



**WATERBURY**  
HOUSING AUTHORITY

# **REQUEST FOR PROPOSAL**

## **Disposition of Real Estate**

The William V. Begg Building  
1000 Bank Street  
(a.k.a. 1106 Bank Street, a.k.a. 1109 Bank Street)  
Waterbury, CT 06708

# **AUGUST 2022**



## **A. Request for Proposal**

The Housing Authority of the City of Waterbury (herein “WHA”), acting by its Board of Commissioners, is seeking proposals for the sale and renovation of The William V. Begg Building located at 1000 Bank Street, (a.k.a. 1106 Bank Street, a.k.a. 1109 Bank St), Waterbury, CT 06708 (herein “The Property”).

The RFP specifies the process for disposition and the restrictions imposed on the subsequent use of The Property for residential affordable housing purposes. After acquiring The Property, the successful RFP Respondent must rehabilitate (within the time specified in this RFP) the existing seven (7) story high-rise building to a fully habitable condition in accordance with all applicable codes and requirements of this RFP (the “Work”).

The purpose of this RFP is to select an owner who will acquire, develop, and manage The Property in accordance with this RFP.

There is no minimum bid price for The Property.

The Property is located within a designated *Opportunity Zone*. This program is an incentive designed to spur economic development and job creation by driving long-term private investment in economically distressed areas. It provides tax benefits in exchange for investing unrealized capital gains into Qualified Opportunity Funds (QOFs); those funds, in turn, make investments in the Opportunity Zones.

For more information, see US Treasury’s Opportunity Zone information webpage <https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

## B. RFP Information at a Glance

<b>RFP Issue Date</b>	<b>Sunday August 14, 2022</b>
<b>Register for Site Tour &amp; Briefing</b>	<b>Wednesday August 17, 2022</b>
<b>Site Tour &amp; Briefing</b>	<b>Friday August 19, 2022 10:00am</b>
<b>Deadline to Submit Questions</b>	<b>August 29, 2022 2:00pm</b>
<b>Date Addenda Will Be Published</b>	<b>September 8, 2022</b>
<b>Submission Deadline</b>	<b>September 16, 2022 12:00pm</b>

## C. Overview & Description

The Property is a seven (7) story high-rise building owned by WHA. Constructed in 1971, it was included in WHA's State Housing Portfolio until its closure in 2010 because of escalating maintenance costs and increasing tenant issues. The building has been vacant since. WHA wishes to engage a buyer that will renovate the building to provide safe, decent, and affordable housing, and improve the aesthetic of the building to support the revitalization of the surrounding neighborhood.

The building is masonry construction which makes adjusting the number of units, or the unit size, cost prohibitive. It is structurally sound; the sprinkler system needs repair due to broken pipes; utilities have been disconnected; the lower levels have been secured to eliminate access. There is substantial hazardous materials abatement work necessary to remediate lead, asbestos, PCB's, unsuitable soil and mercury.

The floor plan consists of seventy-six (76) units comprised of fifty-two (52) efficiency and twenty-four (24) one-bedroom apartments. The building has a brick masonry veneer with exposed concrete columns and overhanging floor slabs; it is slab on grade with reinforced CMU bearing walls. The exterior brick veneer and concrete columns are structurally sound but in need of facade improvement.

The roof is a built-up roof that has exceeded its life expectancy.

The Property has two parking areas, a small, upper parking lot, and a lower lot both of which require minor repair. The walkways are bituminous paving in moderate condition.

The entry vestibule is composed of an aluminum storefront assembly with a wood framed knee wall. All windows are aluminum and have reached their life expectancy.

All floors are concrete.

The interior finishes are dilapidated. There are several units that were damaged by fire and tenant abuse.

There are two (2) elevators. The elevator machine room, hydraulic machines and controllers were upgraded approximately fifteen (15) years ago, however, elevator car interiors, hoist way doors and entry ways were not upgraded and are in poor condition.

#### **D. Site Tour and Briefing**

Interested RFP Respondents **are strongly encouraged** to attend an information session and on-site tour at The Property to be held at 10:00AM on Friday August 19, 2022.

Advance registration is required by no later than 4pm on Wednesday August 17, 2022.

