

**TOWN OF COLCHESTER, CONNECTICUT
REQUEST FOR PROPOSALS 2023-006
CIVIL DESIGN SERVICES FOR NORTON PARK – PHASE 1**

The Town of Colchester is requesting proposals from qualified firms or individuals under the direction of a CT Licensed Professional Engineer (PE) for preparation of Site Development Plans, construction documents and bid specifications for construction related to Norton Park – Phase 1, which is to be built upon approximately 1.5± acres of land lying easterly of Westchester Road (CT #149) and northerly of Paper Mill Road in the North Westchester section of Town.

The project area encompasses a portion of two (2) properties currently owned by the Town of Colchester, 129 Westchester Road (Assessor's ID 06-12-013-000, Vol. 1436/Pg. 341, Exhibit 1) and 139 Westchester Road (Assessor's ID 06-12-014-000 Vol. 1283/Pg. 30, Exhibit 2), as depicted on the attached GIS Map of Project Area (Exhibit 3) and the Norton Park – Phase 1 Concept Plan (Exhibit 4).

The following documents are also attached hereto for reference: Property Survey prepared by Arthur F. von Plachecki, LS dated 11/11/15 (Exhibit 5); Fuss & O'Neill Norton Paper Mill Dam Removal Plan dated February 2015 (Exhibit 6); and Connecticut State Highway Department Right of Way Map dated 9/30/42 (Exhibit 7).

Preparation of Site Development Plans, construction documents and bid specifications for the construction of Norton Park – Phase 1 is expected to include, at minimum, the following scope of work:

1. Delineation by a qualified soil scientist of approximately 350' of high-water mark of Jeremy River and any other associated inland wetlands or watercourses within the designated project area.
2. Preparation of an "Improvement Location & Topographic Survey" (Existing Conditions Plan) prepared to horizontal class "A-2" and topographic class "T-2" accuracy standards, depicting the property boundaries westerly of the Jeremy River, delineated wetlands and watercourses, site topography, adjacent roads, above-ground utility appurtenances, specimen trees and approximate tree line.
3. Upon completion of the existing conditions plan, attend a maximum of 2 meetings of the Norton Park Committee to determine the program for proposed park improvements.
4. Preparation of a Site Development Plan depicting proposed improvements as specified by the Norton Park Committee (expected to include a traffic bound gravel surface parking area, stone retaining wall with guide rail or fence, stone steps, ADA compliant stone dust walking path, split rail or similar fencing, a brick patio, picnic tables, landscaping, etc.) proposed site grading, erosion and sediment controls, applicable notes and construction details.
5. Prepare construction documents and bid specifications for competitive solicitation of construction contractors to implement the Site Development Plan.
6. Provide a minimum of 16 paper copies of Site Development Plans for various purposes as well as signed PDF files of all Site Development Plans, construction documents and bid specifications.
7. Assist Norton Park Committee and/or Town Staff with determining lowest qualified bidder for construction as may be required.

Please note:

- A. It is expected that the Town of Colchester Public Works Department will mow the previously cleared (non-forested) portions of the project area in order to aid in the performance of the field survey.
- B. It is expected that Town Staff will obtain any permits/approvals required by the Colchester Planning &

Zoning Commission, any permits/approvals required by the Colchester Conservation Commission, and any permits/approvals required by the Connecticut Department of Transportation prior to construction, so please do not include time in proposal(s) for these purposes.

- C. The CT Licensed Professional Engineer (PE) may be offered additional work, subsequent to award of a construction contract, to assist the Norton Park Committee and/or Town Staff with contractor oversight during construction of Norton Park – Phase 1.

Interested respondents are urged to visit the subject properties at their convenience to familiarize themselves with the project area, current site conditions and the expected scope of work prior to submitting a proposal.

Proposals submitted in response to this RFP shall include a Lump Sum cost for all time and materials required to complete the scope of work as described above, including provision of the specified hard copy and digital deliverables. Proposals shall also include, at minimum:

1. The anticipated duration between award of contract and completion of the Improvement Location & Topographic Survey (Existing Conditions Plan).
2. Names, addresses and license numbers (as applicable) of Soil Scientist, Land Surveyor (LS) and Professional Engineer (PE) that will provide services.
3. Proof of liability insurance for all personnel who will be present on site to perform field work.
4. List of any other subcontractors who will be utilized on the job.
5. Any exclusions, exceptions or clarifications made by the respondent.

