

**REQUEST FOR EXPRESSIONS OF INTEREST IN THE  
REDEVELOPMENT OF APPROXIMATELY 5 ACRES OF LAND IN  
BRIDGEPORT'S DOWNTOWN CONGRESS PLAZA AREA  
ADJACENT TO  
THE CITY'S TRANSIT CENTER**

November 5, 2015

**CITY OF BRIDGEPORT  
OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT  
MARGARET E. MORTON GOVERNMENT CENTER  
SECOND FLOOR  
999 BROAD STREET  
BRIDGEPORT, CT 06604  
(203) 576-7221**

## **SECTION I: GENERAL INFORMATION**

### **A. PURPOSE**

OPED is issuing this Request for Expressions of Interest (“RFEI”) in order to identify the most appropriately qualified development firm or development team to be awarded a due diligence period of not greater than twelve months within which to work in partnership with OPED to identify and finalize a preferred redevelopment plan consistent with OPED’s vision for the parcels described herein, to conduct feasibility studies and relevant assessments on the constructability and marketability of said plan, and to attract tenants and financing to that project. It is anticipated that upon completion of this due diligence period, and with OPED’s full support, the selected firm or team will be ready and able to present a formal redevelopment plan submittal for approval to all relevant public bodies and agencies.

### **B. PROJECT AREA DESCRIPTION**

The Project area consists of approximately 5 acres of City-owned land. The addresses are: 1471 Main St; 1340 Main St; 1346 Main St; 1352 Main St; 1362 Main St; and 137 Housatonic Avenue (see attached map). The site straddles both sides of Main Street at the northern end of the City’s downtown core. The site lies four blocks north of the Metro North Train Station and the Greater Bridgeport Bus Transit Center. It is also convenient to Connecticut Route 8, within five blocks of the two highway exits serving downtown. To the east, the site faces open space and recreational fields along the Pequonnock River. To the north, it borders the 9-story, 100 unit Congress Plaza Apartment Building and the multi-faceted Cardinal Shehan Center, Bridgeport’s highly respected community and recreational service institution. To the west, the site rises gently to some public open space that serves an entry to the downtown as well as toward Unity Coop – a longstanding housing development. To the south the site borders the former Palace and Majestic Theatres as well as the former Ocean Sea Grille.

### **C. REDEVELOPMENT OBJECTIVES**

The site is contemplated for mixed-use development that would be appropriately scaled for the context, provide for pedestrian-oriented, active street-level development, take advantage of nearby transit, incorporate public open space, provide for mixed-income housing on upper building levels and create vibrant ground-floor cultural or institutional uses complementary to the Cardinal Shehan Center and a revived theater complex.

**D. SUBMISSION REQUIREMENTS**

Each firm must include with its submission:

- a) A **cover letter** identifying the firm or team, the name of the firm or team's representative(s), and his/her contact information (including phone and email);
- b) **Conceptual Development Plan and Implementation Plan** – A narrative of the respondent's conceptual development plan in a manner conforming with the City's Redevelopment Objectives. A pre-development and development schedule with milestones and objectives that delineates the developer's plan for implementing the project.
- c) **Conceptual Financing Plan and Budget** – A general order of magnitude capital budget with a general breakdown of the sources and uses of capital.
- d) **Statement of Qualifications**—Listing of Principal Members of the Development Team, and a detailing of the Development Team's directly relevant experience, including its completion of projects similar in scope to this redevelopment opportunity.
- e) **Statement of Financial Capacity and Administrative Capacity**- Detail the amount of developer equity or developer capital that your team will invest in the pre-development work during the twelve-month due diligence period for the Project. Detail the specific staff and administrative capacity your team will devote to this work.

**E. RESPONSES DUE -- FRIDAY, NOVEMBER 20, 2015, 2 pm EST**

Responses are to be submitted electronically to the administrative office of the City's Office of Planning and Economic Development at [Jennifer.edwards@bridgeportct.gov](mailto:Jennifer.edwards@bridgeportct.gov).