To register, please contact Kate Noble at WHA by email at [kate.noble@waterburyha.org](mailto:kate.noble@waterburyha.org)

#### **E. Submission Deadline**

**Sealed proposals shall be addressed as follows. Each will be time & date stamped on receipt at the following address until 12:00 noon on Friday September 16, 2022.**

Housing Authority of the City of Waterbury  
ATTN: Christian D’Orso, Executive Director  
2 Lakewood Road  
Waterbury, CT 06704

Proposals submitted after this time will not be accepted.

RFP respondents must submit an original and five (5) copies of the Response in a sealed package marked “RFP-Begg Property Disposition”.

Within the sealed package, the original and five (5) copies of the Price Summary Form must be contained in a separate sealed envelope marked “Price Summary Form- RFP Begg Property Disposition”.

RFP responses must be submitted in a tabbed binder, tabs to be labeled in accordance with “*Section L. Document Submission Requirements*” (page 9) of this RFP.

RFP respondents may correct, modify, or withdraw proposals, in writing only, prior to the proposal opening. Corrections or modifications must be in a sealed envelope when submitted.

All proposals must remain in effect for a period of one hundred eighty (180) calendar days from the deadline for submission or until the disposition has been effectuated, or this Request for Proposals is canceled, whichever comes first.

#### **F. Questions on RFP**

All inquiries concerning this RFP should be submitted via email (phone calls will not be permitted) to Chris D’Orso at [chris.dorso@waterburyha.org](mailto:chris.dorso@waterburyha.org) no later than 2:00pm August 29, 2022.

Any addenda will be published on the WHA website ([www.waterburyha.org](http://www.waterburyha.org)) under the Current Solicitations tab by September 8, 2022.

## G. Disclaimers and Caveats

WHA makes no representation or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP. WHA has attempted in this RFP to be accurate, but WHA is not responsible for any unintentional errors herein.

## H. Property Description

Set forth below is certain background information about The Property which WHA has been assembled from a variety of sources. WHA is providing this information, however, WHA makes no representation or warranty, express or implied, as to the accuracy and completeness of The Property information. WHA assumes no liability for the accuracy or completeness of the Property information and each RFP Respondent assumes all risk in connection with the use of The Property information and by responding to the RFP releases WHA and its Board and officials from any liability whatsoever in connection with the use of The Property information by the RFP Respondent.

### Location & Site Information:

Subject to the terms and conditions of this RFP and the necessary votes of the Board of Commissioners, this RFP involves the proposed sale of a 2.37 acre portion of real property including a seven (7) story high-rise building located at 1000 Bank Street (a.k.a. 1106 Bank St; a.k.a. 1109 Bank St.), Waterbury, CT described as follows:

### Legal Description

All that certain piece or parcel of land, with all the improvements thereon, situated in the City of Waterbury bounded and described as follows:

- Northeasterly- on land now or formerly of Charles Saukas and land now or formerly of Nico Angelicolo et ux;
- Northwesterly- on land now or formerly of Nico Angelicolo;
- Northerly- on land now or formerly of Emanuela Ceferatti;
- Northwesterly- on land now or formerly of Emanuela Ceferatti;
- Northeasterly- on West Porter Street;
- Easterly- on Bank Street;
- Southerly- on land now or formerly of Anna Anusaukas;
- Southeasterly- on land now or formerly of Anna Anusaukas;
- Southwesterly- on land now or formerly of Theo F. Taylor et ux; on land now or formerly of Joseph and Angelina Spina, on land now or formerly of Rocco and Dora Jacaruso, on land now or formerly of Joseph and Angelina Spina;
- Northwesterly- on land now or formerly of Joseph and Angelina Spina;
- Southwesterly- on land now or formerly of Joseph and Angelina Spina and land now or formerly of Congress Impression Die Co; and
- Northwesterly- on land now or formerly of Anthony J. Coviello

### Zoning:

The Property is zoned Residential High Density

### Utilities and Infrastructure

Public water and sewer, natural gas and electricity are available at The Property.

