

REQUEST FOR PROPOSAL

PEX015269

REMINGTON ARMS SITE REDEVELOPMENT



**CITY OF BRIDGEPORT
DEPARTMENT OF PUBLIC PURCHASES
999 BROAD STREET
BRIDGEPORT CT 06604**

**Submission Deadline:
Wednesday, November 19, 2025 by 2:00 pm**

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1. Introduction

1.1. Project Overview and Summary

The City of Bridgeport, through its Office of Planning and Economic Development (OPED), is seeking proposals from qualified developers for the acquisition and redevelopment of 812 and 889 Barnum Avenue, the site of the former Remington Arms Munitions Factory.

First constructed in 1867, the Remington Arms building was an iconic landmark of industrial Bridgeport. Lining Barnum Avenue like a canyon of brick, these factories armed the United States military (and forces abroad) for more than a century until they were sold in 1986. After years languishing, the buildings were eventually acquired by the City of Bridgeport and demolished. Now, the two parcels that made up the factory complex, as well as the restored Shot Tower, are ready to be redeveloped.

To facilitate a range of different proposals for this area, the City is including up to three different development sites within this RFP. Respondents will have the option to present their proposal(s) to acquire and develop any single site or any combination of sites. If proposing to acquire and develop more than one site, the respondent must explain the phasing of the project.

The sites are listed as follows:

Site 1 – 812 Barnum Avenue

Site 2 – 889 Barnum Avenue

Site 3 – Remington Shot Tower

812 and 889 Barnum Avenue are directly across the street from one another. The Shot Tower is situated at the northwestern corner of the 889 Barnum Avenue site

The City seeks redevelopment proposals that align with the City's zoning regulations ([Zone Bridgeport](#)) and that support the goals of the City's Plan of Conservation and Development, ([Plan Bridgeport](#)).

The City seeks dynamic, commercial, and/or clean industrial redevelopment that will:

- provide high-quality jobs and economic development opportunities;
- maximize the site's historic and economic value;
- enhance and embrace the East Side neighborhood.

Respondents with a track record of success, and a commitment to investing in Bridgeport, are encouraged to respond.

1.2. City Background

Bridgeport is the most populous city in Connecticut. The *US Census Bureau's American Community Survey* estimates the city's 2024 population to be 151,616. Located at the mouth of the Pequonnock River on Long Island Sound, the compact city encompasses a total of 16 square miles. With 24 miles of waterfront, the city offers significant opportunities for waterfront development, recreation, and commerce. It is located 60 miles from Manhattan and 40 miles from The Bronx, forming part of the New York metropolitan area. The city borders Trumbull to the north, Fairfield to the west, and Stratford to the east and serves as a key economic and

transportation hub within the Greater Bridgeport region and the Bridgeport-Stamford-Norwalk-Danbury metropolitan statistical area, the second largest in Connecticut.

Bridgeport offers excellent transportation infrastructure, by rail, road, and even sea. Located directly on I-95, the city is also connected to New England and New York via Route 8 and the Merritt Parkway. The city's regional transit center offers direct passenger rail service from Amtrak, from the Metro-North commuter line to New York, and from the Shoreline East commuter service to New Haven and New London (with connections to Hartford and Springfield, MA). The transit center, in addition to serving the Greater Bridgeport Transit Authority's regional bus lines, also hosts national bus service from Greyhound. Additionally, the Bridgeport-Port Jefferson Ferry sails year-round, providing interstate auto-ferry service between Connecticut and New York.

The city is also home to several higher education institutions, including the University of Bridgeport, Housatonic Community College, Paier College, Fairfield University's Bellarmine Campus, and Sacred Heart University Center for Healthcare Education.

Nicknamed the "Park City," Bridgeport boasts 35 public parks spanning 1,300 acres, including Seaside Park and Beardsley Park, both designed by Frederick Law Olmsted. The city is also home to major cultural and entertainment venues, including Connecticut's Beardsley Zoo, the Barnum Museum, Total Mortgage Arena, and Hartford HealthCare Amphitheater, which attract residents and visitors alike.

