REQUEST FOR QUALIFICATIONS
508 Main Street Redevelopment
TOWN OF WINCHESTER

The Town of Winchester is accepting submission for the reuse of 508 Main Street building as well as vacant space within the 508 parcel. The parcel known as 30 High Street, located behind the 508 Main Street property, is also owned by the Town and may be included in proposals submitted in response to this RFQ. Specifications are available from office of Purchasing Agent at the address below and on the Town of Winchester web-site (www.townofwinchester.org/purchasing/pages/bid-proposal-documents). Five copies of the proposals shall be received in sealed envelopes so marked in the office of Purchasing Agent, Town Hall, 338 Main Street, Winsted, CT 06098 until 10:00 a.m. on 12/22/2021 at which time all qualifications shall be publicly opened and read. Any statements received after this date and time will not be considered. The Town of Winchester reserves the right to accept any or reject any or all proposals or any part thereof if to do so is deemed to be in the best interest of the Town.

EQUAL OPPORTUNITY EMPLOYER/AFFIRMATIVE ACTION.

Mark Douglass
Purchasing Agent

Dated: ___10/22/21____________
Specifications
Town of Winchester, CT
508 Main Street Redevelopment

Background
In 2020, the Town of Winchester took the property located at 508 Main Street through their legal process for dealing with blighted properties. At the time, the property consisted of two separate structures. One of those structures has been demolished, and the other remains standing. Both the site of the torn-down structure and the building that remains in place constitute the property at “508 Main Street”. Formerly, the building that remains was used, at different times, as an arcade, as a restaurant, and as apartments. The Town also owns 30 High Street, an adjoining property, which may provide the 508 Main Street property with supplemental value if the two are used together. Proposals may, but are not required to, include a proposal to acquire and make use of 30 High Street in addition to the 508 Main Street property.

Proposal Requirements:
Proposals must include the following:
- A thorough description of how the existing building would be adaptively reused or a thorough description of how that building would be replaced with a new construction.
- A thorough description of the types of uses that the adaptive reuse/new construction building would have (condos, apartments, first-floor storefront, etc). If housing, retail, or office space would be created, please include the number of units and an approximate size (in square footage) for each unit.
- A proposed timeline for the revitalization or reconstruction of the building located at 508 Main Street.
- A thorough description of how the vacant land located at 508 Main Street would be used under the developer’s proposal.
- **OPTIONAL:** If applicable/desired, a thorough description of how the property located at 30 High Street would be used under the developer’s proposal.
- A proposed purchase price for the property (developer buying from the Town).
- Any other information that you wish to share with the Town (more information about your proposal will be seen favorably).
Submission Requirements:
In addition to the proposal itself, submissions must include the following:
• Contact information (phone, physical address, and email).
• The name of both a primary contact and the CEO of the development company.
• A minimum of five professional references.
• A detailed description of at least three past relevant redevelopment projects.

RFP Process:
Based on Proposals, the Town will conduct interviews with select respondents.

Criteria For Selection:
• The capacity for the proposal to help grow Winchester’s Main Street (50%).
• Previous successful experience in the field of redevelopment (30%).
• The proposed purchase price of the properties (10%).
• A relatively short timeline for project completion (10%).
• Positive references (Pass/Fail).
• Complete answers to all Proposal Requirements and Submission Requirements (Pass/Fail).