**F. EVALUATION CRITERIA:**

1. **Specialized Experience, Technical Competence, & Administrative Capacity:** The evaluation will consider relevant experience in the development of projects of similar size and scope as desired for this district. This evaluation will further consider the organizational and team structure assembled to perform the work, as well as the demonstrated capacity of the firm to meet the project's requirements, to execute the work on-time and on budget. (33.3% of the Evaluation)
2. **Soundness of the Concept and the Implementation Plan Proposed:** This evaluation will consider the extent to which the Respondent's concept corresponds to the City's Redevelopment Objective and will evaluate the feasibility and thoroughness of the Implementation Plan proposed. (33.3% of the Evaluation)
3. **Financial Strength:** This evaluation will judge the Respondent's financial strength as a development entity. This evaluation may involve the confidential review of Financial Statements (should the City so request); but at a minimum shall involve the City's evaluation of the Respondent's ready financial capacity to compensate the City with an earnest money, one-year deposit of \$55,000 (fifty-five thousand dollars) which represents approximately 5% of the Property's Current Assessed Value. (33.3% of the Evaluation)

**G. QUESTIONS AND ANSWERS ABOUT RFEI**

Firms may seek additional information or clarification as to any aspect of the RFEI by submitting questions in writing to OPED's administrative e-mail at [Jennifer.Edwards@bridgeportct.gov](mailto:Jennifer.Edwards@bridgeportct.gov).

All questions will be summarized by OPED, which will provide prompt written answers via e-mail to the principal of each team or firm. In order to receive written answers, each potential Respondent must notify OPED of its interest and provide OPED with e-mail contact information. All firms are obligated to become familiar with such questions and answers and to submit or revise their responses accordingly. The City assumes no responsibility for a firm's failure to read questions and answers and to revise their responses accordingly. Contact information and questions should be sent in writing via e-mail to [Jennifer.Edwards@bridgeportct.gov](mailto:Jennifer.Edwards@bridgeportct.gov).

