

Date: June 16, 2025

To: All Prospective Respondents

Subject: Request for Proposals (RFP) No. 2025-12: SALE OF 14 AND 22 BRIDGE STREET BY TOWN OF MONTVILLE

The Town of Montville invites proposals to acquire from the Town of Montville certain improved real properties known as 14 and 22 Bridge Street, Montville, Connecticut, Parcel ## 082-079-000 and 082-081-000 and being premises conveyed to the Town of Montville by deed recorded in Volume 566, Page 748 and Volume 536, Page 1069 of the Town of Montville land records. Said premises contains approximately 1.07 and .46 acres, respectively, and are more particularly described in the RFP whose components can be found on the Town of Montville website, www.townofmontville.org. *IRS Form W-9, Request for Taxpayer Identification Number and Certification* must be completed and submitted with your proposal.

We ask that your proposal conform to our format request as closely as possible. These terms and conditions herein are made part of the resultant contract between the Town and the successful Buyer which is part of the RFP, which must be signed by the Buyer and whose terms and conditions will be satisfactory to the Town in its sole and unfettered discretion.

All proposals must be received in the office of the Finance Director by **1:00 P.M., July 30, 2025.**

One written original shall be submitted to the attention of:

**Finance Director
Town of Montville
310 Norwich-New London Turnpike, 2nd
Floor
Uncasville, CT 06382**

The Package submitted containing proposals shall be sealed, bearing on the outside the firm's name and address and plainly marked "**RFP #2025-12 SALE OF 14 AND 22 BRIDGE STREET PROPERTY BY TOWN OF MONTVILLE**".

The property will be conveyed under the following non-negotiable conditions:

- The purchase price offered shall be paid in cash at closing;
- The properties shall be sold together;
- There will be no financing or other contingency;
- Title will be conveyed by quitclaim deed in statutory form, subject to all easements and restrictions;
- The condition of the property, including the buildings thereon, will be conveyed, expressly within the deed, "as-is" and on an "all faults" basis, including environmental matters and environmental liability, if any, and Buyer will expressly assume those under provisions

required by the Town, and comprehensively release and indemnify the Town of Montville from any such liability;

- The legal description will be based upon the deeds into the Town and there will be no warranty as to its accuracy;
- A 10% deposit at risk of forfeiture must be delivered with the proposal by bank check payable to the Town of Montville;
- Closing must occur within thirty (30) days of the acceptance of the proposal by the Town;
- The property will be conveyed subject to zoning, wetlands and building laws, and subject to taxes on the October 1, 2024 Grand List;
- The conveyance will be subject to the Town completing all its administrative and legislative approvals, if any.

In addition to other reservations and conditions contained in the proposal documents, the Town of Montville reserves the right to waive any technical defects in the proposals received; to waive any formalities or irregularities; to reject any and all proposals for any reason, including that it or they do not conform to the terms and conditions described herein, as determined by the Town in its sole discretion; to accept or reject any part of any proposal received; and to select any proposal or part thereof based the Town's best interests. The Town further reserves the right to retain all proposals submitted.

The Town may consider other acquisition structures under terms and conditions acceptable to the Town in its sole and unfettered discretion. To be considered, such a proposal must be presented in detail. The Town will not consider any financing, performance or other contingencies.

Questions about the sale and other requirements may be directed to the Finance Director at jchapman@montville-ct.org no later than 4:00 p.m., July 15, 2025. The Finance Director will also schedule site visits and may require that any persons be properly and adequately insured. *Buyers are required to limit their contact with the Town regarding this RFP to the person named herein.*

The Town of Montville looks forward to receiving your response.