

# Request for Proposals to Purchase

**Sale of Surplus Property  
State of Connecticut  
Department of Administrative Services  
Statewide Leasing and Property Transfer  
450 Columbus Boulevard, Suite 1402  
Hartford, Connecticut 06103**

Proposal No.	SB 25-01
External Tour of Properties	By Appointment Only: Follow Link: January 29 <sup>th</sup> at 2:00p.m. Weather permitting. <a href="#">Book time with Bonaldi, Gary: 525 and 555 Russell Rd Newington and Wethersfield, CT Exterior Tour</a> February 13 <sup>th</sup> at 10:00a.m. Weather permitting. <a href="#">Book time with Bonaldi, Gary: 525 and 555 Russel Rd Newington and Wethersfield Exterior Tour</a>
Proposal Due Date	February 28th, 2025 - 3PM
Address	525 and 555 Russell Rd Newington and Wethersfield, CT
Land Area	2 parcels containing 392,547 Square feet or approx. 9 acres
Improvements	2 cottages on Wethersfield parcel and 5 on Newington parcel.

The State of Connecticut is seeking Requests for Proposals to purchase this property.

You may contact Thomas Pysh at 860-798-7205 or [Thomas.pysh@ct.gov](mailto:Thomas.pysh@ct.gov).

**525 and 555 Russell Road Wethersfield, Newington, CT  
SB 25-01 – Due by February 28th, 2025**

**Request for Proposals to Purchase**

**REQUEST FOR PROPOSALS TO PURCHASE  
Surplus Property**

**State of Connecticut  
Department of Administrative Services  
450 Columbus Boulevard  
Hartford, Connecticut 06103**

**525 and 555 Russell Road  
Wethersfield and Newington, Connecticut**

**SB 25-01**

**Offers Due By: February 28th, 2025**

**Issued By:**

**Michelle Gilman, Commissioner**

**525 and 555 Russell Road Wethersfield, Newington, CT  
SB 25-01 – Due by February 28th, 2025**

# **Request for Proposals to Purchase**

## **TABLE OF CONTENTS**

SECTION A: Copy of Public Notice

**Information Package:**

SECTION B: Property Data

SECTION C: Real Property Proposal to Purchase Form

Although all information contained herein is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is submitted subject to errors and omissions or withdrawal without notice.

# **Request for Proposals to Purchase**

## **SECTION A: COPY OF PUBLIC NOTICE**

### **SALE BY REQUEST FOR PROPOSALS TO PURCHASE**

#### **SURPLUS STATE PROPERTY**

The State of Connecticut, Department of Administrative Services (“the state”), will accept offers to purchase through February 28th, 2025, until 3 p.m. The state is offering for sale “as is” 2-parcels of land, to be sold together, containing approximately 6.2 +/- acres containing 5 cottages, numbers 14, 25, 26, 27, 28, and any improvements thereon located at 525 & 555 Russell Road, in the Town of Newington and approximately 2.8 +/- acres containing 2 cottages, number 16, number 17, and any improvements thereon located at 525 & 555 Russell Road, in the Town of Wethersfield. There will be no interior access to the existing structures on the property until a preliminary preferred buyer is selected. The properties are being sold “as is”, with no warranties or representations of any kind, either expressed or implied, as to the condition of the property or its systems, including but not limited to zoning, town permits, the structural condition, mechanical systems, plumbing, electrical, heating, cooling, water, wastewater, or any other components. Buyer is to conduct their own due diligence and investigations of the property, including but not limited to inspections, surveys, zoning, and permits with the Towns of Newington and Wethersfield.

Proponents shall submit the State of Connecticut Real Property Proposal to Purchase Form from the DAS website <https://portal.ct.gov/DAS/Leasing-and-Property-Transfer/Purchase-Surplus-State-Owned-Real-Estate/Documents> and also set forth the following information:

- a. Name of proponent.
- b. Purchase price.
- c. Any material conditions or contingencies sought by the Proponent.
- d. Estimated time to closing.

Proposals must be submitted electronically to [Thomas.Pysh@ct.gov](mailto:Thomas.Pysh@ct.gov) and contain Solicitation Number SB 25-01.

The properties will be sold in “as-is” condition; Quit-Claim Deed will convey title. The state reserves the right to reject any and all proposals to purchase.

Michelle Gilman, Commissioner

**525 and 555 Russell Road Wethersfield, Newington, CT  
SB 25-01 – Due by February 28th, 2025**

# **Request for Proposals to Purchase**

## **Information Package**

### **SECTION B: PROPERTY DATA**

#### **Site**

The property consists of 2 parcels totaling 9 acres.