Questions shall be submitted in writing to the Planning Director at dsorrentino@colchesterct.gov by the close of business on Thursday 12/14/23. Any RFP Addenda resulting from respondent inquiries will be posted to the Town of Colchester website RFP/Rfq page at the following web address: <https://www.colchesterct.gov/doing-business-colchester/pages/rfp-rfq>.

Sealed proposals shall be clearly labeled “RFP 2023-006 Civil Design Services for Norton Park – Phase 1” and submitted to the attention of Bernie Dennler, Colchester First Selectman, 127 Norwich Avenue, Suite 201, Colchester, Connecticut, 06415 until 2:00 PM prevailing time on Thursday 12/21/23, at which time they will be opened and read aloud.

Exhibit 1 - Vol. 1436/Pg. 341 for 129 Westchester Road



Bk: 1436 Pg: 341

Grantees' address:
127 Norwich Ave
Colchester, CT 06415

Grantor's address:
167 Marvin Road
Colchester, CT 06415

Return to:

WARRANTY DEED

To all People to whom these Presents shall come, Greetings:

KNOW YE, THAT I, **NANCY NORTON WASNIEWSKI**, of the Town of Colchester, County of New London and State of Connecticut (hereinafter the "Grantors"), for divers good causes and consideration thereunto moving, especially for the consideration of One Dollar (\$1.00), received to the full satisfaction of the **TOWN OF COLCHESTER**, municipal corporation of the State of Connecticut, having an office in the Town of Colchester, County of New London and State of Connecticut (hereinafter the "Grantee"), do hereby give, grant, bargain, sell and confirm unto the said Grantee, **WITH WARRANTY COVENANTS** a certain piece or parcel of land situated in said Town of Colchester, County of New London and State of Connecticut, commonly known as 129 Westchester Road, more particularly described as follows:

SEE SCHEDULE A, ATTACHED HERETO AND MADE A PART HEREOF

Reference is made to a Warranty Deed from Nicholas Norton to the Grantor dated December 31, 1986, and recorded in Volume 158, Page 786 of the Colchester Land Records.

Said premises are subject to taxes due the Town of Colchester on the Grand List of October 1, 2019, and thereafter.

Said premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law; to any state of facts which an accurate survey or personal inspection of the premises may disclose; and to any declarations, restrictions, covenants or easements as of record may appear.

[signatures on next page]

SCHEDULE A

129 Westchester Road
Colchester, CT

to that certain parcel of land, together with all buildings and improvements thereon, situated in North Westchester, Town of Colchester, County of New London, State of Connecticut, on the easterly side of Connecticut Route #149, bounded and described as follows:

BEGINNING at a point on the east side of Route 149, which point is the southwest corner of the within described premises, which point is marked by a Connecticut Highway Department marker, continuing

THENCE easterly along a line forming an interior angle of $99^{\circ}25'30''$ with the east line of said Route #149, 146.69 feet to an iron pin; continuing

THENCE easterly along the same course from said iron pin to the east bank of the Jeremy River 103 feet more or less; continuing

THENCE along the east bank of the Jeremy River in a northerly direction 286 feet more or less, continuing

THENCE westerly from the point on said east bank of the Jeremy River to a point on the west bank of said river, 65 feet more or less; continuing

THENCE westerly along the same course 13 feet to a nail in a maple on said boundary line; continuing

THENCE westerly along the same course 98 feet more or less to the taking line of Route 149 as established by the State of Connecticut; continuing

THENCE southerly along said taking line, being the easterly line of Route 149, 232 feet more or less to the point and place of beginning.

Said parcel contains approximately 1.2 acres and is bounded as follows:

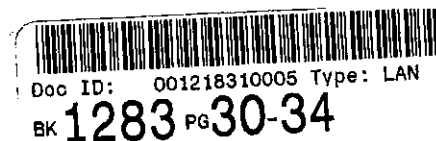
North by land now or formerly of Harold Russell, et al;
East by land now or formerly of Joseph S. Pickars, et al;
South by land of Nancy Norton Wawniowski;
West by Connecticut Route #149.

