

RIPPOWAM CORPORATION

40 Clinton Avenue, Suite 101
Stamford, Connecticut 06901

Board Meeting Date: July 27, 2016

Resolution Number: 16-05

RESOLUTION

Subject: Authorize the selection of a Real Estate Broker for the sale of properties located at 228, 236, 240 and 248 West Broad Street.

Background: Rippowam Corporation (“Rippowam”) requires the services of a Real Estate Broker to facilitate the sale of four single family homes located on West Broad Street in Stamford, CT. The properties were part of the land exchange agreement with Stamford Hospital. A request for proposals was advertised with proposals due by June 13, 2016. Although several prospective respondents requested copies of the RFP materials, Rippowam Corporation received a single submission, from NewBridge Properties. The proposal was reviewed by the scoring committee (see attached scoring matrix) and determined to be responsive and complete. NewBridge Properties was deemed to have sufficient qualifications, experience and knowledge to successfully implement the required scope of work.

NOW, THEREFORE, BE IT RESOLVED, that:

1. NewBridge Properties be authorized to serve as real estate broker for the sale of 228, 236, 240 and 248 West Broad Street on behalf of Rippowam Corporation.
2. Vincent J. Tufo as President of Rippowam, Jonathan Gottlieb as Vice President of Rippowam, and any other officer of Rippowam be, and hereby are, authorized and empowered to negotiate the terms of and to execute and deliver on behalf of Rippowam, each of the instruments, documents and agreements as may be necessary to retain NewBridge Properties to serve perform the required scope of services.
3. Rippowam, and Vincent J. Tufo as President of Rippowam, Jonathan Gottlieb as Vice President of Rippowam, and any other officer of Rippowam, be, and hereby are, authorized to do and perform all such further acts and things as may be necessary or convenient in order to consummate the transactions authorized in the foregoing resolution and any actions heretofore or hereafter taken in carrying out the purposes of this resolution is confirmed, approved and ratified in all respects.
4. This Resolution shall take effect immediately.

Jonathan Gottlieb
Staff Member Submitting Resolution

Its Vice President

Rippowam Real Estate Broker RFP
RFP No. 16-0006
Issued June 13, 2016
Proposals Due by June 30, 2016, 2:00PM

7/13/2016

Aggregate Scoring Grid for All Evaluators

		Megan Shutes				
Respondent	Professional experience of the firm in relation to the work to be performed.	Demonstrated competence and specialized experience of firm for work that is similar to this engagement.	Nature and quality of completed work that is similar to this engagement; methodological approach to the performance of the required services.	Current capacity to undertake this project and history of timeliness in meeting deadlines.	Approach and content of detailed fee and budget.	TOTAL POINTS
New Bridge	19	18	18	18	18	91

		Michele Tarulli				
Respondent	Professional experience of the firm in relation to the work to be performed.	Demonstrated competence and specialized experience of firm for work that is similar to this engagement.	Nature and quality of completed work that is similar to this engagement; methodological approach to the performance of the required services.	Current capacity to undertake this project and history of timeliness in meeting deadlines.	Approach and content of detailed fee and budget.	TOTAL POINTS
New Bridge	20	20	20	20	18	98

		Combined Average				
Respondent	Professional experience of the firm in relation to the work to be performed.	Demonstrated competence and specialized experience of firm for work that is similar to this engagement.	Nature and quality of completed work that is similar to this engagement; methodological approach to the performance of the required services.	Current capacity to undertake this project and history of timeliness in meeting deadlines.	Approach and content of detailed fee and budget.	TOTAL POINTS
New Bridge	19.5	19	19	19	18	94.5