

REQUEST FOR DEVELOPMENT PROPOSALS

HISTORIC RESTORATION



McLevy Hall

(BID NUMBER PEX073226)

180 STATE STREET
Downtown Bridgeport

Responses Due: 2pm Thursday, June 30, 2022

McLevy Hall – History in The Heart of the City

Located right on McLevy Green, in the heart of the city, McLevy Hall stands as one of the most historic buildings in Bridgeport. Both the Green and the Hall honor former Bridgeport Mayor Jasper McLevy, a socialist who served the city from 1933 through 1957, seeing it through the Depression, World War II, and the changes of the post-war era. And although Jasper's legacy of fair-dealing and good government lends a storied air to the building, its greater fame may stem from a visit from one Abraham Lincoln, who spoke at the Hall in March of 1860 as he barnstormed New England en route to the presidency.

160 year later, McLevy Hall still stands in commemoration to Bridgeport's historic role in political discourse and innovation. But now it is time to innovate again to give the building a new life and purpose in the heart of the city.

The Re-Use – What's Next for McLevy Hall?

The City is not establishing a specific re-use requirement other than that the building be restored and that the use(s) be consistent with *Zone Bridgeport* regulations, which you can review simply by opening the [Zone Bridgeport Interactive Map](#) and the form-based [Zone Bridgeport Code](#). You'll find the regulations to be flexible, befitting of the downtown setting, and supportive of historic preservation.

As to the opportunities, we've had numerous informal proposals. Some have proposed housing – including apartments, condominiums, live-work space. Some have proposed shared artisanal manufacturing and workshop space. Some have proposed a brew pub or a restaurant. Others imagine an art gallery with working artist studios, some with a formal gallery wing representing an expansion of the adjacent Housatonic Museum of Art, or a place for interactive and immersive art exhibits. Others would pursue a bed and breakfast, still others a boutique hotel. Some see it as a food court, some with a community kitchen, an extension of the adjacent farmer's market, where local restaurateurs, foodies, plow-to-plate growers might exhibit and sell their products. Some feel it would make an excellent school building. All recognize that the building's re-use can benefit from, and should take advantage of, its location on the Green. All recognize that its future use should make some gesture to its past to allow the public a continuing access to that heritage in some way or form.

This RFP is being structured in an open-minded way. We are ready to explore the possibilities. We're offering 20,000 square feet of history, first constructed in 1854, and listed on the National Register of Historic Places in 1977. What's **your** vision? What's the new history to be made?

How to Respond

Please submit your proposal in one original hard copy, six additional hard copies, and one digital thumb drive copy. Please provide the following:

- 1) Links to your web-site or information on projects you've completed
- 2) A written or recorded statement, and/or a visual depiction, of your proposal.
- 3) Capital budget, detailing the sources of funding
- 4) Operational budget, showing financial assumptions
- 5) Management and ownership model post-completion

When and Where to Submit Your Response

Please submit by 2 pm, Thursday, June 30, 2022 to:

*Purchasing Department
City of Bridgeport
2nd floor, 999 Broad Street
Bridgeport, CT 06604*

Please submit your proposal in a sealed envelope marked:
PEX073226 – 180 State Street - (McLevy Hall Restoration)

Selection Criteria

The City shall use the following criteria to evaluate responses:

- 1) **Track Record** – Evidence of having completed similar projects- 25%
- 2) **Development Approach** – Quality of design & soundness of economic concept – 25%
- 3) **Funding Plan** - Soundness of funding plan & evidence of financial resources – 25%
- 4) **Readiness to Proceed and Complete** - 25%

Selection Committee

The City's selection committee shall consist of three (3) members of the Office of Planning & Economic Development, a representative of the Small and Minority Business Enterprise Office, and a representative of the Public Facilities Department.

City Support

The City will provide approximately \$1.25 MM in grant funding toward the renovation of the exterior roofing and masonry of the building. Additionally, the City will support the removal and/or remediation of hazardous building materials. The City will also actively support the developer's applications for state and federal historic tax credits and will support the project through the zoning approval process. The City may assist with the cost of sitework (as may relate to the interface with McLevy Green and the surrounding sidewalks, street trees, and streetscape treatments).

Sale at Appraised Value

The City is offering the property at appraised value as to be determined in the coming months.

Environmental and Assessment Reports

The City has three general reports relevant to hazardous building materials and to the condition of the roof, available by link, as follows:

- a) [McLevy Hall - Hazardous Building Materials Report - by Freeman - 4/19](#)
- b) [McLevy Hall - Roof Measurements & Characteristics - by Eagleview - 11/26/19](#)
- c) [McLevy Hall - Roof Damage Assessment - by A-Preferred - 11/27/19](#)

Touring the Site and Getting Questions Answered

To tour the site, please contact Mr. Max Perez at max.perez@bridgeportct.gov or at 203-727-2707. Should you have questions, please submit them in writing to Mr. Pedro Silva at Pedro.Silva@Bridgeportct.gov. The City will take questions through Friday, June 24th, at 2pm, and will post answers on [Bid Sync](#) through Tuesday, June 28th at 2pm.