<b>GENERAL INFORMATION</b>	
Number of Units	52 – Efficiency 24 – 1 bedroom

Date Constructed	1971
Occupancy Status	Vacant
<b>BUILDING TYPE</b>	
Structure Type	Brick masonry, CMU
Foundation Type	Concrete slab
Floor Construction	Concrete
<b>BUILDING ENVELOPE</b>	
Surface Type	Brick Veneer
Roofing	Built-up EPDM Roof w/river stone ballast.
Doors & Windows	Aluminum; Hollow Metal
<b>HEATING, VENTILATION, &amp; AIR CONDITIONING</b>	
Heating System	Electric Baseboard
Ventilation Systems	Wall/Ceiling/Roof Exhaust Fans
Water Service	3" Domestic Water Service
Fire Service	6" Fire Service and Standpipes
Sanitary	6" Sanitary Service
Fixtures	Living Unit Bathroom Groups, Kitchens and Public Toilet Rooms and Laundry
Domestic Hot Water	Living Units Individual Tank Type Electric, Common Area Tank Type Electric
<b>ELECTRICAL</b>	
Service Type	120/208V, 3Phase, 4 Wire
Electric meter	Individual Tenant Metering
Wiring	Plastic coated copper within Metal Raceway
Panels	Circuit Breaker Type
Light Fixture	Incandescent and Fluorescent type
Devices	Receptacles and switches

## H. Respondent's Responsibility for Due Diligence

RFP respondents should undertake an independent review and analysis concerning physical conditions, environmental conditions, required permits and approvals and other development and legal considerations pertaining to The Property and The Work.

WHA makes no representation or warranty with respect to The Property, including without limitation, the value, quality, or character of The Property or its fitness or physical and environmental condition.

The successful RFP respondent must accept The Property (including without limitation the existing building) on a strictly "as is" basis without any warranty or obligation whatsoever on the part of WHA.

The RFP Respondent shall release, defend, indemnify, and hold WHA harmless from and against any and all claims, damages, losses, penalties, costs, expenses and fees (including without limitation reasonable legal fees) attributable to the physical and environmental condition of The Property.

## I. Evaluation of Proposals

The Evaluation Team will review all proposals received by the deadline in accordance with the Evaluation Criteria in Appendix 1 and the following procedure:

- Proposals will be evaluated by a Team including the Development Committee of the WHA Board of Commissioners, WHA administrative staff, and other municipal and community stakeholders according to the Evaluation Criteria set forth in Appendix 1.
- The Evaluation Team will make its recommendation to the WHA Board of Commissioners.
- The Board of Commissioners will make a selection from the responsible and responsive RFP responses, taking into consideration the Evaluation Criteria, the Evaluation Team's recommendations, and the Board's own judgement.
- WHA will notify all RFP Respondents of the decision in writing.

## **J. Disposition Agreement**

The award will be subject to the terms and conditions of the Purchase and Sale Agreement.

The successful RFP Respondent will have thirty (30) days from the time he/she/it receives notice from WHA that the offer has been accepted to execute the Purchase and Sale Agreement for the Disposition of The Property with mutually acceptable amendments as are consistent with this RFP and approved by WHA. Any such amendments to the Disposition Agreement may be negotiated by WHA after the successful bidder has been selected.

If the successful RFP Respondent fails to execute the Disposition Agreement within thirty (30) days of the notice of award (or within any extension to which WHA may agree in writing), WHA may select the next offer.

## **K. Specific Terms, Conditions and Restrictions**

WHA sets the following terms, conditions and restrictions on the RFP Respondent's use of The Property: After acquiring The Property, the Successful RFP Respondent shall, at its sole expense, perform and complete (within the time specified in this RFP) all work necessary for the renovation of the existing building on The Property into multi-family residential affordable housing in accordance with all applicable codes. The RFP Respondent agrees to engage contractors licensed by the State of Connecticut, and if/when possible, those located in the City of Waterbury.

Use of the Property shall be subject to the approval of the WHA in its sole discretion. There shall be no residential placements or programs conducted on the Property. Additionally, there shall be no Department of Corrections custodial placements or alternative to incarceration placements by any state or federal agent, agency, department. Further restrictions are to be negotiated between the WHA and the respondent. Appropriate deed restrictions and covenants running with the land shall be established to enforce use restrictions.