Received for Record at Colchester, CT
2/11/2021 09:03:36 AM

Bayle Furman

Colchester Town Clerk

Exhibit 2 - Vol. 1283/Pg. 30 for 139 Westchester Road



After recording, please return to:
Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103-1919
Attn: A. Stover, Paralegal

WARRANTY DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT IT, NORTON PAPER MILL, LLC, a Connecticut limited liability company with a principal place of business in the Town of Colchester, County of New London and State of Connecticut ("Grantor") for the consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION received to its full satisfaction of the **TOWN OF COLCHESTER**, a Connecticut municipal corporation having its territorial limits within the County of New London and the State of Connecticut ("Grantee") does give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns forever, a certain piece or parcel of land with the buildings and improvements thereon and appurtenances thereto, situated on Westchester Road, a/k/a Route 149, in the Town of Colchester, County of New London and State of Connecticut and more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof. And also, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seised of the premises, as a good indefeasible estate in Fee Simple; and has good right to bargain and sell the same in manner and form as is above-written and that the same is free from all encumbrances whatsoever, except as set forth on Schedule A.

AND FURTHERMORE, it, the said Grantor, does by these presents bind itself and its successors and assigns forever to Warrant and Defend the above-granted and bargained premises to it, the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Schedule A

That certain piece or parcel of land with the improvements thereon and appurtenances thereto, located in the Town of Colchester, County of New London and State of Connecticut, shown as "PARCEL B TO BE CONVEYED TO TOWN OF COLCHESTER 66160 \pm SQ. FT. 1.5 \pm ACRES" on a map or plan entitled, "PROPERTY SURVEY PROPERTY OF NORTON PAPER MILL, LLC. SHOWING LAND TO BE CONVEYED TO TOWN OF COLCHESTER 139 WESTCHESTER ROAD COLCHESTER, CONNECTICUT SCALE 1" = 20' NOVEMBER 11, 2015 Rev. 4/20/16", prepared by Arthur F. von Plachecki, L.S. 18873 (the "Map"), which Map is on file or to be filed in the Colchester Town Clerk's office, and more particularly bounded and described as follows:

Beginning at a point at the most northerly point of the premises herein described and being marked as "P.O.B." on the Map;

Thence running S 61° 41' 04" E a distance of 147.82 feet to a point along land shown as "N/F WASNIEWSKI" on the Map;

Thence turning and running along the westerly and northerly meandering edges of the JEREMY RIVER a distance of 485 \pm feet as shown on the Map;

Thence turning and running along a portion of the easterly highway line of Westchester Road CT #149, which portion is shown as "N 05° 29' 25" E 23.12' CLOSING LINE", to a CHD monument;

Thence turning and running N 84° 57' 54" W a distance of 10.06 feet to a CHD monument; thence turning and running N 05° 14' 53" E a distance of 81.75 feet to a point; thence turning and running N 28° 30' 41" E a distance of 47.08 feet to a point; thence turning and running N 45° 57' 36" E a distance of 111.25 feet to a CHD monument; thence turning and running N 38° 05' 26" E a distance of 113.97 feet to the point and place of beginning. The last five courses being along the easterly side of land shown as "WESTCHESTER ROAD CT #149" on the Map.

By way of clarification:

- (i) No part of the Jeremy River is included in the premises herein conveyed.
- (ii) The "DAM" shown crossing the Jeremy River on the Map is attached to the "TAILRACE" structure shown on the Map. No part of said dam is included in the premises herein conveyed. Said tailrace is included in the premises herein conveyed.

Together with certain rights to tie into the sewer system granted by the Sewer Commission of the Borough of Colchester by Agreement dated December 17, 1971 and recorded in the Colchester Land Records in Volume 101 at Page 666.

Together with nonexclusive rights to use the portion of Jeremy River that abuts said premises.

Together with water rights, if any, that may exist pursuant to that instrument dated September 30, 1882 and recorded in the Colchester Land Records in Volume 32 at Page 668.

Together with rights, if any, that may exist pursuant to that certain Right of Way from Joseph Piekarz, Josephine Piekarz and Helen Piekarz to The Connecticut Light and Power Company dated April 28, 1949 and recorded in the Colchester Land Records in Volume 68 at Page 226.

Said premises are a portion of those conveyed to Norton Paper Mill, LLC by Quit Claim Deed dated March 12, 2013 and recorded in Volume 1191 at Page 266 of the Colchester Land Records.

