

**August 1st, 2019**



### **Executive Summary**

The Town of Haddam is soliciting proposals from qualified and experienced development teams / end users that can best serve the economic and community development interests of the Town. The primary objective of the Town is the planned and timely redevelopment / reuse of this property in a way that maximizes financial and community benefits.

The Town desires for the property to realize its highest and best use and to contribute to Haddam's economic development and tax base.

The Town of Haddam currently owns the recently shuttered Haddam Elementary School in Haddam, Connecticut. Due to a school restructuring plan, this school was closed at the end of the 2018-2019 school

year. By a vote of its residents the Town of Haddam took ownership of the 9 (+-) acre site and is now seeking to find an adaptive re-use for the school building and property that will contribute to a vibrant Higganum Village. The purpose of this Request for Proposal (RFP) is to solicit proposals for adaptive reuse of the building with the intention to lease or transfer ownership by sale or other responsible means to an end-user that meets the specifications of this RFP and enhances the quality of life in Haddam.

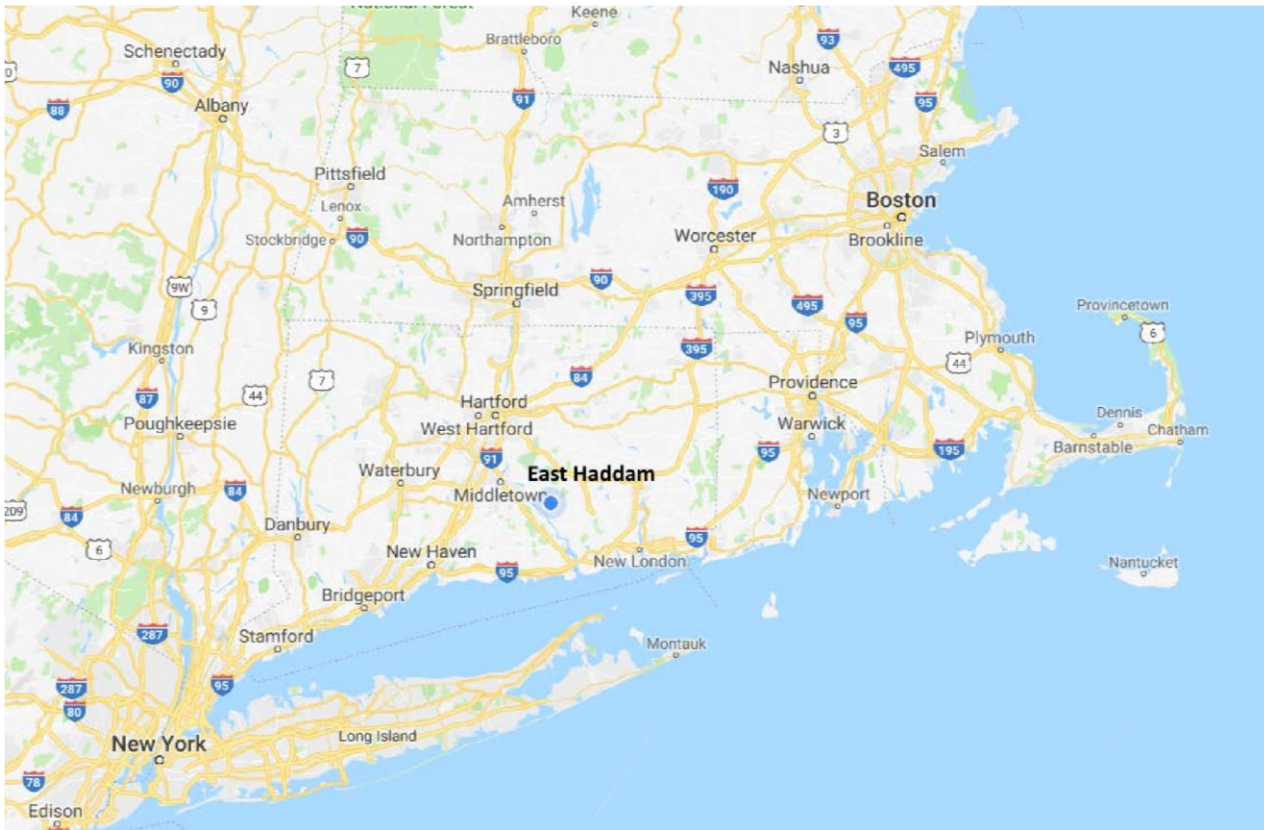
The amount offered for the real property will be a factor in the consideration of any proposal received, but not the only factor. Ideally, the building will be sold and reused. In its evaluation, the Town will consider the merits of any proposal in its own right but also as it may preserve and complement the history and character of Haddam Elementary School and promote the interest of the community at-large. The reputation, financial condition and potential of the proposer to fulfill and sustain their proposed use will also be a consideration.

