



Pre-Proposal Meeting

RFP #828

**Old Police Station
0 Haig Avenue**

RFP #829

**Glenbrook Community Center
35 Crescent Street**

February 18, 2021



David W. Woods, PhD, FAICP
Deputy Director of Planning

Ralph Blessing
Land Use Bureau Chief

Thomas Madden, AICP
Director of Economic Development



RFP COMMITTEE MEMBERS

- ❑ David W. Woods, PhD, FAICP, Deputy Director of Planning
- ❑ Ralph Blessing, Land Use Bureau Chief
- ❑ Sandy Dennies, Director of Administration
- ❑ Thomas Madden, AICP, Director of Economic Development
- ❑ Richard Freedman, Chair, Board of Finance



+ RFP #828 Glenbrook Community Center
35 Crescent Avenue



+ Intent and Description

- To encourage the development of market-rate and workforce housing, the City of Stamford is offering an opportunity to convert a historic City-owned structure to a multifamily or mixed-use building. The property, 35 Crescent Street, is located in the heart of the Glenbrook neighborhood in Stamford and is less than 300' from the Glenbrook station on the New Canaan line of Metro North.
- 35 Crescent Street was previously used as the Glenbrook Community Center and was originally constructed as the Glenbrook School in the early 1900's. It is listed in the City assessor's records as a two-story building with 16,415 square feet of living space (which includes 3,360 square feet of finished basement space) and 4,500 square feet of unfinished basement space on .96 acres.

+ RFP Submittal Requirements

1. Offering price
2. Number and mix of units
3. Number and mix of Below-Market Rate (BMR) units. A minimum number of BMR units must be provided as specified in the V-C zone. (12%). All BMR units shall be provided on-site.
4. Preliminary site plan indicating parking, grading, driveways, fences and walls, landscaping and signage.
5. Proposals must retain the exterior of the existing building and proposals should show proposed exterior changes.
6. Preliminary schematic floor plans indicating unit size and type, community space and any common amenity or utility spaces. Individual unit layouts are not required.
7. Estimated project budget
8. Proposed project timeline
9. Proposer letter of introduction, names of persons on the project team and list of completed projects. Corporate or limited partnership bidders are to disclose all principal officers and owners.
10. Proof of financial capability to purchase the property and complete the development.
11. Proposals must include a community space of at least 1,000 square feet total, including one unisex bathroom, subject to Section 6 of the Stamford zoning, "DESIGN STANDARDS FOR PUBLICLY ACCESSIBLE AMENITY SPACE."
12. Proposals are encouraged from both for-profit and non-profit developers



Evaluation Criteria



1. Completeness and quality of proposal
2. Quality and feasibility of proposed project
3. Experience of the development team in completing similar projects in a timely manner
4. Evidence of financial capability
5. Additional consideration will be given to proposals including a daycare facility (for-profit or non-profit) as part of the development.
6. Price. Price will be calculated as a combination of cash remuneration to the City plus a cash equivalency for proposed BMR units. BMR units will be valued as follows:
 - 25% AMI: \$350 per square foot (measured as net square footage per BMR unit)
 - 30% AMI: \$273 per square foot
 - 35% AMI: \$250 per square foot
 - 40% AMI: \$227 per square foot
 - 45% AMI: \$201 per square foot
 - 50% AMI: \$175 per square foot
 - 60% AMI: \$122 per square foot
 - 65% AMI: \$105 per square foot
 - 80% AMI: \$70 per square foot

+ Conditions of Sale

1. The property will be sold “as-is” by quitclaim deed.
2. The City will pay no broker’s fee, commission, or other compensation to any party claiming to represent any proposer.
3. All permissions, permits or grants necessary for the sale and development of the property is at the selected proposer’s cost and responsibility.
4. All costs associated with responding to this RFP are the responsibility of the proposers.
5. All proposals will be considered subject to zoning approvals and no sale will be concluded prior to zoning approvals.





