

Hamden | CT High Meadows

# Agenda



- 1. Introductions**
- 2. Site**
- 3. Process**
- 4. Scoring Criteria**
- 5. Community Insights**
- 6. Community Discussion**
- 7. Next Steps**

Hamden | CT High Meadows

# Introductions



- 1. Town of Hamden**
- 2. Colliers Project Leaders**
- 3. High Meadows Advisory Committee**



Project Leaders



Hamden | CT High Meadows

# Site



## Existing

- 50 Acres total
- Vacant; eight buildings, pool house, in-ground pool, cafeteria, gymnasium, pavilion
- 65,000 SF across eight buildings
- Campus layout, interior roads, parking areas
- R-4 Zoning District (Residential-Single Family)
- 18 Acres wetlands
- Served by public water and sanitary sewer

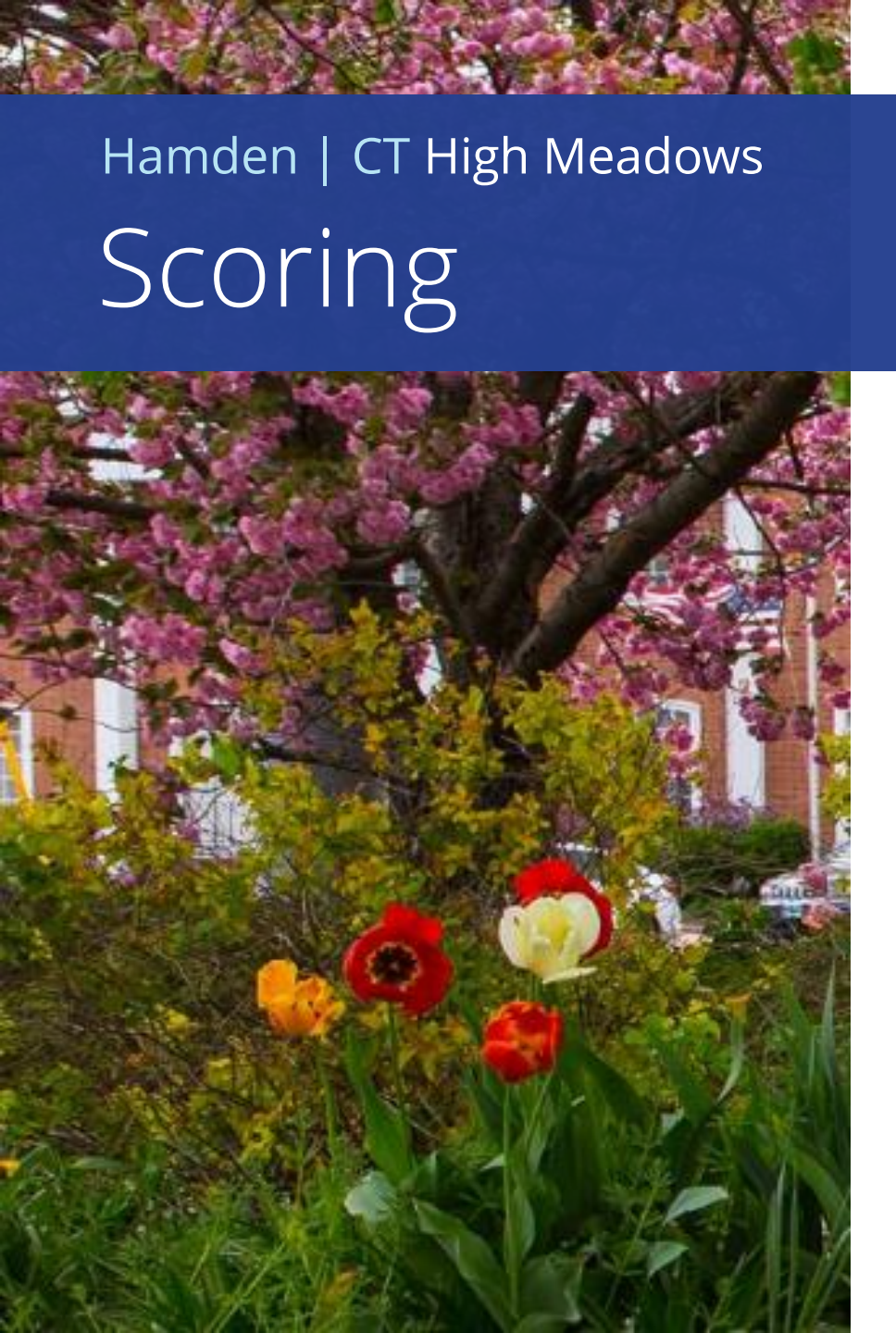


# Hamden | CT High Meadows Process



Project Leaders





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# Scoring



**Town of Hamden, CT  
High Meadows Property**

Date: 2/14/2023



DRAFT

RFP #: \_\_\_\_\_

**Evaluation Worksheet**

**Evaluation Criteria**

1	Purchase Price	20%
2	Terms / Project Approach	15%
3	Financial Position / Commitment	15%
4	Concept / Community Use & Benefit	25%
5	Affordability	10%
6	Development Track Record	15%

<b>Total</b>		<b>100%</b>
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Firm #1	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

	100
--	-----

Firm #2	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

	100
--	-----

Firm #3	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

	100
--	-----

Firm #4	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

	100
--	-----

Firm #5	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

	100
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Submitted By: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\* Acquisition Price will be calculated using a weighted average against the highest proposal received.