### **Property Overview**

The site is located at 272 Saybrook Road in Haddam, Connecticut on Route 154 in the Village of Higganum. It is located 25 miles south of Hartford and 7 miles south of Middletown at Exit 9 on Route 9 and 20 miles north of Old Saybrook and I-95.

The site is highly visible on RT 154 and easily accessed via Route 9 Exit 10 Aircraft Road. RT 154 has an ADT of and RT 9 has and ADT of.... Aircraft Road is the primary entrance and exit to Pratt and Whitney Aircraft and carries.....cars per day. The intersection of RT 154 and Aircraft Road is only....miles from the subject property. United Technologies/ Pratt and Whitney Aircraft has announced aggressive expansion plans including the hiring of several hundred new engineers.....

The Town of Haddam is centrally located along CT Route 9 and the Connecticut River in Middlesex, County. Route 9, a limited access highway provides easy access from I-95 in Old Saybrook, north to I-91 in Cromwell and continuing North to I-84 in Farmington. Route 9 travel time to Hartford is 30 minutes and 15 minutes to Middletown.



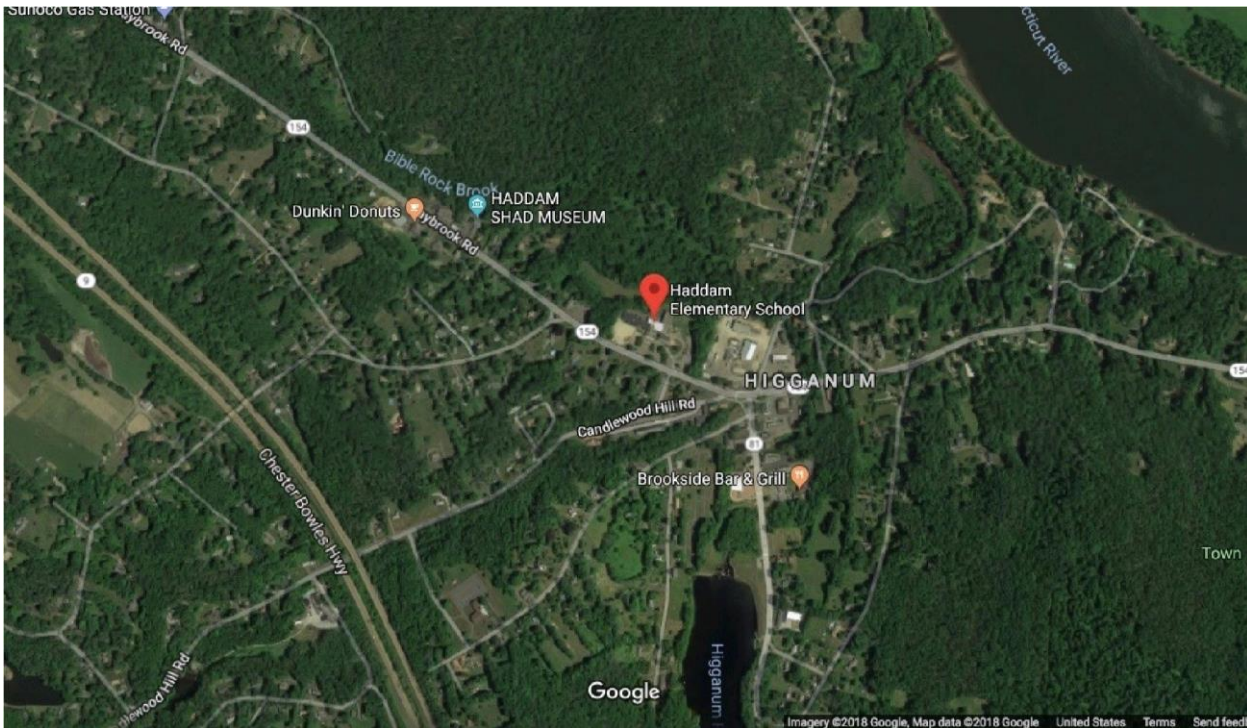
The population of Haddam is 8,338 (2015) with a median age of 46. The Town comprises 44 square miles and has a Median Household Income of \$99,866 (2016). In 2015 the Town had a count of 205 businesses employing 1,377 persons. The total labor force in Haddam is 5,107 with a 2.8% unemployment rate (2018). Most of the labor force commute to other towns in the region for work. The tax Mill Rate for the 2017 Grand List year is 31.69.