Project Timeline

- Site Tour: Monday, February 22, 2021 @ 10:00 am and Friday, February 26, 2021 @ 12:00 pm
- Deadline to submit inquiries: March 25, 2021
Acceptance of Initial Proposals: April 8, 2021 @ 4:00 pm
- Interview with selected proposers [if appropriate]: Week of May 10, 2021
- Review and Negotiation of Initial Proposals: Week of May 17, 2021
- Acceptance of Final Proposals: June 3, 2021
- Selection of Developer: June 17, 2021
- Period of Exclusive Negotiations, Agreement, and Approvals: February 3, 2022





SUBMISSION

In addition to submitting via *ProcureWare* as required, proposers shall provide five (5) printed copies of their RFP response. **YOUR PROPOSAL MUST BE SUBMITTED BEFORE THE DUE DATE / TIME VIA PROCUREWARE TO BE CONSIDERED.** The hard copies should be received at the address below as close as possible to the deadline:

City of Stamford Attn: Purchasing Dept. RFP # 828
888 Washington Blvd.
Stamford, CT 06901



+ RFP #829 Old Police Station
0 Haig Avenue



+ Intent and Description

- To encourage the development of market-rate and workforce housing, the City of Stamford is offering an opportunity to convert a historic City-owned structure originally built in the 1930s to a multifamily or mixed-use building. The property, 0 Haig Avenue, is located on the northeast corner of Haig and Crestview Avenues less than 1 mile from the Springdale Train Station.
- 0 Haig Avenue is a 1.63-acre parcel containing the former Police Station for the Town of Stamford. The City is currently subdividing the site into two parcels. The 0.59-acre parcel contains the building and is the subject of this RFP. The Police Station is a historic structure suitable for multifamily conversion and is listed in the City assessment records as two stories with 5,568 square feet of living (non-basement) space and 3,030 square feet of basement space.

+ RFP Submittal Requirements

1. Offering price
2. Number and mix of units
3. Preliminary site plan indicating parking, grading, driveways, fences and walls, landscaping and signage.
5. Proposals must retain the exterior of the existing building and proposals should show proposed exterior changes.
6. Preliminary schematic floor plans indicating unit size and type, and any common amenity or utility spaces. Individual unit layouts are not required.
7. Estimated project budget
8. Proposed project timeline
9. Proposer letter of introduction, names of persons on the project team and list of completed projects. Corporate or limited partnership bidders are to disclose all principal officers and owners.
10. Proof of financial capability to purchase the property and complete the development.

Proposals are encouraged from both for-profit and non-profit developers.



+ Evaluation Criteria

1. Completeness and quality of proposal
2. Quality and feasibility of proposed project
3. Experience of the development team in completing similar projects in a timely manner
4. The Zoning Board has proposed a zoning change for Section 7.3; redevelopment proposed should use the maximum residential density is Gross Building Floor Area divided by 800 sf as per the PROPOSED regulations.
5. Price. Price will be calculated as a combination of cash remuneration to the City plus a cash equivalency for proposed BMR units. BMR units will be valued as follows:
 - 25% AMI: \$350 per square foot (measured as net square footage per BMR unit)
 - 30% AMI: \$273 per square foot
 - 35% AMI: \$250 per square foot
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 - 65% AMI: \$105 per square foot
 - 80% AMI: \$70 per square foot





Project Timeline

- Site Tour: Monday, February 22, 2021 @ 1:00 p.m. and Friday, February 26, 2021 @ 10:00 a.m.
- Deadline to submit inquiries: Thursday, March 25, 2021
- Acceptance of Initial Proposals: Thursday, April 8, 2021 @ 4:00 p.m.
- Interview with selected proposers [if appropriate]: Week of May 10, 2021
- Review and Negotiation of Initial Proposals: Week of May 17, 2021
- Acceptance of Final Proposals: Thursday, June 3, 2021
- Selection of Developer: Thursday, June 17, 2021
- Period of Exclusive Negotiations, Agreement, and Approvals: Wednesday, February 3, 2022





SUBMISSION



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888 Washington Blvd.
Stamford, CT 06901



QUESTIONS

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