Said premises are subject to:

1. Taxes to the Town of Colchester on the List of October 1, 2015, which taxes the Grantee herein assumes and agrees to pay as part consideration hereof.
2. Agreement by and between The Sewer Commission of the Borough of Colchester and The Spaulding Fibre Company dated 12/17/1971 and recorded in Volume 101 at Page 666 of the Colchester Land Records.
3. Rights, if any, that may exist pursuant to that certain Right of Way from Joseph Piekarz, Josephine Piekarz and Helen Piekarz to The Connecticut Light and Power Company dated April 28, 1949 and recorded in the Colchester Land Records in Volume 68 at Page 226.
4. Riparian rights of others in and to the Jeremy River.
5. Matters shown on the Map.
6. Rights of others in and to "PAPER MILL ROAD" as shown on the Map.
7. A conservation easement (the "Conservation Easement") encumbering said premises, with the following terms and conditions:

(a) The purpose of the Conservation Easement is to ensure that said premises remain predominantly in a natural, scenic and open condition that allows for passive recreational use (including but not limited to, at the discretion of Grantee, access to Jeremy River) by the public as a park to be named "Norton Park," subject to such rules and regulations governing such use as may be promulgated by Grantee from time to time.

(b) The Conservation Easement shall have a ten (10) year term commencing on the date of this Warranty Deed.

(c) The Conservation Easement is intended to be enforceable pursuant to the provisions of Connecticut General Statutes Sections 47-42a et seq., as such statutes may be amended.

(d) By acceptance of this Warranty Deed, Grantee acknowledges that ownership of said premises by Grantee shall not result in a merger of this Conservation Easement with the fee title to said premises.

(e) Grantee shall demolish the buildings existing on said premises as of the date of this Warranty Deed, following which Grantee shall re-grade and re-vegetate said premises as Grantee deems appropriate for passive recreational use.

(f) Grantee shall not construct or allow others to construct any significant structures on said premises; provided, however, the following may be placed, constructed, installed, maintained, repaired or replaced within said premises at the discretion of Grantee:

- (i) Utilities, drainage facilities, roads, paths and access ways;
- (ii) Historical and nature information kiosks;
- (iii) A small restroom facility; and
- (iv) Such other structures or improvements consistent with a public park.