Haddam is within close proximity to at least ten universities and community colleges:

- Wesleyan University – 9 miles located in Middletown.
- Middlesex Community College – 7.9 miles located in Middletown.
- Quinnipiac University – 19 miles located in Hamden.
- Central CT State University – 20 miles located in New Britain.
- Goodwin College – 21 miles located in East Hartford.
- Trinity College – 22 miles located in Hartford.
- Albertus Magnus College – 30 Miles located in New Haven.
- Yale University – 30 Miles located in New Haven.
- Eastern CT State University – 31 miles located in Willimantic.
- University of Connecticut – 32 miles located in Storrs.

## Subject Site

The property consists of approximately 9 acres and a 40,000 gross square foot building currently used as an elementary school. To the east is a large parcel of open space land (145 acres) owned by the Haddam Land Trust. To the north of the property is both residential and commercial properties fronting on Route 154 to the south is commercial use and generally to the south west the town green, village residential parcels and Higganum Center. The site contains approximately 80 paved parking spaces.



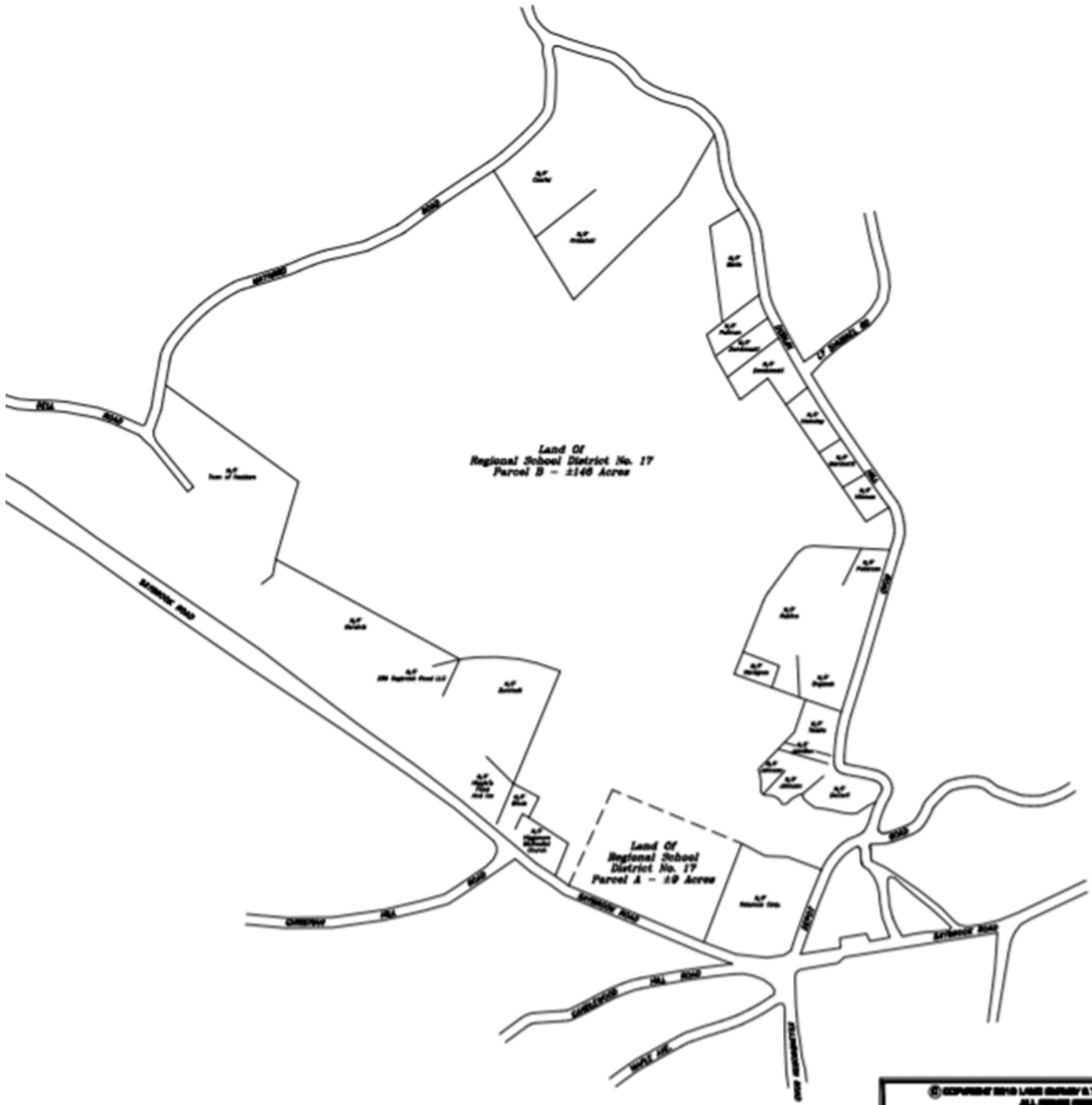
Haddam Elementary in Higganum Center

The school building was built in phases beginning in 1949 with additions in 1953 and a significant addition and gymnasium in 1989. It is constructed of masonry walls with a steel truss roof and metal decking except for the gable roof above an all-purpose room which is a wood truss system with wood roof decking. The building is in good condition with all components regularly serviced and maintained. Maintenance records and environmental reports are available upon request. The following summarize building components:

