

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 26-01
External Tour of Properties	By Appointment Only: Email request to DAS.RE@CT.GOV
Proposal Due Date	Friday May 15, 2026 by 3PM
Address	<u>Parcel A: 525 Russell Road, Newington</u> - Hospital Building, Revenue Building, and Morgue Building. AND <u>Parcel B: 300 Russell Road, Wethersfield</u> – Maintenance Shop & Boiler Room, and Pump House.
Land Area & Improvements	Two parcels are as follows: <u>Parcel A: 525 Russell Road, Newington</u> Three buildings with an approximate total of 159,823+/- square feet on approximately 29 +/- acres of surrounding land, identified as Building 1 - the Hospital, Building 2 - the Revenue Building, and Building 3 - the Morgue as depicted in Section C of the RFP. Building 1 - Hospital Building - 5 story building, built in 1938 containing approximately 113,120+/- square feet. Building 2 - Revenue Building - 4 story building, built in 1937, containing approximately 45,056 +/- square feet. Building 3 – Morgue - 1 story building, built in 1946, containing approximately 1,647 +/- square feet. <u>Parcel B: 300 Russell Road, Wethersfield</u> Two buildings with an approximate total of 9,600 +/- square feet on approximately 19 +/- acres of surrounding land, identified as Building 4 - the Maintenance Shop & Boiler Room, and Building 5 - the Pump House Building, as depicted in Section C of the RFP. Building 4 - Maintenance Shop & Boiler Room - 1 story building, built in 1940 containing approximately 8,500 +/- square feet. Building 5 - Pump House -1 story building, built in 1980, containing approximately 600 +/- square feet.

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

Proposal may be submitted to DAS.RE@CT.GOV

**300 Russell Road, Wethersfield & 525 Russell Road, Newington, CT
SB 26-01 – Due by Friday- May 15, 2026 by 3PM**

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**

Parcel A: 525 Russell Road, Newington

**Building 1 - Hospital Building
Building 2- Revenue Building
Building 3 - Morgue Building**

AND

Parcel B: 300 Russell Road, Wethersfield

**Building 4 - Maintenance Shop & Boiler Room
Building 5 - Pump House**

SB 26-01

Offers Due By:

Friday, May 15, 2026 by 3PM

Issued By:

Michelle Gilman, Commissioner

**300 Russell Road, Wethersfield & 525 Russell Road, Newington, CT
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Request for Proposals to Purchase

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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 Friday May 15, 2026, until 3 p.m. The state is offering for sale “as is” properties located at 525 Russell Road, Newington, containing the Hospital, Revenue & Morgue Buildings of approximately 159,823+/- square feet and 29+/- acres, and 300 Russell Road, Wethersfield, containing the Maintenance Shop, Boiler Room and the Pump House of approximate total of 9,600 +/- square feet on approximately 19 +/- acres. 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. Buyers conduct their own due diligence and investigations of the property, including but not limited to inspections, surveys, zoning, and permits with the Town 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/current-lessors-and-lessees-and-buyers-and-sellers-of-real-property-to-the-state-of-connecticut/documents?language=en_US 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 DAS.RE@CT.GOV and contain Solicitation Number SB 26-01.

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

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Request for Proposals to Purchase Information Package

SECTION B: PROPERTY DATA

SITE

The property consists of two parcels.

Parcel A is in the town of Newington and contains three buildings with an approximate total of 159,823 +/- square feet on approximately 29 +/- acres of surrounding land as depicted in section D of SB 26-01. Parcel A is land along the westerly side of Russell Road, which runs along the Newington and Wethersfield town lines.

Parcel B is in the town of Wethersfield and contains two buildings with an approximate total of 9,600 +/- square feet on approximately 19 +/- acres of surrounding land, as depicted in section D of SB 26-01. Parcel B is a generally rectangular-shaped parcel of land along the easterly side of Russell Road, which runs along the Newington and Wethersfield town lines.

Only the parcels identified in section D are included in SB 26-01. Site improvements include the whole-buildings and land identified.

FRONTAGE

Parcel A: Approximately 1661 +/- feet on Russell Road

Parcel B: Approximately 381 +/- feet on Russell Road

ZONING

Newington zone PL

Wethersfield Zone A

BUILDING

Parcel A: 525 Russell Road, Newington

Building 1 - Hospital Building - 5 story building, built in 1938, containing approximately 113,120 +/- square feet.

Building 2 - Revenue Building - 4 story building, built in 1937, containing approximately 45,056 +/- square feet.

Building 3 - Morgue - 1 story building, built in 1946, containing approximately 1,647 +/- square feet.

Parcel B: 300 Russell Road, Wethersfield

Building 4 - Maintenance Shop & Boiler Room - 1 story building, built in 1940, containing approximately 8,500 +/- square feet.

Building 5 - Pump House - 1 story building, built in 1980, containing approximately 600 +/- square feet.