Land Disposition Agreement (LDA)

The City will require the selected proposer to enter into a Land Disposition Agreement, which will be subject to the approval of the City Council.

City Reservation of Rights; Limitations of Liability; Confidentiality of Proposals

The City reserves the right to reject any and all proposals for any reason or for no reason. The City may select one proposer, more than one proposer, or may reject all proposers. The City reserves the right to withdraw this RFP and to decline to re-advertise this development opportunity. Proposers pursue this RFP opportunity at their sole risk expense and are not entitled to make any claim against the City for costs associated with their pursuit of this RFP. Any selection(s) made pursuant to this RFP will not in and of itself confer any development rights upon the selected proposer(s). Any information submitted to the City becomes the property of the City. Financial information or other information identified as confidential or trade secret information submitted by a proposer will be treated as confidential to the extent that the Connecticut Freedom of Information Act recognizes such information as confidential. Any selection(s) made, and the resulting LDA, will be subject to the approval of the Bridgeport City Council.

Thank you!

We are *very* appreciative of your interest in Bridgeport. We look forward to hearing from you and we look forward to your proposal. Please read on to get a better sense for McLevy Hall in the context of Downtown. Thank you.

A Little More on McLevy – At The Center of the New City

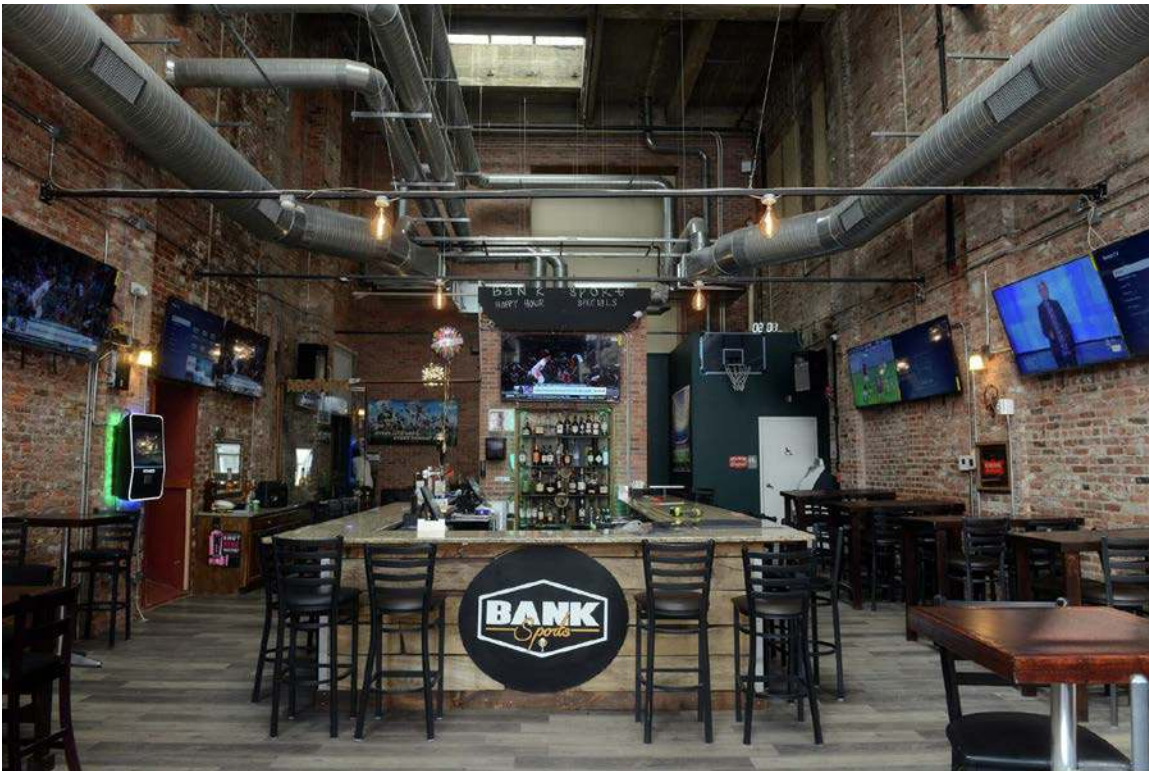
McLevy Hall is at the center of it all. It's at the business center, one block away from the world headquarters of People's United Bank. Nightlife and dining? McLevy is surrounded by fine restaurants and venues, such as [Ralph n Rich's](#), [Grill II](#), [Brick and Barrel](#), [Bank Sports Bar](#), [The Stress Factory](#).