**H. TREATMENT OF CONFIDENTIAL INFORMATION**

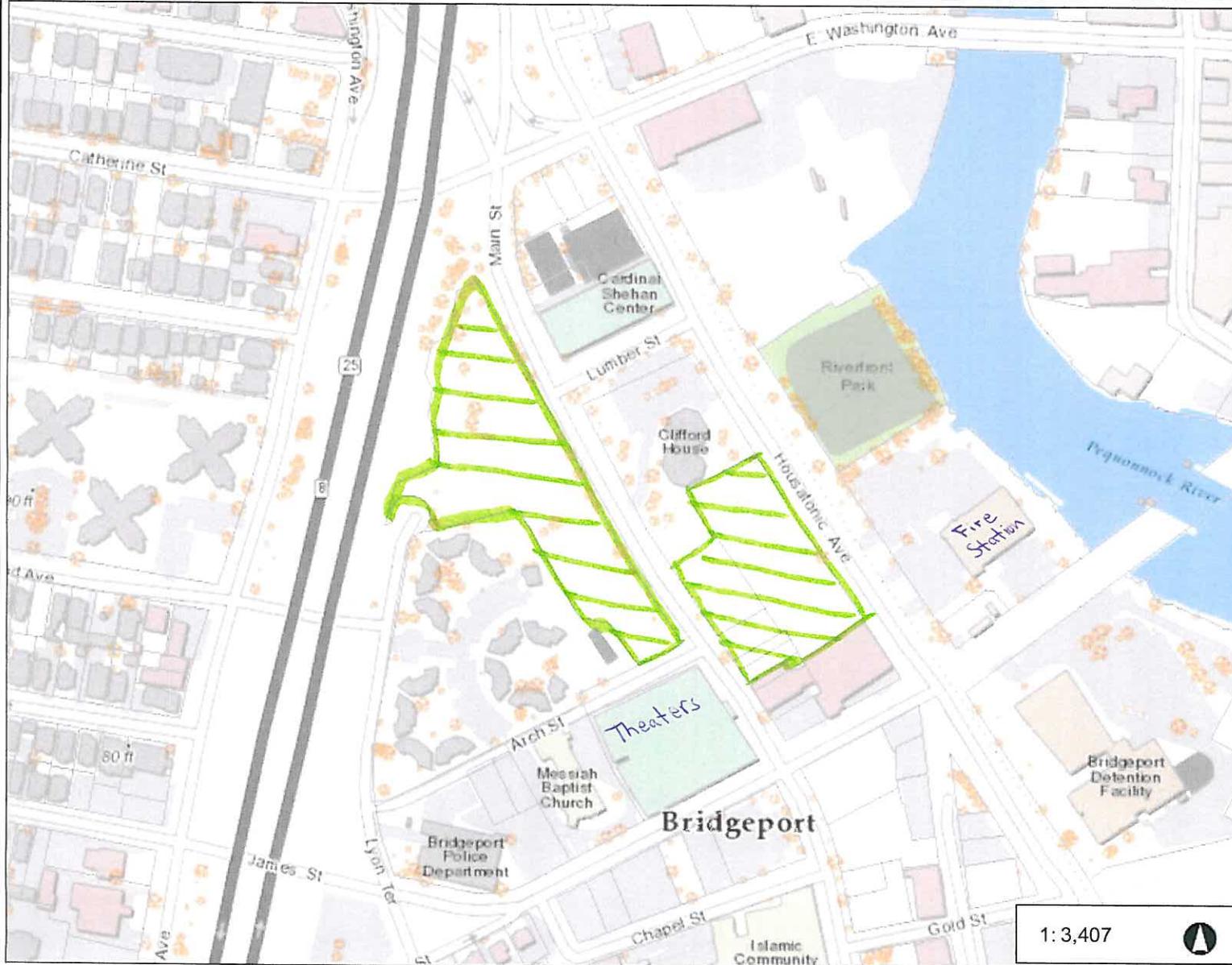
Financial statements, proposals and other business confidential information may not be subject to disclosure under the Connecticut Freedom of Information law, Section 1-210(b)(5)(A) of the Connecticut General Statutes (FOIA), if such information constitutes "trade secrets" as defined therein. If a Respondent desires certain information to be protected from disclosure under FOIA as a trade secret, the Respondent should clearly identify such information, place such information in a separate envelope appropriately marked, and submit such information with its response. Such information shall be retained by OPED in confidence, shall only be viewed by City employees and consultants having a "need to know", and shall be returned to all unsuccessful Respondents, or will be destroyed, upon the conclusion of the City's selection process. If such information is sought to be disclosed, OPED will afford notice to the party or parties whose information is being sought so that each has an opportunity to dispute disclosure in a court of law at such party's sole cost and expense. The City shall protect information from disclosure or refuse to disclose such information unless it (i) is already known; (ii) is in the public domain through no wrongful act of the City; (iii) is received by the City from a third party who was free to disclose it; (iv) is properly disclosable under FOIA; or (v) is required to be disclosed by a court of law.

**I. PROPERTY OF CITY OF BRIDGEPORT**

Except as otherwise stated in Section H of this notice, any information or materials submitted as a response to this RFEI shall become the property of the City of Bridgeport and will not be returned. All submitted materials will be available for public review.

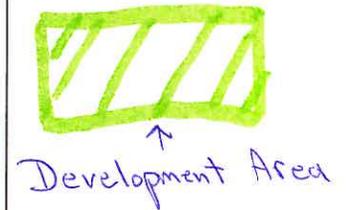
**J. RIGHT TO REJECT SUBMISSIONS**

The City of Bridgeport may reject any and all proposals and cancel this RFEI, without liability therefore, when doing so is deemed to be in the City's best interests. Further, regardless of the number and quality of responses submitted, the City shall under no circumstances be responsible for any firm's cost, risk and expenses. The City accepts no responsibility for the return of successful or unsuccessful responses. This RFEI in no way obligates the City to select a firm.



Legend

- Parcel Label
- Parcels



567.8 0 283.90 567.8 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