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# Insights



## Community Meeting #1 Insights (2/7/2023)

- Overall cost impact to Town of Hamden
- Traffic impact on neighbors
- Tax impact on current residents

## Community Online Survey Insights (Ongoing)

- Green space, environmental sustainability
- Residential nature of community, pedestrian safety
- Fiscal responsibility, ownership, and affordability

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# Community



## Discussion Ideas

- Types of development
- How much development
- Own vs. Lease
- School impact
- Must have...
- Must not have...
- What is missing in the community?

Colliers

Project Leaders

Hamden | CT High Meadows

# Next Steps



## Request for Proposal

1. Synthesize community insights
2. Finalize Request for Proposal
3. Issue Request for Proposal

Colliers

Project Leaders





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# Appendix



# Thank You!




Project Leaders

# RFP SOLICITATION SCHEDULE

TIMELINE DESCRIPTIONS	2023											
Date: February 14, 2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Meetings												
Request for Proposal (RFP)												
Town Review & Interviews												
Town & Developer Initial Negotiation												
Town & Developer Due Diligence												

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# RFP SOLICITATION SCHEDULE

TIMELINE DESCRIPTIONS		2023											
Date: February 6, 2023		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Meetings</b>													
Meeting #1 - Hybrid Discussion (Government Center)			2/7										
Meeting #2 - Community Meeting (Spring Glen Church)			2/15										
<b>Request for Proposal (RFP)</b>													
Develop RFP		1/5 - 2/24											
Release RFP for Interested Parties			2/27										
Pre-Proposal Briefing / Site Visit for Interested Parties				3/8									
RFP Questions Submitted By				3/15									
Town Response to RFP Questions				3/22									
RFP Proposals Due					4/21								
<b>Town Review &amp; Interviews</b>													
Town Staff and Advisory Committee Review					4/24 - 5/5								
Town Shortlist Development Firms						5/8 - 5/9							
Developer Interviews						5/15 - 5/16							
Developer Follow Up to Interview Questions						5/19							
Town Staff and Advisory Committee Final Report						5/23 - 5/26							
Advisory Committee Review & Recommend Preferred Developer						5/29 - 6/2							
Notify Preferred Developer							6/5						
<b>Town &amp; Developer Initial Negotiation</b>													
Develop Basis of Conditional Approval							6/6 - 6/23						
Conditional Approval Letter (Town and Developer)							6/30						
<b>Town &amp; Developer Due Diligence</b>													
Term Sheet Development								7/5 - 8/31					
Finalize and Execute Term Sheet									9/1 - 9/29				
Developer Planning and Zoning Meetings									8/1 - 11/17				
Develop and Execute Land Disposition Agreement											10/2 - 12/22		

**DRAFT**

**Town of Hamden, CT**  
**High Meadows Property**

Date: 2/14/2023



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RFP #: \_\_\_\_\_

**Evaluation Worksheet**

**Evaluation Criteria**

1	Purchase Price	20%
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Total	100%
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Firm #1	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

100
-----

Firm #2	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

100
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Firm #3	
100 Points	
Score	Max
***	20
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	15
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100
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Firm #4	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

100
-----

Firm #5	
100 Points	
Score	Max
***	20
	15
	15
	25
	10
	15

100
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Submitted By: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\* Acquisition Price will be calculated using a weighted average against the highest proposal received.

# Hamden, CT High Meadows Property

Date: 2/6/2023



Project Leaders

Evaluation Category			Purchase Price		Terms / Project Approach							Financial Position / Commitment							Concept / Community Use & Benefit							Affordability							Development Track Record							Total Scores (Max. 100 pts.)								
			Score (0 - 20 Points)		Score (0 - 15 Points)							Score (0 - 15 Points)							Score (0 - 25 Points)							Score (0 - 10 Points)							Score (0 - 15 Points)															
RFP Ranking	RFP Score	Firm Name	The total Price will be calculated using a weighted average against the highest proposal received		Committee Member No. 1	Committee Member No. 2	Committee Member No. 3	Committee Member No. 4	Committee Member No. 5	Committee Member No. 6	Committee Member No. 7	Committee Member No. 1	Committee Member No. 2	Committee Member No. 3	Committee Member No. 4	Committee Member No. 5	Committee Member No. 6	Committee Member No. 7	Committee Member No. 1	Committee Member No. 2	Committee Member No. 3	Committee Member No. 4	Committee Member No. 5	Committee Member No. 6	Committee Member No. 7	Committee Member No. 1	Committee Member No. 2	Committee Member No. 3	Committee Member No. 4	Committee Member No. 5	Committee Member No. 6	Committee Member No. 7	Committee Member No. 1	Committee Member No. 2	Committee Member No. 3	Committee Member No. 4	Committee Member No. 5	Committee Member No. 6	Committee Member No. 7	RFP Ranking								
1	0.00	Firm Name Address	Price:	\$0	Average							#DIV/0!							Average							#DIV/0!							Average							#DIV/0!							#DIV/0!	0
2	0.00	Firm Name City / State	Price:	\$0	Average							#DIV/0!							Average							#DIV/0!							Average							#DIV/0!							#DIV/0!	0
3	0.00	Firm Name City / State	Price:	\$0	Average							#DIV/0!							Average							#DIV/0!							Average							#DIV/0!							#DIV/0!	0

Enter Highest Firm's Proposed Price

NOTE: Enter Zero (0) for all Recused or Absent selection committee members

Enter Highest Score Possible for Price



## Existing Site

- 50 Acres total
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