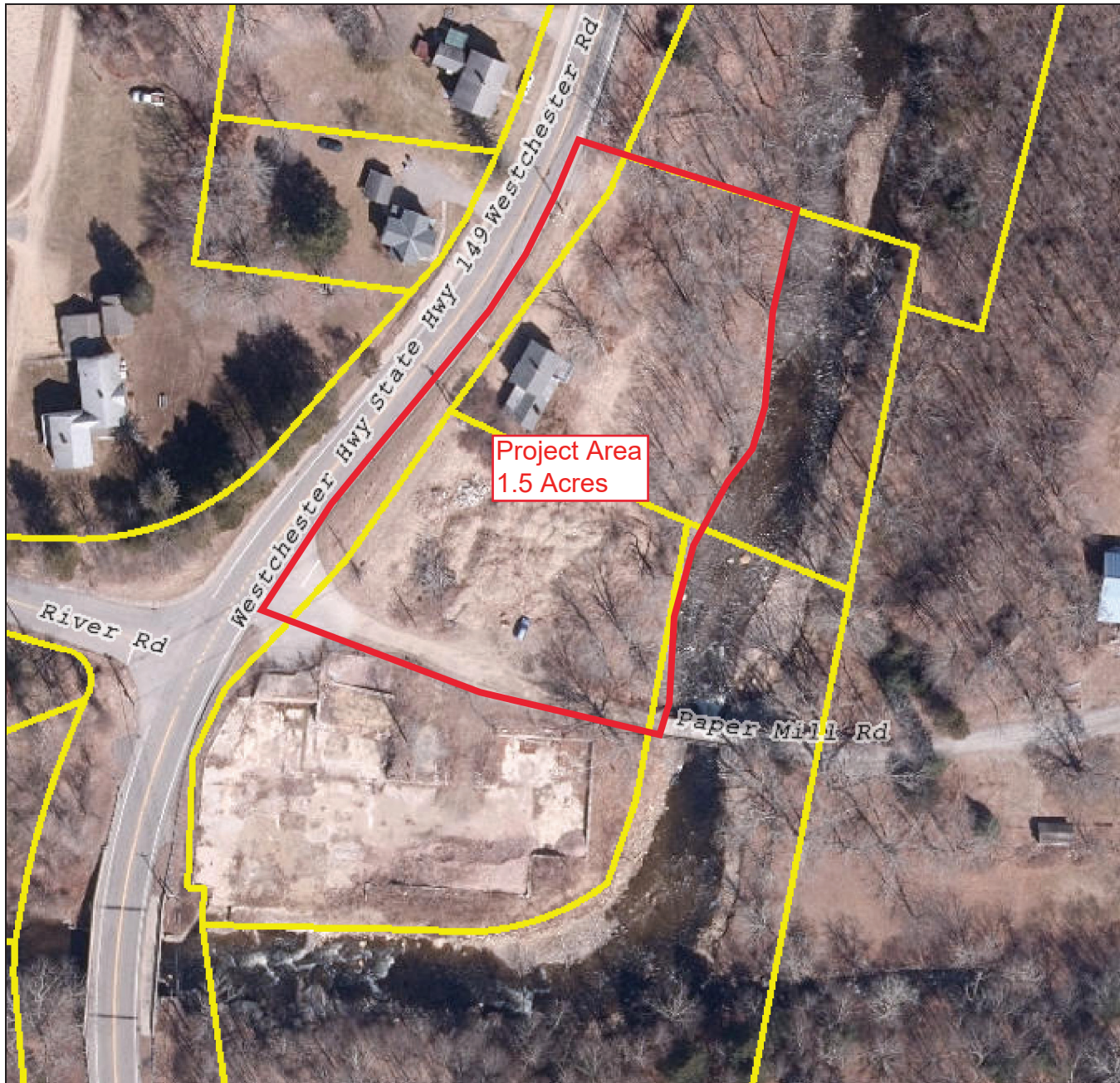
Exhibit 3 – GIS Map of Project Area

Town of Colchester

Geographic Information System (GIS)



Date Printed: 11/15/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet

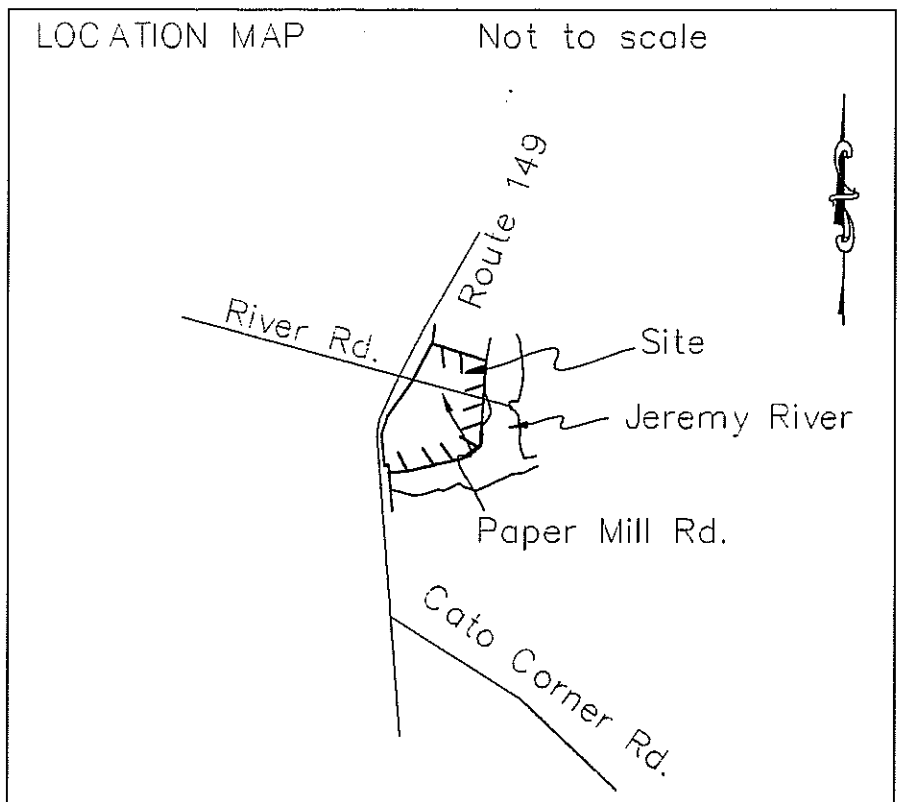


Exhibit 4 - Norton Park – Phase 1 Concept Plan dated 9/9/23

Exhibit 5 – Property Survey prepared by Arthur F. von Plachecki, LS dated 11/11/15

LEGEND

- MBR METAL BEAM GUIDE RAIL
- CHD FND CONN. HIGHWAY DEPT. MONUMENT FOUND
- MONUMENT NOT FOUND
- CATCH BASIN
- UTILITY POLE
- CONHL HIGHWAY DEPT. MONUMENT FOUND
- OVERHEAD UTILITIES