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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 **300 Russell Road, Wethersfield & 525 Russell Road, Newington, CT**, and identified as a proposal to purchase item number **SB 26-01**

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, she 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.

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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 Office of the Attorney General, 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:

https://portal.ct.gov/das/leasing-and-property-transfer/current-lessors-and-lessees-and-buyers-and-sellers-of-real-property-to-the-state-of-connecticut/documents?language=en_US

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: _____

Request for Proposals to Purchase
INSTRUCTIONS FOR EXECUTION OF ABOVE

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.

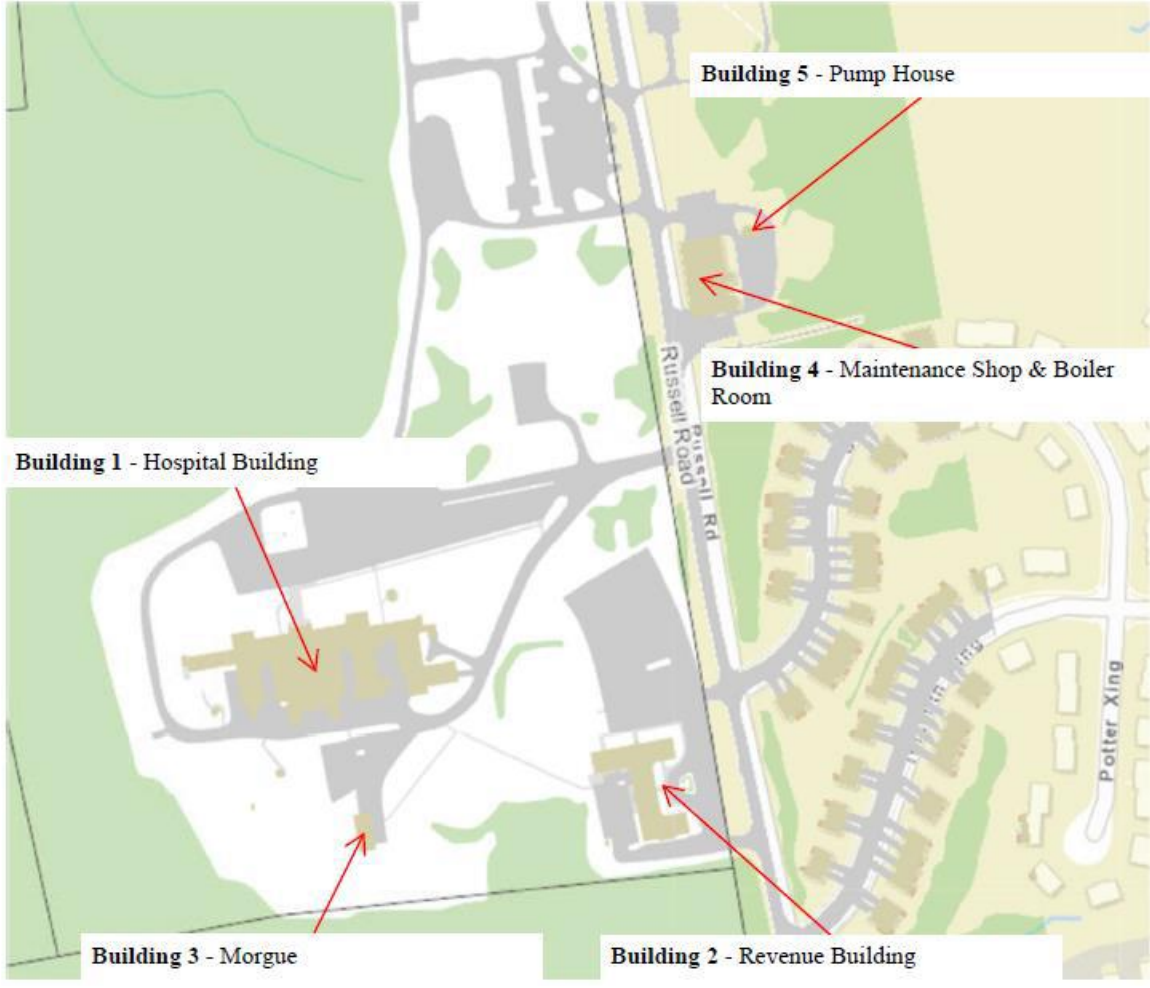
STATE OF CONNECTICUT USE ONLY

Legal Name: _____

I hereby acknowledge receipt of check number _____ returned.

Signature: _____ Date: _____

Request for Proposals to Purchase
SECTION D: BUILDING IDENTIFICATION



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BUILDING IMAGES PARCEL A HOSPITAL BUILDING



REVENUE BUILDING



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Request for Proposals to Purchase
MORGUE BUILDING



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Request for Proposals to Purchase
PARCEL B
MAINTENANCE SHOP & BOILER BUILDING



PUMP HOUSE BUILDING



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