

Empire State Development

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MEMORANDUM

TO: Downtown Albany RFP Respondents
FROM: RFP Review Committee
DATE: Friday, March 13, 2015
RE: Responses to submitted questions

The following is a list of responses to questions submitted by prospective respondents to request for proposals (RFP) for the purchase and development of up to 6.4 acres in downtown Albany. A copy of the RFP is also available at: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

The original deadline for final questions was Monday, March 2, 2015. However, as noted in the response to the first question below, the deadlines for questions and the deadline for proposal submissions are being extended. ESD may continue to upload new documents to ESD's website in conjunction with the RFP, and Respondents are encouraged to check back for more information.

Q1: Will ESD consider extending the deadline for proposal submissions?

A: Yes. ESD has extended the deadline for RFP responses to June 4th. In addition, questions may be submitted through May 7th. ESD may post to its website the responses to questions submitted prior to May 7th, so please check the website regularly.

Q2: Will respondents be able to submit a proposal for a specific building, but not the entire 'lot' the building is in or must all proposals be for complete lots?

A: No, respondents may not submit a proposal for a specific building. Proposals must provide for the purchase of all seven parcels and may also provide for the purchase of some or all adjacent streets.

Q3: Can a not-for-profit be a sub-consultant under multiple proposals?

A: Yes.

Q4: What is the condition of the buildings which are subject to the RFP?

A: There are six buildings included in the RFP. A Building Conditions Report (the "Report") was prepared for the four E-Comm buildings in 2010 and included in the RFP as Attachment 2. Changes in the building conditions since the 2010 report are detailed below, along with information about the other two other structures (Former Trailways Terminal and 50 Hudson) at the Site:

E-Comm. 2 & 3:

- A perimeter fence was installed and E-Comm. 2 & 3 were vacated and closed in 2013. As a result of a water leak and subsequent clean-up effort, electric power was terminated, and both water and gas were turned off at the street.

E-Comm. 4:

- The exterior of E-Comm. 4 was secured in 2013 and perimeter fencing was installed to prevent access, but otherwise the condition is believed to be substantially as recorded in the Report.

E-Comm. 6:

- The exterior of E-Comm. 6 was secured in 2012 and 2013, and all stored material and refuse were removed from the premises. Perimeter fencing was installed to prevent access. Water, electric and gas utilities were turned off at the street. Otherwise the condition remains substantially as recorded in the Report.

Former Trailways Terminal:

- The exterior of the former Trailways Terminal has been secured and a chain link fence installed to prevent access to the former terminal gate area. The roof membrane(s) is/are failing and the interior finishes have received water damage. Utilities are off at the street and meters have been removed. The condition is otherwise believed to be as reported in the Pre-Demolition /ACM Survey and Environmental Site Assessment, which is referenced in the RFP and is now posted on the ESD website.

#50 Hudson (Former City Mission):

- The exterior has been secured, the utilities are turned off at the street. The condition is otherwise believed to be as reported in the Pre-Demolition/ACM Survey and Environmental Site Assessment, which is referenced in the RFP and is now posted on the ESD website.