NOTES/DECLARATIONS

- This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. The type of survey is Property Survey, the Boundary Determination Category for Parcel B is a Resurvey for the highway line and the northerly boundary line and a First Survey for the easterly and southerly boundary lines, being the edge of the Jeremy River. Category is a Resurvey for the highway line and the northerly property line. No boundary opinion is expressed or implied for Parcel A. The Class of Accuracy is A-2.
The intent of this map is to depict Parcel B. Parcel B is bounded Easterly and Southerly by the edge of the Jeremy River. No portion of the Jeremy River or the dam is to be conveyed or shall be a portion of Parcel B.
- Any changes made to this map without the knowledge of the signer invalidates this map and any declarations.
- Reference is made to the following map, from which data was used in preparation of this map and survey.
 - A) "Connecticut State Highway Department, Right of Way Map, Town of Colchester, Westchester Road from Jeremy River North-Easterly about 1,360 feet, Route 149, Scale 1"=40', Number 28-06 Sheet 1 of 1, 9-30-42." Plan is on file in the Town of Colchester Land Records.
 - B) "The Connecticut Light & Power Company District, Job 22 KV line to C.H. Norton Co., Westchester Title Plan showing loc. of line from Kato Corner Road north to C.H. Norton Co., scale 1"= 100', date 12-17-48." Plan is on file in the Town of Colchester Land Records.
- Reference is made to the following deeds on file in the Town of Colchester Land Records: Vol. 1191 P. 266.
- Parcel is Assessor Map 6-12 Lot 14.
- Total area of Parcel B is 1.5 +/- acres. Area includes the portion of Paper Mill Road within Parcel B.
- North arrow based on NAD 83.
- Paper Mill Road is an undefined and unbounded road.
- The Town of Colchester has indicated that the Town of Colchester maintains the road and bridge.
- The westerly property line of Parcel B is the same as the highway line.
- Parcel A is affected by an Agreement regarding sewers dated 12/17/1971 and recorded at Volume 101 Page 666 of the Colchester Land Records.(Not Locatable.)
- Regarding overhead utilities shown, no recorded easements.
- A temporary chain link fence (not shown on survey) is located on portions of Parcel B.
- Parcels A and B may be affected by a Right of Way-Joseph Piekarz et als to Conn. Light & Power Co., dated April 28, 1949 and recorded at Vol. 68 Page 226 of the Colchester Land Records. (No evidence was found of electrical lines, infrastructure or appurtenances.)

Original Drawing
Produced By
A.F. von Plochecki, L.S.

N/F
COLCHESTER FISH & GAME

PROPERTY SURVEY
PROPERTY OF
NORTON PAPER MILL, LLC.
SHOWING LAND TO BE CONVEYED TO
TOWN OF COLCHESTER
139 WESTCHESTER ROAD
COLCHESTER, CONNECTICUT
SCALE 1"=20'
NOVEMBER 11, 2015
Rev. 3/18/16 4/8/16 4/20/16

Without the live signature and embossed seal of the surveyor named below no declaration is expressed or implied by this map or copies thereof.
This survey is certified to: Norton Paper Mill, LLC.; Town of Colchester; and Fidelity National Title Insurance Company.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.
Arthur F. von Plochecki, L.S., 18873