Bridgeport is currently in the midst of a public arts renaissance, with dozens of murals going up across the city. These efforts are viewable at the below linked story map:

<https://storymaps.arcgis.com/stories/086ae6d42c294a5c8dc8311aa910495d>

2. Scope of Work

2.1. Description of the Development Sites and Remington Arms Shot Tower

Site 1. 812 Barnum Ave

812 Barnum Avenue is approximately 275,000 square feet (6.3 acres) in area. It provides over 1,000 linear feet of street frontage along Barnum Avenue and is approximately 275 feet deep. It is a rectangular, level parcel directly abutting the northern side of the railroad tracks. The eastern edge of the site encompasses a small creek, and presents a slight downward grade. Three smaller parcels to the east of the creek are owned by the United Illuminating Company ("UI") and by the General Electric Corporation. A major overhead power transmission line crosses the property owned by UI.

The surface of 812 Barnum Avenue consists mostly of asphalt and sparse vegetation. Below grade, building foundations remain throughout the site. With the walls cut to two feet below grade and the basement floors cracked at the bottom for drainage, these foundations are filled with masonry and brick debris from the demolition of the buildings that once stood on this site. The site is fenced.

Site 2. 889 Barnum Avenue

Totaling approximately 480,000 square feet (or 11 acres), 889 Barnum Avenue has a staircase shape. It offers 939 linear feet of frontage along Barnum Avenue, and approximately 700 linear feet of frontage along Helen Street. This site does not include the creek.

The site is flat. Below grade, the foundations of the demolished buildings remain. The foundation walls have been cut to two feet below grade, and the basement floors have been cracked to provide drainage. The foundations have been filled with clean processed structural fill.

The adjacent site to the east is privately owned by Remgrit Realty LLC. This adjacent owner has asserted, in a lawsuit against the City, that it has a right to a railroad easement that historically encumbered 889 Barnum Avenue. In response, the City has moved to acquire the exclusive right to this rail easement via an eminent domain action, now with the Court, pursuant to which the City has provided the adjacent owner with what it deems to be fair market value for its claim to the easement. The City understands that the adjacent owner may seek, through the court, an injunction against the City's eminent domain action. This matter will be resolved prior to the City's ultimate transfer of this property pursuant to this RFP.

Site 3. Remington Shot Tower

At the northwestern corner of the 889 Barnum Avenue site stands the Remington Shot Tower, an iconic piece of Bridgeport's industrial architecture and one of the few remaining, intact shot towers in the United States. At more than ten stories tall, the tower was originally used to make lead shot for ammunition through a gravity-driven process that involved pouring molten lead through a sieve positioned at the top of the tower.

In the early 2020's, the City completed a baseline stabilization of this structure to close openings and provide for some basic structural repairs. This work included the installation of safety netting, the introduction of structurally stabilizing steel, the removal of loose debris, and the sealing of the tower's more than 200 windows with black polycarbonate covering. Though stabilized, the tower is in need of additional rehabilitation and remediation.

As previously stated in this RFP, the City is open to seeing the Shot Tower restored and redeveloped separately from the balance of the 889 Barnum Avenue property. Alternatively, the Shot Tower may be restored and redeveloped as a part of a larger integrated project including both the Shot Tower and the full balance of the 889 Barnum property (and even the 812 Barnum property). In the instance that the Shot Tower is to be developed separately in a way that would not involve the full balance of the 889 Barnum Ave parcel, respondents should provide a site plan indicating how much of the larger Barnum Avenue parcel they would need to support the Shot Tower proposal (e.g., by providing space for parking or access or complementary development). The City will not entertain proposals that contemplate the demolition of the Shot Tower.

Note on Environmental Remediation & Coordination with Sporting Goods Properties Inc.

Back in the year 2000, the City of Bridgeport executed a *Memorandum of Understanding* ("MOU") with Sporting Goods Properties Inc., the former owner of the development properties being offered in this RFP. In this MOU, Sporting Goods Properties Inc., which is related to the Dupont Corporation and to Corteva Agriscience, acknowledges its obligations to assess and remediate the development sites. Accordingly, the City and any developer(s) awarded development rights pursuant to this RFP, will be interacting with Sporting Goods Properties, and its environmental consultants, to coordinate the remediation of the site in support of the redevelopment plan.

Development Area Context

The broader Remington Arms site is located approximately 1.5 miles from the Bridgeport Intermodal Transportation Center, which provides intercity and regional bus service, Metro-North and Amtrak train service, and interstate ferry service to Long Island. The site is within roughly one mile of several exits from Connecticut Route 8 and Interstate 95, as well as US Route 1. The site is a few blocks away from the city's second largest employer in Bridgeport Hospital, a 500-bed general medical and surgical facility affiliated with Yale New Haven Health Care.