### **Costs of the Work**

The RFP Respondent shall be solely responsible for all costs and expenses of the Work, including without limitation, renovation of the existing building and all site work necessary to rehabilitate and occupy the building in compliance with all applicable federal, state and local laws, ordinances, regulations and codes for residential occupancy. The RFP Respondent shall, at its sole cost and

expense, obtain all necessary permits, approvals and licenses required for Work from the City of Waterbury.

The RFP Respondent shall pay or cause to be paid all costs and expenses associated with the Work (including without limitation, all architectural, engineering, construction, legal and consultant fees and costs) and shall defend, indemnify and hold WHA harmless from and against any and all claims, damages, losses, penalties, costs, expenses and fees (including without limitation reasonable legal fees) attributable to the performance of the Work.

#### Performance Standards

The RFP Respondent shall perform and complete the Work in a good and workmanship like manner, in compliance with good engineering and construction practices, using new materials, and with the requirements of all applicable laws, ordinances, codes, orders, rules and regulations of the City of Waterbury.

The RFP Respondent shall take all reasonably necessary measures to:

- i. Minimize dust, noise and construction traffic
- ii. Minimize any damage, disruption or inconvenience caused by the Work;
- iii. Make adequate provision for the safety and convenience of all persons affected thereby and to properly police same.

Dust, noise and other effects of such work shall be controlled using commercially accepted methods customarily utilized in order to control delirious effects associated with construction projects in a populated or developed area.

#### Schedule

Each RFP Respondent shall submit with its proposal an anticipated critical path time schedule for major project milestones (including financing, permitting, design, construction, and occupancy). The schedule shall, at a minimum, meet the following requirements:

- The successful RFP Respondent shall execute the Disposition Agreement within 30 days from the notice of award from WHA.
- The successful RFP Respondent shall close on the acquisition of The Property and commence the Work as soon as reasonably possible following the signing of the Disposition Agreement.
- The successful RFP Respondent shall complete the Work not later than eighteen (18) months after the closing of The Property by WHA to the RFP Respondent pursuant to the Disposition Agreement.

#### Right of Reverter

The Disposition Agreement shall incorporate a critical path time schedule for the Work and a deadline for completion of the Work. In the event that the RFP Respondent shall fail to commence the Work or to substantially complete the Work within the required period, WHA shall provide written notice of that breach to the RFP Respondent.

In the event that the RFP Respondent does not cure said breach within thirty (30) days after its receipt of that notice, or within such extended time as WHA may in writing agree, The Property shall revert to WHA subject to the negotiated terms of the Purchase and Sale Agreement..

Commencement of the Work shall mean commencement (on or before the deadline specified) of the renovation of the existing building pursuant to a building permit issued by the City of Waterbury. Substantial completion of the Work shall mean that a permanent Certificate of Occupancy has been issued on or before the deadline specified.

## **L. Document Submission Requirements**



The RFP response must include a cover letter and the following documents (fully completed and executed as applicable). Failure to provide any of the required documents may result in the determination that the offer is non-responsive. Numbered tabs should match numbered items in the following table, and should appear in the order given:

<b>RFP Response Tab</b>	<b>Contents</b>	<b>Appendix Form</b>
1	<b>Proposal Form</b> A summary of the respondent’s plan to renovate The Property including the mix of affordable housing and market rate units.	
2	<b>Identification of Project Team</b>	
3	<b>Renovation Plan</b> A detailed description of the planned renovation inclusive of amenities and improvements. The following are minimum requirements that must be included in all proposals: <ul style="list-style-type: none"> <li>• 24/7 on-site property management</li> <li>• A full security plan inclusive of a video surveillance system</li> <li>• A parking and landscaping plan inclusive of fencing and/or shrubbery installed along on the north property boundary (facing Duggan School).</li> </ul>	
4	<b>Critical time path schedule for renovation work</b>	
5	<b>Certificate as to Payment of Taxes</b>	
6	<b>Respondent’s Profile</b> <ul style="list-style-type: none"> <li>• A summary of the Respondent’s organization and experience indicating their capability to complete the project successfully and in an expedited manner</li> <li>• resumes of principals</li> <li>• a list of 3 client/customer references</li> <li>• disclosure of any liens, foreclosures, bankruptcies, or other actions that would interfere with construction financing or delay timely progress of the project</li> </ul>	
7	<b>Letters of Reference</b> A letter of reference for the Respondent	
7	<b>Statement of Non-Debarment</b>	2
8	<b>Non-Collusion Affidavit</b>	3

**In a separate envelope within the application package:**

<b>Price Summary Form</b>	1
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**Appendix I: Evaluation Criteria**

1. Minimum Threshold Requirements
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The Proposal is complete and conforms to all submission requirements set forth in this RFP and any Addendum to this RFP issued before the submission deadline.

