


TOWN OF
STRATFORD

[Recent Sales in Neighborhood](#)
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[Field Definitions](#)
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Owner and Parcel Information

Owner Name	TOWN OF STRATFORD SCHOOL BOARD OF EDUCATION	Today's Date	May 25, 2018
Mailing Address	2725 MAIN ST	Account #	0479700
Location Address	STRATFORD, CT 06615	Census Tract	0807
Map / Block / Lot	1000 EAST BROADWAY	Acreage	3.60
Use Class / Description	40 / 9 / 5 / 8 / Dev Lot: 3.6 ARCES	Parcel Map	<input type="button" value="Show Parcel Map"/> <input type="button" value="Owner List By Radius"/>
933 Pub School			

Current Appraised Value Information

Building Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
No Appraisal Information available for this parcel						

Assessment History

Year	Building	OB / Misc	Land	Total Assessment
2017	\$ 3,473,050	\$ 18,900	\$ 571,200	\$ 4,063,150
2016	\$ 3,473,050	\$ 18,900	\$ 571,200	\$ 4,063,150

Land Information

Use	Class	Zoning	Area	Value
Pub School	E	RS-4	2.5 AC	\$ 750,000
Mun Com Bldg	E		0 SF	
Pub School	E		1.1 AC	\$ 66,000

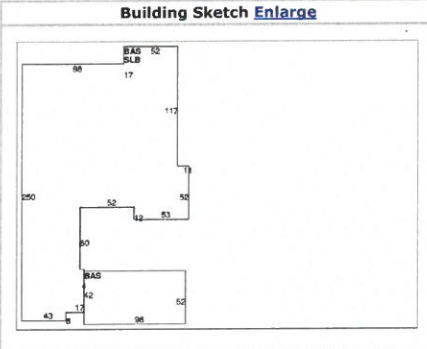
Commercial Building Information

Style	Year Built	Eff Year Built	Gross Area	Stories	Grade	Exterior Wall	Interior Wall	Wall Height	# Units
School/College	1969	1988	63,464	1.00	C	Brick	Drywall/Sheet	14	0
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC Type	Sprinkler	Construction	Plumbing	Comm Walls
T&G/Rubber	Flat	Vinyl/Asphalt	Gas	Forced Air-Duc	Heat/AC Split	%	Masonry	Average	0%

Building Sub Areas

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	34,280	34,280	
SLB	Slab	0	29,184	
Totals		34,280	63,464	34,280

Building Sketch [Enlarge](#)



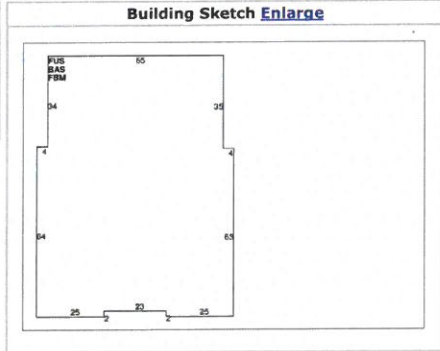
Building Photo

NA

1000 EAST BROADWAY (CONTINUED)

Commercial Building 2 Information									
Style	Year Built	Eff Year Built	Gross Area	Stories	Grade	Exterior Wall	Interior Wall	Wall Height	# Units
Office Bldg	1885	1975	20,496	2	C+	Brick Veneer	Drywall/Sheet	12	0
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC Type	Sprinkler	Construction	Plumbing	Comm Walls
T&G/Rubber	Flat	Carpet	Oil	Hot Water	Heat/AC Split	%	Wood Frame	Average	0%

Building Sub Areas				
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	6,832	6,832	
FBM	Finished Basement	6,832	6,832	
FUS	Finished Upper Story	6,832	6,832	
Totals		20,496	20,496	18,446



Building Photo
NA

Out Buildings / Extra Features				
Description	Sub Description	Area	Year Built	Value
Elevator, Pass		1 Units	1980	\$ 46,000
Paving	Concrete	12,000 S.F.	1969	\$ 27,000

Sale Information						
Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
02/17/1969		0447/0395	Unqualified		Improved	TOWN OF STRATFORD SCHOOL BOARD OF EDUCATION
11/27/1968		0445/0670	Unqualified		Improved	TOWN OF STRATFORD CENTER SCHOOL
06/20/1968		0441/0397	Unqualified		Improved	TOWN OF STRATFORD

Permit Information								
Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
19985	06/11/2012	BP	Building Permi	\$ 193,400		100		INSUL/PVC ROOFS
12085	05/22/2012	HA	HVAC Permit	\$ 249,823		100		REPL BOILER
19368	05/09/2012	EL	Electrical Per	\$ 7,000		100		BOILER/CHILLER WIRE
11940	09/04/2001			\$ 40,000		100		TO SCHOOL BLDG;

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Stratford Home
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952 EAST BROADWAY



Summary

Parcelld 4920
Account Number 0479300
Location Address 952 EAST BROADWAY
Map-Block-Lot 40 / 9 / 5 / 9
 Dev Lot. LT N/S
Use Class/Description 102 Two Family
Assessing Neighborhood 24A
Census Tract 0807
Acreage 0.36



Owner

TOWN OF STRATFORD
 2725 MAIN ST
 STRATFORD, CT 06615

Appraised Value

	2018	2017
+ Building Value	\$198,100	\$198,100
+ XF Value	\$0	\$0
+ OB Value	\$9,000	\$9,000
+ Land Value	\$93,000	\$93,000
+ Special Land Value		
+ Total Appraised Value	\$300,100	\$300,100
+ Net Appraised Value	\$300,100	\$300,100
+ Current Assessment	\$210,070	\$210,070