Several significant development projects and public infrastructure projects are underway within the immediate vicinity of the former Remington Arms site. Notable among these is Crescent Crossings. Located just to the south of 812 Barnum Ave, this multi-phased, \$125 million dollar, mixed-income affordable housing development is the product of a partnership among Park City Communities, the JHM Group, and the Richman Group, manager of the seventh largest apartment portfolio in the US. The recently completed third phase of Crescent Crossings brings the total number of newly constructed units on the site to 250.

To the north of the Remington Arms site is a property that once housed the General Electric plant. Built in 1915 and razed in 2012, the building initially served as a second factory for Remington. Now, the northern portion of the property is home to Bridgeport's recently constructed Warren Harding High School, which opened in 2018. The southern portion will soon host a new 100,000 square foot food preparation facility.

The main road serving the area, Seaview Avenue, recently underwent a \$20 million dollar reconstruction that relocated a portion of the roadway and dramatically improved pedestrian and cycling facilities. The Connecticut Department of Transportation is now undertaking a \$100 million dollar track and bridge replacement project along three miles of track stretching east from Seaview Avenue into the adjacent town of Stratford.

2.2. Development Objectives

The City seeks dynamic, clean, large-scale, commercial, recreational, or industrial development proposals that will:

- Create well-paying construction jobs during development;
- Provide permanent high-quality jobs during operation;
- Provide for new business growth, both direct and complementary;
- Represent a multi-million-dollar investment in improving the development property and related infrastructure;
- Spur additional investment in the development of the surrounding real estate and neighborhood;
- Preserve and repurpose the Shot Tower;
- Exhibit exemplary architecture and urban design;
- Incorporate best practices for green infrastructure and environmental sustainability

In addition to being subject to the design controls and site development standards established by the *Bridgeport Zoning Code*, the design of proposed improvements will also be subject

contractually (via the Development Agreement) to the review and approval of the City's Office and Planning and Economic Development.

2.3. Qualification Expectations

Respondents shall be required to provide evidence (supported by references) of having recently completed projects of similar scope and complexity in markets similar to Bridgeport's, and shall be required to provide evidence (supported by financial statements and financial references, including bank references) of their financial capacity to undertake the project proposed, and shall be required to provide evidence (supported by organizational charts and by the identification of key partners) of their administrative capacity to complete the project.

2.4. References

Zoning Regulations

The three available sites are all designated as Rx2 – a mixed-use zone. Though Rx2 permits housing, the City does not see this as a residential site. The zone allows for a wide variety of commercial, recreational, and industrial activities. Note, however, that industrial activities must be located within a building, and the externalities of production (e.g., unsightly storage or noise or emissions or heavy trucking traffic) may not be high impact. Given the size of the property, its redevelopment will be subject to the master plan provisions of the zoning code. These provisions go beyond the requirements of the Rx2 zone itself to allow for a tailoring of the zoning requirements, and even zone changes, to meet the needs of the project within the context of its surroundings. The City's Office of Planning and Economic Development will assist with this process.

To learn more about the master plan provisions and the general design controls and site development standards likely to be applicable to the site, please refer to the [Zone Bridgeport](#) code and accompanying [Zone Bridgeport Map](#).

Planning Documents

Any proposal for the Remington Arms site will need to be aligned with [Plan Bridgeport](#), the City's Master Plan of Conservation and Development, which was adopted on April 22, 2019 and which serves to guide development in Bridgeport until the plan expires on April 21, 2029. Developed over a period of 5 months, with input from over 1,500 residents, visitors, and stakeholders, the plan outlines several goals which are directly relevant to redevelopment of the Remington Arms site. In fact [Plan Bridgeport](#) Goal 2.5.5 specifically aims to "support the redevelopment of the former Remington Arms property on Barnum Avenue...." Other relevant goals reflect the City's intentions to "support the growth of innovative businesses" and to "promote the growth of advanced manufacturing industry," and more generally to "reduce the tax burden on residents by growing the grand list, attracting new businesses, growing existing businesses, and encouraging corporate citizenship."