People's United Bank



The Stress Factory Comedy Club

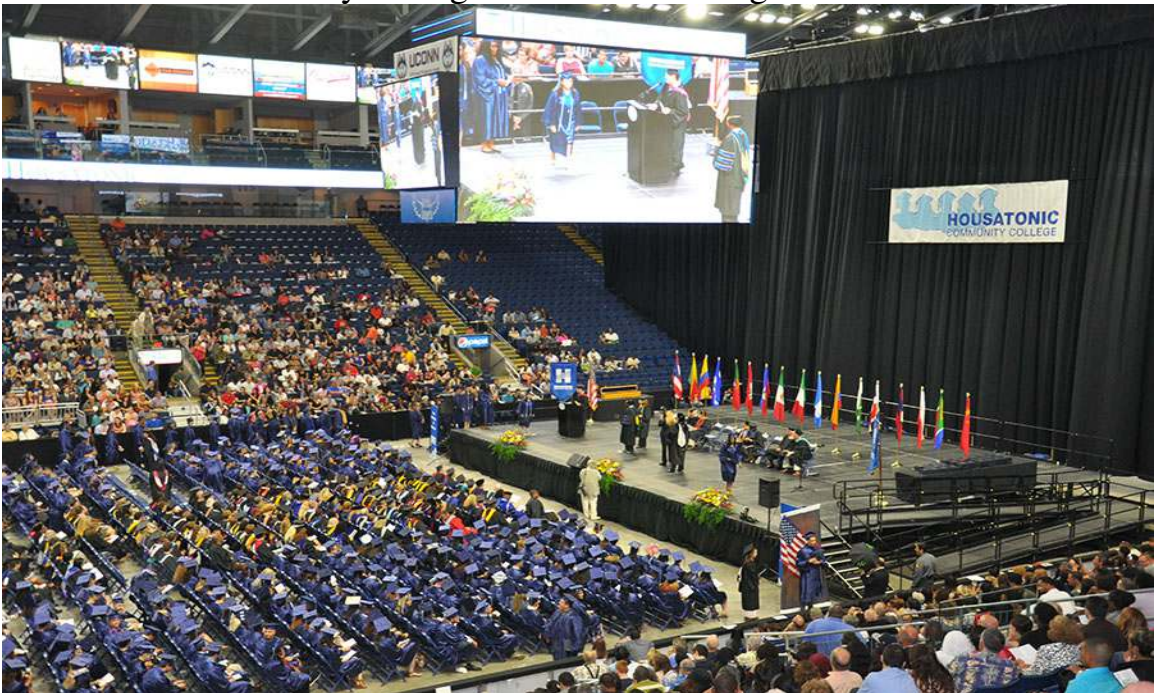


Bank Sports – Newly Opened in a Former Bank on McLevy Green

How about learning? McLevy is right next door to the dynamic [Housatonic Community College](#).



Housatonic Community College – Fastest Growing in Connecticut



HCC Graduation at The Total Mortgage Arena

And as for culture and entertainment, the building sits one block from the [Housatonic Museum of Art](#). And it's two blocks from Connecticut's premier year-round entertainment mecca, home to the [Total Mortgage Arena](#) and to the [Hartford HealthCare Amphitheater](#)



Housatonic Museum of Art – Exhibits Throughout the Campus Downtown



Hartford HealthCare Amphitheater - Connecticut's Showcase Venue !

Perhaps, most important of all, **McLevy Hall is at the center of community life**. The adjacent McLevy Green is Bridgeport's downtown gathering place. Home to farmer's markets, summer concerts, community fairs, tree-lighting ceremonies, political rallies, office workers eating lunch, neighbors walking dogs or old friends playing chess, McLevy Green is a place of constant community conversation and celebration.



McLevy Hall as the Backdrop to Bridgeport's Summer Concerts on the Green

GET TO KNOW THE NEIGHBORHOOD IMAGES FROM AROUND DOWNTOWN

1) Transit - Take the Train, Bus or Boat ! (Or Drive if You Must)

McLevy Hall is located **one block from the Bridgeport Transit Center**. That means it's one block from Metro-North, from Amtrak, from ferry service to Long Island, and from regional and interstate bus service – and two blocks from the highway.



Downtown is enjoying a residential renaissance.

Right along the Green beside McLevy Hall, new residents have moved into Downtown, some to the newly restored [McLevy Square Apartments](#) or to the art deco style [City Trust Apartments](#).



McLevy Square Apartments – Offering a View of the Green



City Trust Atrium – Dramatic Spaces

Three blocks north of the Green, *Spinnaker Real Estate* restored three historic gems downtown and created 70 new apartments and associated retail on Main Street.



HSW - on Main Street

And one block from there, the newly completed ["1188 Lofts"](#) provides 107 new apartments, a roof-top patio, and the award-winning ["Berlinetta Brewing Company."](#)

1188 Lofts – 1184 Main Street



Berlinetta Brew Pub - 1184 Main Street



Now, new construction is coming downtown with the \$25MM “**Congress Plaza Commons.**” Coming out of the ground right now, it will offer 92 apartments and 8,000 square feet of Main Street retail.



And there is **more new construction proposed**, as witness this 6-story, 175 unit building recently approved for development just one block south of McLevy Hall.



Whether new construction or historic renovation, Downtown Bridgeport provides great value. It has become Connecticut’s newest neighborhood in the most walkable downtown in the state.

History Awaits the Future – What's Next ?



McLevy Hall Postcard – 19th Century

-(Not) The End -