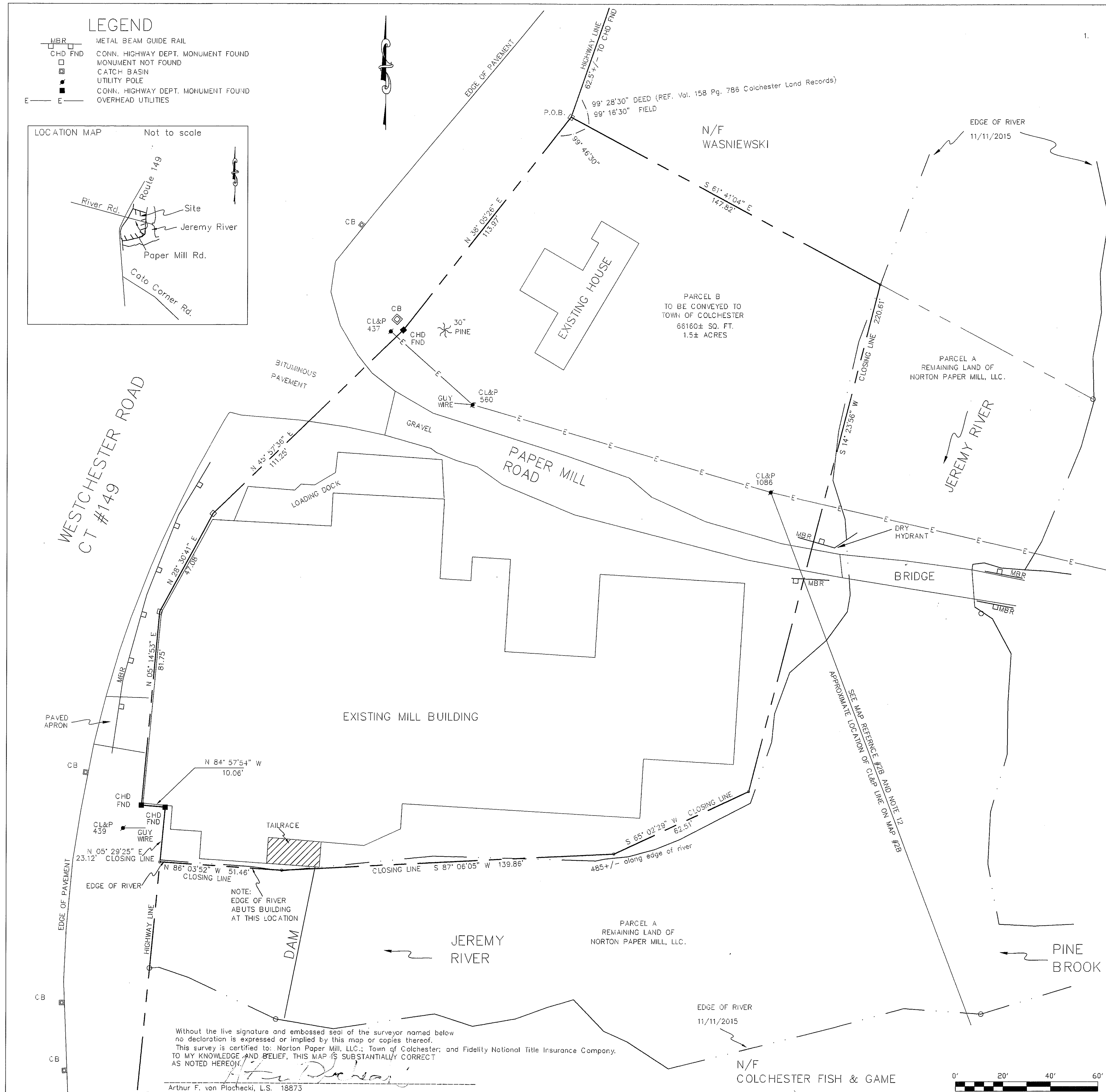
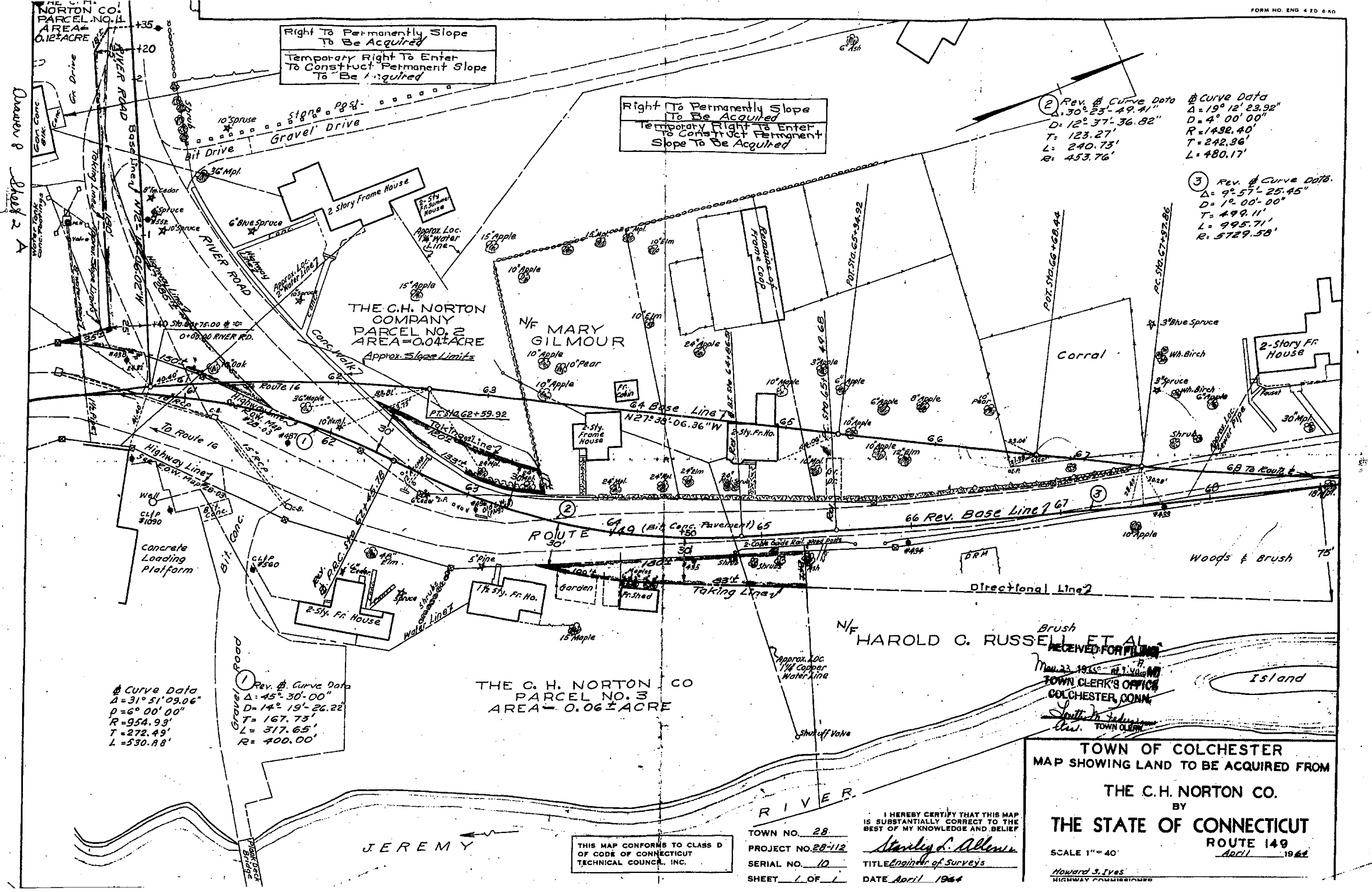