Assessment History

	2018	2017
+ Building Value	\$138,670	\$138,670
+ OB/Misc	\$6,300	\$6,300
+ Land	\$65,100	\$65,100
+ Total Assessment	\$210,070	\$210,070

Land

Use	Class	Zoning	Area	Value
102 Two Family	R	RS-4	0.36 AC	\$93,000

952 EAST BROADWAY (CONTINUED)

Building Data

Building #	1
Style	Family Conver.
Actual Year Built	1789
Living Area	3511
Stories	2.25
Exterior Wall	Vinyl Siding
Interior Wall	Plastered
Fireplaces	3
Roof Cover	Asph/F Gls/Cmp
Roof Structure	Gable
Floor Type	Average
Heat Type	Hot Water
Fuel Type	Gas/Propane
AC	None
Bdrms/Ful Bth/Hlf Bth/Ttl Rm	4/2/1/11
Basement Sq. Ft.	1337

Building Sub Areas

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	2114	2114	2114
CRL	Crawl Space	0	717	0
EAU	Unfin Expansion Attic	0	720	180
FEP	Finished Enclosed Porch	0	418	293
FUS	Finished Upper Story	1397	1397	1397
UBM	Unfinished Basement	0	1337	267
WDK	Wood Deck	0	280	28
	Totals	3511	6983	4279

Out Buildings\Extra Features

Description	Sub Description	Area	Year Built	Value
Garage	Frame	528S.F.	1975	\$9,000

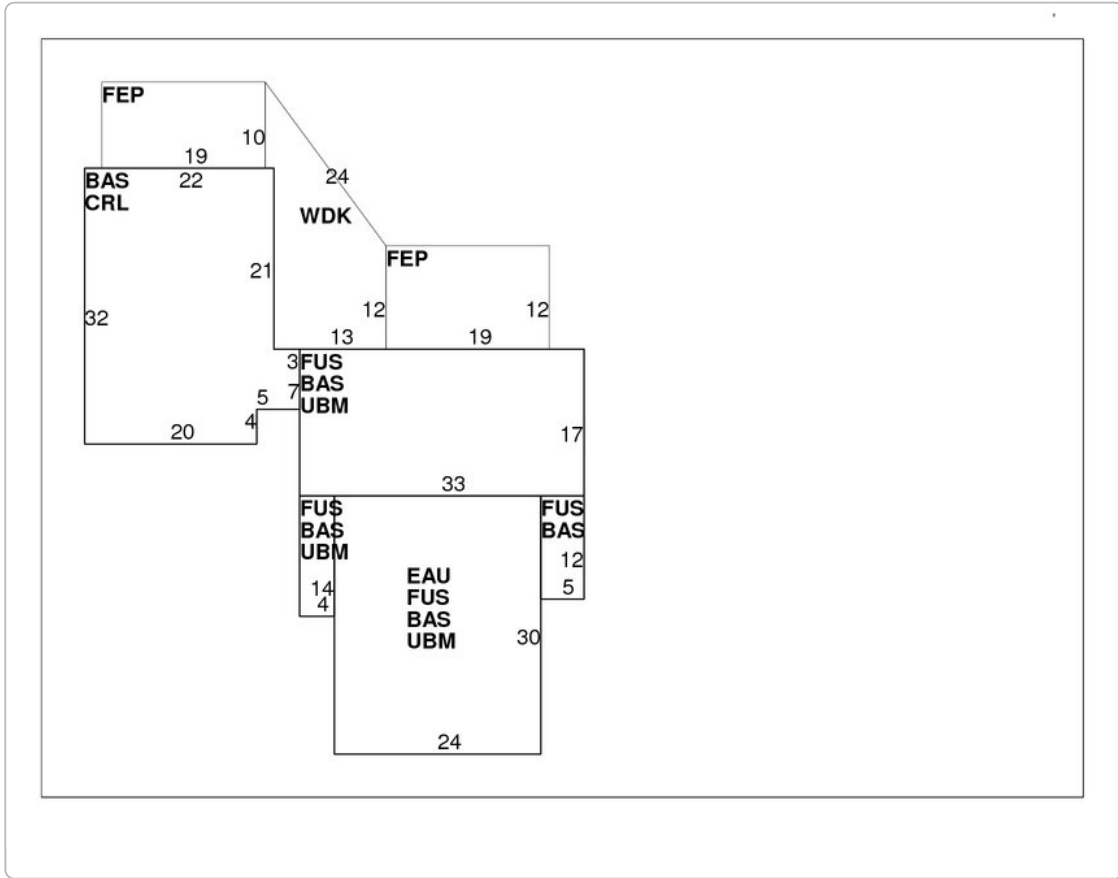
Sales History

Sales Date	Type of Document	Grantee	Vacant/Improved	Book/Page	Amount
11-02-2018		TOWN OF STRATFORD	Improved	4222/ 301	\$340,000
04-02-2018		KOPERWHATS SUSAN	Improved	4162/ 097	\$0
07-13-1987		KOPERWHATS SUSAN & MICHAEL (SV)	Improved	0669/1112	\$0
01-24-1977		KOPERWHATS SUSAN E	Improved	0514/0615	\$55,000
02-17-1969		SOLD TOWN OF STFD REAR PIECE	Improved	0447/0395	\$0

Permit Information

Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
12203	06-13-2008	PL	Plumbing Permi	\$615	11/24/2008 12:00:00 AM	100		TANK INSTALLATION
9919	05-27-2008	HA	HVAC Permit	\$1,000	11/24/2008 12:00:00 AM	100		POOL HEATER
10646	07-10-1999			\$0		100		ABG POOL & DECK

952 EAST BROADWAY (CONTINUED)



Photos



No data available for the following modules: Commercial Building.

The Town of Stratford Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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