The proposal includes the following minimum requirements:

- A restoration plan inclusive of the proposed renovation work, amenities, and improvements
- A 24/7 on-site property management plan
- A full security plan inclusive of a video surveillance system
- A parking and landscaping plan inclusive of fencing and/or shrubbery installed along on the north property boundary (facing Duggan School).
- A critical time path for the renovation work
- A Certificate of Payment of Taxes
- A detailed summary of the Respondent's organization and experience
- Letters of Reference
- The Statement of Non-Debarment
- The Non-Collusion Affidavit
- A Price Summary Form submitted in a separate envelope in the application package

a. The Proposal was submitted timely.

b. The RFP Respondent agrees to engage contractors licensed by the State of Connecticut.

c. The Proposal includes an affordability plan which details a mix of affordable and market rate units.

## 2. The Respondent

a. The RFP Respondent is capable of completing the project successfully and in an expedited manner.

## 3. Quality of Renovations, Amenities and Improvements

a. The Proposal presents superior merit in terms of proposed renovation work to be completed and amenities and improvements to be included.

## 4. Proposed Renovation Schedule

a. The Proposal presents a renovation schedule that is concise but achievable.

## 5. Proposed Price

## 6. Overall Project Proposal

### APPENDIX FORM 1

### **PRICE SUMMARY FORM**

Disposition of Real Estate

The William V. Begg Building  
1000 Bank St  
(a.k.a. 1106 Bank St, a.k.a. 1109 Bank St.)

Housing Authority of the City of Waterbury  
2 Lakewood Road  
Waterbury, CT 067604

This price summary form must be submitted with the RFP respondent's proposal. Failure to adhere to this instruction will result in disqualification of your proposal.

Name of Respondent: \_\_\_\_\_

Consideration offered to WHA by the RFP Respondent for the purchase of The William V. Begg Building from WHA by the RFP Respondent:

\_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Representative of RFP Respondent

\_\_\_\_\_  
Print Name of Person Signing

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

APPENDIX FORM 2

**STATEMENT OF NON-DEBARMENT**

*Debarment:*

I \_\_\_\_\_, representing \_\_\_\_\_,  
(Company Official) (Company)

do hereby state that \_\_\_\_\_ is not debarred,  
(Company)  
suspended, or otherwise prohibited from providing construction services by any Federal,  
State or local agency.

***Contract Completion:***

I \_\_\_\_\_, representing \_\_\_\_\_,  
(Company Official) (Company)

do hereby state that \_\_\_\_\_ has not been stopped  
(Company)

by any Owner from completing a contracted project for cause.

\_\_\_\_\_  
Company Official Signature Date

NOTARY PUBLIC SEAL

Witnessed this day, \_\_\_\_\_ By \_\_\_\_\_

My commission expires on \_\_\_\_\_

APPENDIX FORM 3

**NON-COLLUSION AFFIDAVIT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

\_\_\_\_\_ being first duly sworn deposes and says that:

1. He is (owner, partner, officer, representative or agent) of \_\_\_\_\_ the Proposer that has submitted the attached Proposal.
2. He is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
3. Such Proposal is genuine and is not a collusive or sham Proposal;
4. Neither the Said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties conspired, connived, or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, person to fix any overhead profit or cost element through collusion, conspiracy or connivance, or unlawful agreement with any advantage against the Housing Authority of the City of Waterbury or any person interested in the proposed Contract, and,
5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

(Signed) \_\_\_\_\_

(Title) \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Name

Title

My commission expires \_\_\_\_\_, 20\_\_\_\_\_.