The East Side Neighborhood Revitalization Zone (NRZ) also adopted its own individual [East Side NRZ Plan](#) on December 9, 2007. The Plan establishes several resident-led strategies to revitalize the neighborhood, including by "promoting the adaptive reuse of industrial buildings, especially along the eastern edge of the neighborhood (e.g. Remington)." The plan also calls out the redevelopment of the "Remington Industrial Park" as a specific *Neighborhood Improvement and Economic Development Project*.

2.5. Transaction Structure

The City of Bridgeport is open to various transaction structures, which may include, but are not limited to, such structures as an outright sale or a long term ground lease agreement. The City anticipates that the consideration for the purchase, or for the acquisition of a long term ground leasehold interest, will be based upon the fair market value of the property(ies). The site(s) shall be transmitted “as is, where is.” Existing environmental reports will be provided, without representation. The project, and any transfer of the property(ies), shall be subject to a development agreement, which shall be subject to the approval of the Bridgeport City Council.

The selected developer(s) will be required to deposit funds into a Project Operating Account to be established in escrow to cover acquisition expenses and other predevelopment project-related costs as shall be outlined in the Development Agreement. An initial deposit amount will be established, with additional funds required as necessary, with itemized documentation provided by the City. Upon closing of the sale or ground lease, any remaining balance, after covering all City expenses, will be credited to the purchase or ground lease acquisition price.

3. Submission Guidelines

3.1. Required Response Format

All **responses** to this RFP must include the following:

A. Contact Information & Team Leadership

- Primary contact person.
- List of key project team members, including:
 - Architect
 - Consulting engineers
 - Environmental consultants
 - Construction manager (note any legal/financial ties to the respondent)
 - Legal Counsel

B. Previous Experience

- Website link.
- Links to past projects that demonstrate relevant experience.

C. Financial Capacity and References

- Documentation of financial standing and borrowing history, including:
 - Financial statements from the past three years.
 - Three general financial references attesting to borrowing history
 - Letter of interest from a lender for the development/construction financing for the project, outlining probable lending range and equity requirements.

D. Development Proposal

- **Narrative:** Detailed explanation of intended site use.
 - **Site Utilization:**
 - Residential (sq. ft. and/or unit counts)

- Commercial (type & sq. ft.)
- Mixed-use composition (%)
- Community facilities (if applicable)
- Other proposed uses
- Breakdown of space allocation:
- **Requested zoning modifications, if applicable**
- **Visuals:** Conceptual site plans, floor plans, and renderings.

E. Financial Models

- **Capital Model:** Estimated development costs and identified funding sources.
- **Operating Model:** Projected income and expenses for a stable year.
- Joint venture structure, if applicable, detailing financial participants.

F. Development Timeline

- Estimated schedule for completion.
- Phasing details, if applicable.

G. Management & Ownership Plan

- Description of ownership and management structure during development and post-completion.

H. Litigation History

- Provide a **summary of litigation** involving your firm within the last five (5) years, including outcomes.

I. No Conflicts/Disclosure Form

- Every business or individual that is issued a notice of intent to award pursuant to the City's *Purchasing Ordinance (Section 3.08.070, as amended)*, must fully and accurately complete the attached disclosure form. If there is insufficient space for any answer, attach additional sheets.

J. Additional Information

- Include any other relevant information that should be considered in evaluating the proposal

3.2. Electronic Submission Instructions

The City encourages respondents to make their submissions electronically through the *OpenGov* site at <https://procurement.opengov.com/portal/bridgeportct>. The City prefers electronic submissions. Electronic submittals must be delivered promptly by the RFP's stated due date and closing time. Late electronic submittals will not be accepted.

3.3. Paper Submission Instructions

Paper submissions may also be made as follows:

ONE (1) ORIGINAL AND ONE (1) ELECTRONIC VIA THUMBDRIVE MUST BE SUBMITTED.

Sealed submissions must be received and time-stamped by the Department of Public Purchases prior to RFP closing time. No submission received after closing time will be considered. The opening will be in the City of Bridgeport Department of Public Purchases' Conference Room. To ensure proper handling and avoid misdirected delivery, please mark your RFP envelope as follows:

PEX015269, Development of Remington Arms Site

Send your submissions to:

Ann Binkley
City of Bridgeport
Department of Public Purchases
2nd floor, 999 Broad Street
Bridgeport, CT 06604

Late Submissions: City will not assume responsibility if a submission is misdirected, or its delivery is delayed. It shall be the sole responsibility of the submitter to pay for any type of delivery service charge, and to see that the Department of Public Purchases receives his/her submission on time. The clock used shall be the Purchasing Agent's official date and time stamp clock. The City does not assume financial responsibility for late deliveries by the U.S. Postal System or any other delivery service.

