

RFP Overview

The Town of Westport is requesting proposals from interested development partners to plan, design, construct, manage and operate a two phased Senior Residential Community on property known as Baron's South. The first phase will require the construction of an independent living facility (ILF) which this RFP will address and the second phase will be the anticipated development of a full care living facility (FCLF).

With these facilities joining the Westport Center for Senior Activities (WCSA), the Town will move closer to achieving the following core objectives for the Senior Residential Community:

Provide opportunities for the community's seniors to live with the maximum level of independence and allow residents who require little or no care to live alongside residents who may require increasing levels of care as each resident ages in place.

To increase the available inventory of below market rate housing and to enhance the types of housing choices offered to Westport seniors.

Meet a growing community need for skilled nursing beds for short term rehabilitation and long-term care, including advanced dementia and hospice care.

Phase 1

The Town requests proposals for the construction of a multi-unit senior housing development (ILF) built in close proximity to the WCSA (incorporating a design that easily modified for handicap accessibility), so that residents may comfortably age in place. Residents must have access to optional health related and supportive services including health and wellness services, personal care, home care, housekeeping, social activities and transportation. Access to these services would be through a part or full time coordinator with an office within the complex. The coordinator will be expected to act as a resource for residents and to collaborate and liaison with providers, the Town's Department of Human Services and WCSA.

The development is expected to consist of up to one hundred one and two bedroom rental units, the majority of which would be affordable under Statute 8-30g. Proposals should include provisions for a community gathering space, including a kitchen similar to those in local houses of worship, suitable either initially or at a future time for meal preparation and service.

Preference will be given to proposals that provide for the care and maintenance of the remaining minimally developed acreage of Baron's South in a manner consistent with a public recreation area.

The Town expects that preferences for access to the Senior Residential Community will be afforded to residents of the Town to the extent allowed by law

Phase 2

Interested parties are invited to include their vision of the second phase, a full care living facility (FCLF) which would offer long term care and short-term rehabilitation services. The small house model should be considered.

Financial

The Senior Residential Community should be planned, designed, constructed, managed and operated without financial contribution from the Town. All funding is the sole responsibility of the successful bidder(s). The Town will provide the use of the land but anticipates retaining ownership of the land and entering into a long term ground lease or similar arrangement with the developer, manager or operator of the Senior Residential Community.

Proposals must provide for a revenue stream and/or an initial capital payment to the Town. Preference will be given to proposals that indicate the highest and most dependable revenue stream and/or initial capital payment while satisfying the Core Objectives.

Submissions and Deadlines

Please review the entire request for proposal thoroughly.

An information session open to all interested parties will be held by the Baron's South Committee on _____, 2011 at ____ .m. at Westport Town Hall, Room _____. Interested parties are encouraged to attend the information session prior to submitting their proposals.

Questions and requests for clarification concerning this RFP should be made in writing or by e-mail and addressed to: Stephen Daniels, Chair, Baron's South Committee, Westport Town Hall, 110 Myrtle Avenue, Westport, CT 06880, telephone 203-341-0100; e-mail steve@csdgroup.com. Inquiries will be accepted until seven days prior to the submission deadline. The Town will provide responses to inquiries and requests for clarification to all potential respondents. The Town's responses will be provided by e-mail. Proof of receipt of the Town's response should be included in the submission package

Responses to the RFP must be received by the Town at the office of the First Selectman, located at 110 Myrtle Avenue, Westport, CT 06880 no later than February 29, 2012 at 4:00 p.m.