Exhibit 6 – Fuss & O’Neill Norton Paper Mill Dam Removal Plan dated February 2015

Exhibit 7 – Connecticut State Highway Department Right of Way Map dated 9/30/42



Right To Permanently Slope
To Be Acquired
Temporary Right To Enter
To Construct Permanent Slope
To Be Acquired

Right To Permanently Slope
To Be Acquired
Temporary Right To Enter
To Construct Permanent
Slope To Be Acquired

2 Rev. # Curve Data
 $\Delta = 30^{\circ} 23' 49.41''$
 $D = 12^{\circ} 37' 36.82''$
 $T = 123.27'$
 $L = 240.73'$
 $R = 453.76'$

Curve Data
 $\Delta = 19^{\circ} 12' 23.92''$
 $D = 4^{\circ} 00' 00''$
 $R = 1432.40'$
 $T = 242.36'$
 $L = 480.17'$

3 Rev. # Curve Data
 $\Delta = 9^{\circ} 57' 25.45''$
 $D = 1^{\circ} 00' 00''$
 $T = 499.11'$
 $L = 995.71'$
 $R = 5729.58'$

Curve Data
 $\Delta = 31^{\circ} 51' 09.06''$
 $P = 6^{\circ} 00' 00''$
 $R = 954.93'$
 $T = 272.49'$
 $L = 530.88'$

Rev. # Curve Data
 $\Delta = 45^{\circ} 30' 00''$
 $D = 14^{\circ} 19' 26.22''$
 $T = 167.73'$
 $L = 317.65'$
 $R = 400.00'$

THE C. H. NORTON CO.
 PARCEL NO. 3
 AREA - 0.06 ± ACRE

JEREMY

THIS MAP CONFORMS TO CLASS D
 OF CODE OF CONNECTICUT
 TECHNICAL COUNCIL, INC.

TOWN NO. 28
 PROJECT NO. 28-112
 SERIAL NO. 10
 SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS MAP
 IS SUBSTANTIALLY CORRECT TO THE
 BEST OF MY KNOWLEDGE AND BELIEF
Stanley L. Allen
 TITLE Engineer of Surveys
 DATE April 1964

TOWN OF COLCHESTER
 MAP SHOWING LAND TO BE ACQUIRED FROM
 THE C. H. NORTON CO.
 BY
 THE STATE OF CONNECTICUT
 ROUTE 149
 April 1964
 SCALE 1" = 40'
 Howard J. Ives
 HIGHWAY COMMISSIONER

RECEIVED FOR FILING
 May 23 1964
 TOWN CLERK'S OFFICE
 COLCHESTER, CONN.
South to Jackson
 TOWN CLERK