Expenses: The City shall not be responsible for and/or shall not pay any costs associated with the preparation, submission, or presentation of any submission, or costs incurred by the responding firms during the interview and negotiations phase of the solicitation process

Information and Materials: Any information or materials submitted to this RFP shall become the property of the City of Bridgeport and will not be returned. All submitted materials will be available for public review.

Questions and Answers: It is the responsibility of each respondent to inquire about additional information or clarification as to any aspect of the RFP by submitting questions. The City will receive and answer questions per the schedule provided in *Section 3.4 RFP Timeline*. The City will provide its answers in writing on the Open Gov procurement portal. All respondents are obligated to become familiar with such questions and answers and to submit or revise their proposals accordingly. The City of Bridgeport assumes no responsibility for a respondent's failure to read questions or answers and to revise their responses accordingly.

3.4. Timeline

RFP Release Date:	September 16, 2025
Non-Mandatory Site Tour 1:	October 21, 2025, 10:30am 888 Barnum Avenue
Question Submission Deadline:	November 4, 2025, 5:00pm

Question Response Deadline:	November 10, 2025, 5:00pm
Response Submission Deadline:	November 19, 2025, 2:00pm

4. Evaluations

Proposal evaluations will be based on the listed Evaluation Criteria. As part of the evaluation process, the City may ask questions of a clarifying nature from respondents. The City may also request a follow-up presentation or interview.

5. Evaluation Criteria

Proposals will be evaluated utilizing an evaluation matrix based on a City Selection Committee's project specific or weighted criterion. Typical decision criteria are listed in the chart below. The decision criteria in the chart below are for demonstration purposes, only. The decision criteria can vary based on project scope or request for proposal (RFP) type.

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	Developer's Experience	Points Based	5 (25% of Total)
2.	Developer's Financial Strength The City will evaluate both the developer's own independent financial commitment to the project, as well as the developer's ability to secure such debt and equity capital, as well as such operating funds, as may need to be provided by others.	Points Based	5 (25% of Total)
3.	Development Concept The City will evaluate the extent to which the development concept responds to the objectives stated in this RFP.	Points Based	5 (25% of Total)
4.	Soundness of Approach To Executing the Project The City will evaluate the developer's approach to project execution both as it relates to construction of the project as well as concerns the operation of the facility. The City will consider developer readiness to proceed, the soundness of budgets, financial structures, and market data, as well as the sustainability of the economic model.	Points Based	5 (25% of Total)

6. Terms and Conditions

6.1. Openness of Procurement Process

Written responses, other discussions, correspondence, and all other pertinent records shall be handled as public records in compliance with State and Federal open records statutes and regulations.

6.2. Collusion

be made by the respondent to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition. No person or agency has been employed or retained to solicit or secure this project upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting legitimate employees or established commercial agencies maintained by the respondent for the purpose of doing business. All firms interested in this project (including the firm's employees, representatives, agents, lobbyists attorneys and subconsultants) will refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the evaluation panel and other administrative staff. The policy is intended to create a level playing field for all potential respondents and to protect the integrity of the selection process.

6.3. City of Bridgeport Reservation of Rights

This solicitation is for a “Request for Proposal (RFP) only”. This request for proposal is not to be construed as a specific proposal or an offer to buy any products or services or to engage in a property or development transaction. Notwithstanding anything else herein to the contrary, the City expressly reserves all rights in its sole discretion and in the best interests of the City at any time prior to the selection of a preferred respondent and prior to participating in a final contract, without any liability therefore, to:

- Modify any dates or other terms of the RFP upon posting notice,
- Waive any informality or non-material deficiencies in submissions,
- Reject any and/or all proposals,
- Withdraw the RFP,
- Select one, more than one, or no respondents

The City is not liable to any Respondent for damages of any type however arising.

6.4. Confidentiality of Proposals

Respondents 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 respondent(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 respondent 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. Each respondent should indicate which sections of their proposal are proprietary and/or confidential.