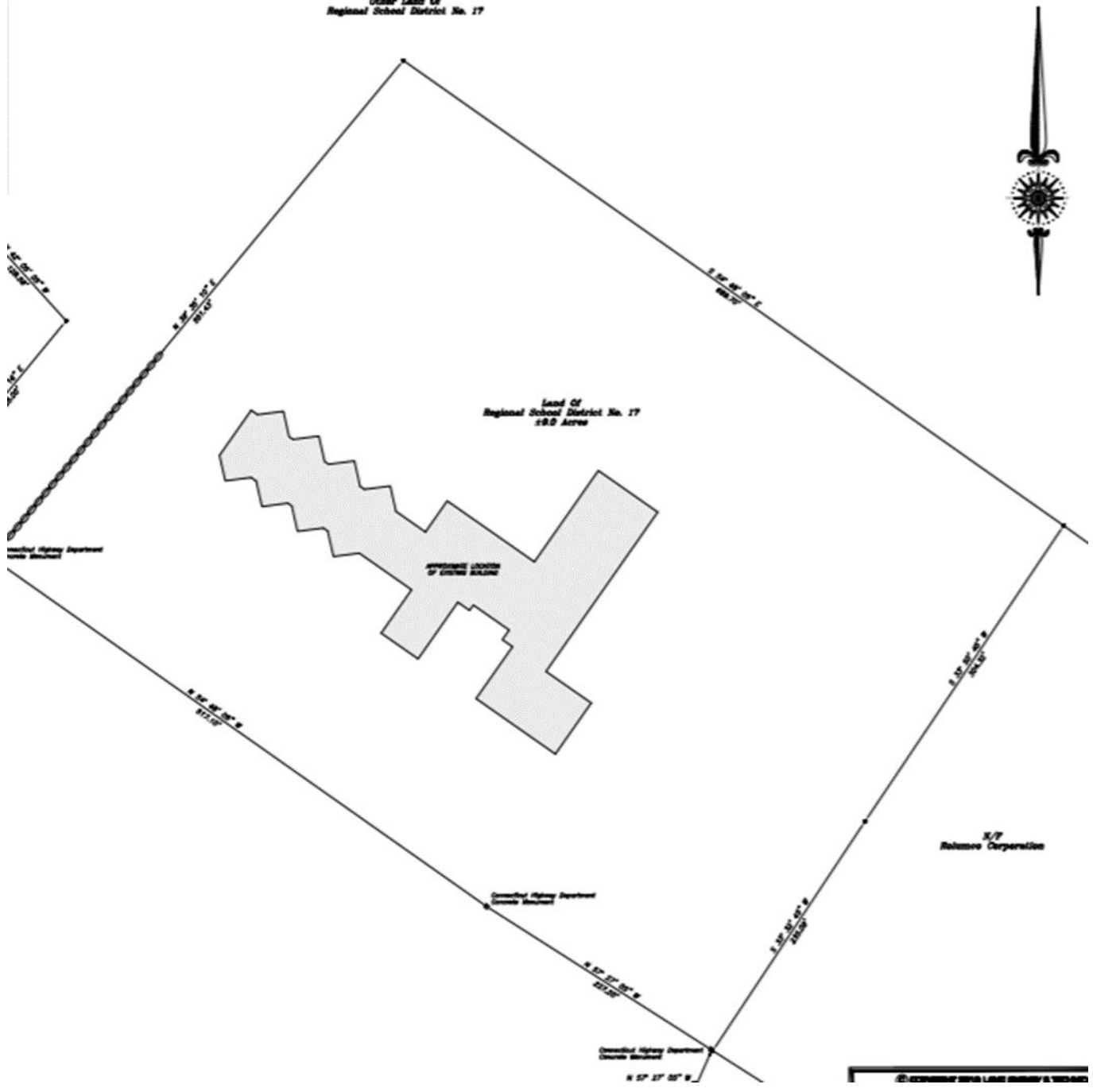
- Roof systems vary by type and age, however all systems are inspected annually by a roofing contractor and all recommended repairs are made.
- The heating system is served by two low pressure steam boilers supplying live steam to heat approximately half the building. The second half of the building is heated by hot water derived from a steam/hot water converter. Both boilers utilize #2 fuel oil.
- Air conditioning is provided in defined areas only and is done with “split systems”, one for the library and one for the office area. Three classrooms are air conditioned with window units in each room.

- Domestic water is provided by two wells on the property each using submersible pumps. Both wells are on an alternating control schedule. The water system distribution pressure is controlled by variable speed pumps based on demand. Water quantity and quality is adequate.
- Domestic hot water is provided by two heaters, one is an oil fired unit, a Bock model 73E-70 gallons and the other is electric, a Bradford White Corp model #M2120R6DS-1NCWW 240 volt – 119 gallon.
- Electric service in the building is a 208Y/120 volt 3 phase 800 amp service.
- A full commercial kitchen is located in the lower level.
- A 6,000 gallon septic system is a common gravity type and was installed new in 1989. The tanks are pumped and inspected annually as required.
- The building has been operated as a public school and must comply with regulations for domestic water, radon, asbestos and lead. All programs are in place and in compliance as required for operation.
- Eversource Power provides electrical service to the site and several internet providers service the site.

The property, located at 272 Saybrook Road in Haddam is identified as Tax Parcel ID# 06/009/ / / (Map #6/Parcel - 9).



Parcel Tax Map



Interior Photos



**Exterior Photos**