#### **Frontage**

751.46 ft. Russell Road

#### **Zoning**

Commercial

#### **Building**

The sites are improved to a total of 7 cottages.

# Request for Proposals to Purchase

## SECTION C: REAL PROPERTY PROPOSAL TO PURCHASE FORM

STATE OF CONNECTICUT  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
450 COLUMBUS BOULEVARD, SUITE 1402  
HARTFORD, CT 06103

The following proposal is made by \_\_\_\_\_ to purchase **525 and 555 Russell Road, Newington and Wethersfield, Connecticut**, and identified as a proposal to purchase item number **SB 25-01**

I propose to purchase the Property from the State of Connecticut for \$\_\_\_\_\_.

Contingencies included in my Proposal to purchase the Property from the State of Connecticut include:

The undersigned agrees, if this proposal is accepted, to pay to the order of Treasurer, State of Connecticut, by certified check or bank check (NO CASH WILL BE ACCEPTED) in United States currency the sum of ten percent (10%) of the proposed purchase price for the real property, which it is understood, will be returned in the event the offer to purchase is not successful.

The state reserves the right to unilaterally and without cause accept or reject any or all Proposals, and to withdraw this Request for Proposals to Purchase at any time before or after the submittal period has closed and proposals have been opened. Further, if the Commissioner of the DAS deems it advisable, he may negotiate with any of the proponents to obtain a deal that is in the best interests of the state.

It is understood that the premises will be conveyed subject to any and all of the zoning and building ordinances and regulations of the municipality and other rights, easements, and encumbrances as may appear of record and subject also to any state of facts which an accurate survey or inspection of the premises may show. All properties, including the real property and all buildings and improvements situated thereon, if any, shall be sold in their "as is" condition. The state shall not make any warranties or representations whatsoever.

Each proponent shall be solely responsible for inspecting all public records, including, but not limited to, the Request for Proposals to Purchase package, inspecting the subject premises, and drawing his/her own conclusions. The state makes no warranties or representations as to the accuracy or completeness of the information set forth in the Request for Proposal to Purchase Package. Nothing within this Request for Proposals to Purchase package may be construed as an expressed or implied warranty, representation, waiver, or limitation of the state's sovereign immunity.

**525 and 555 Russell Road Wethersfield, Newington, CT**  
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## Request for Proposals to Purchase

It is understood that the successful or accepted proposal to purchase must be approved by the Commissioner of DAS, the Secretary of the Office of Policy and Management, the state Properties Review Board, the Attorney General's Office, and the joint standing committees of the General Assembly having cognizance of matters relating to State revenue and the purchase and sale of State property and facilities.

The purchaser is hereby noticed that should their Proposal be accepted; they will be required to enter into a purchase and sale agreement. At the time the proponent, as purchaser, executes said purchase and sale agreement, the proponent shall be required, if applicable, to sign certain affidavits and/or certificates.

Copies of affidavits and other certificates can be obtained at the following link:

<http://portal.ct.gov/DAS/Leasing-and-Property-Transfer/Purchase-Surplus-State-Owned-Real-Estate/Documents>

In accordance with Section 4b-21c of the Connecticut General Statutes (CGS), as revised, the transfer quitclaim deed must be reviewed and approved by the Attorney General of the State of Connecticut as to form. The undersigned hereby acknowledges receipt of the entire offer to purchase package and expressly agrees that "this proposal is tendered subject to all the conditions set forth herein".

\_\_\_\_\_  
Type or print legal name (Person, Partnership, Firm or Corporation)

By: \_\_\_\_\_  
Written Signature (Authorized Representative)

Title: \_\_\_\_\_

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

Full Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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INSTRUCTIONS FOR EXECUTION OF ABOVE

**525 and 555 Russell Road Wethersfield, Newington, CT**  
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## **Request for Proposals to Purchase**

If this Real Property to Purchase form is executed by an individual, it shall be signed by the individual. If executed by a Corporation, it shall have the signature of a duly authorized officer or representative thereof with his/her title and the corporation seal, if any, shall be affixed. If executed by a partnership, the partnership name, if any, shall be shown and each partner shall sign as a co-partner, unless a duly executed power of attorney is attached, authorizing one partner to execute the contract for all partners. If executed by an individual doing business under a trade name, it shall be signed by this individual, doing business as: Trade Name.

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### **STATE OF CONNECTICUT USE ONLY**

Legal Name: \_\_\_\_\_

I hereby acknowledge receipt of check number \_\_\_\_\_ returned.

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