

Request for Proposals (RFP) Operation of Western New York Workforce Training Center (WTC) Buffalo, New York

Addendum 2: Additions to the RFP – April 29, 2016

1. Section I. E. 3 of the RFP (beginning on Page 8) is hereby amended by adding the following paragraphs:

As part of their Project development responsibilities, BUDC engaged a consultant team for site planning/engineering to undertake building conditions and environmental assessments of 683 Northland Avenue and to secure local/state regulatory approvals (along with other properties acquired for the Northland Corridor Redevelopment). BUDC secured site plan approval from the Buffalo Planning Board in February 2016. **Figure 1** depicts the approved site plan, which largely assumes an in-kind adaptive reuse of 683 Northland Avenue, with surrounding improvements for surface parking for the facility. The Planning Board conditioned their approval to require BUDC to return to the Board for an amended review should the site plan need to be refined/changed during the final design of the WTC (e.g., if say, additions to the building or changes to the site parking are proposed).

In April 2016, BUDC engaged Watts Architecture & Engineering (Watts) for the detailed design of the WTC. During the selection process, Watts developed a concept-level floor plan (see **Figure 2**) on how the 100,000 SF WTC facilities might occupy a portion of 683 Northland Avenue. This concept involves use of the entire four-story former administrative office building fronting on Northland Avenue for WTC office/classroom uses and a portion of the former fabrication plant for WTC workshop/hands-on lab space.

It should be noted that these concept design images are provided only to provide a sense of scale on the ultimate layout of the WTC. Respondents are advised that the final design of the WTC will evolve and be refined from that is depicted in these concepts.

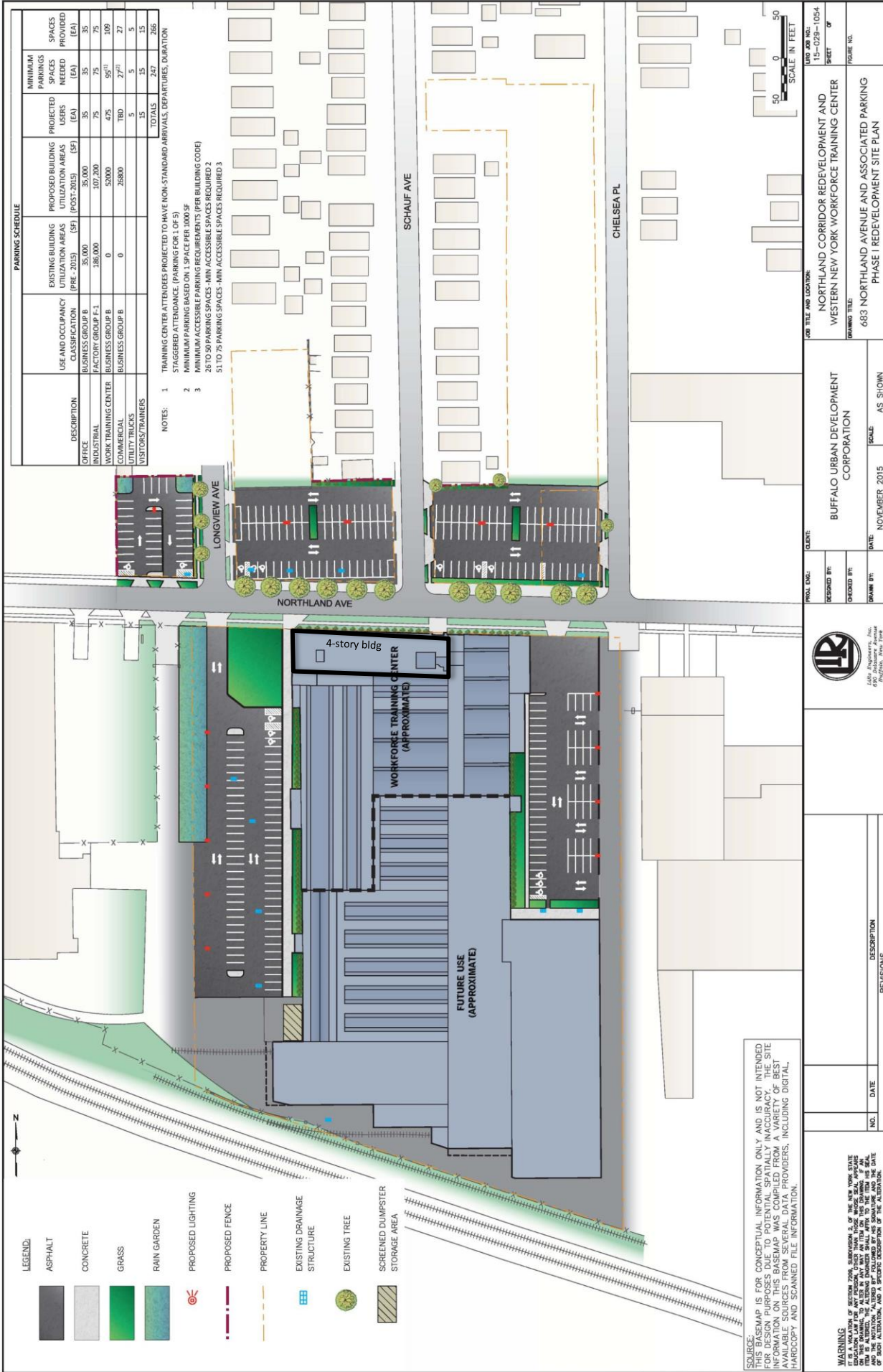
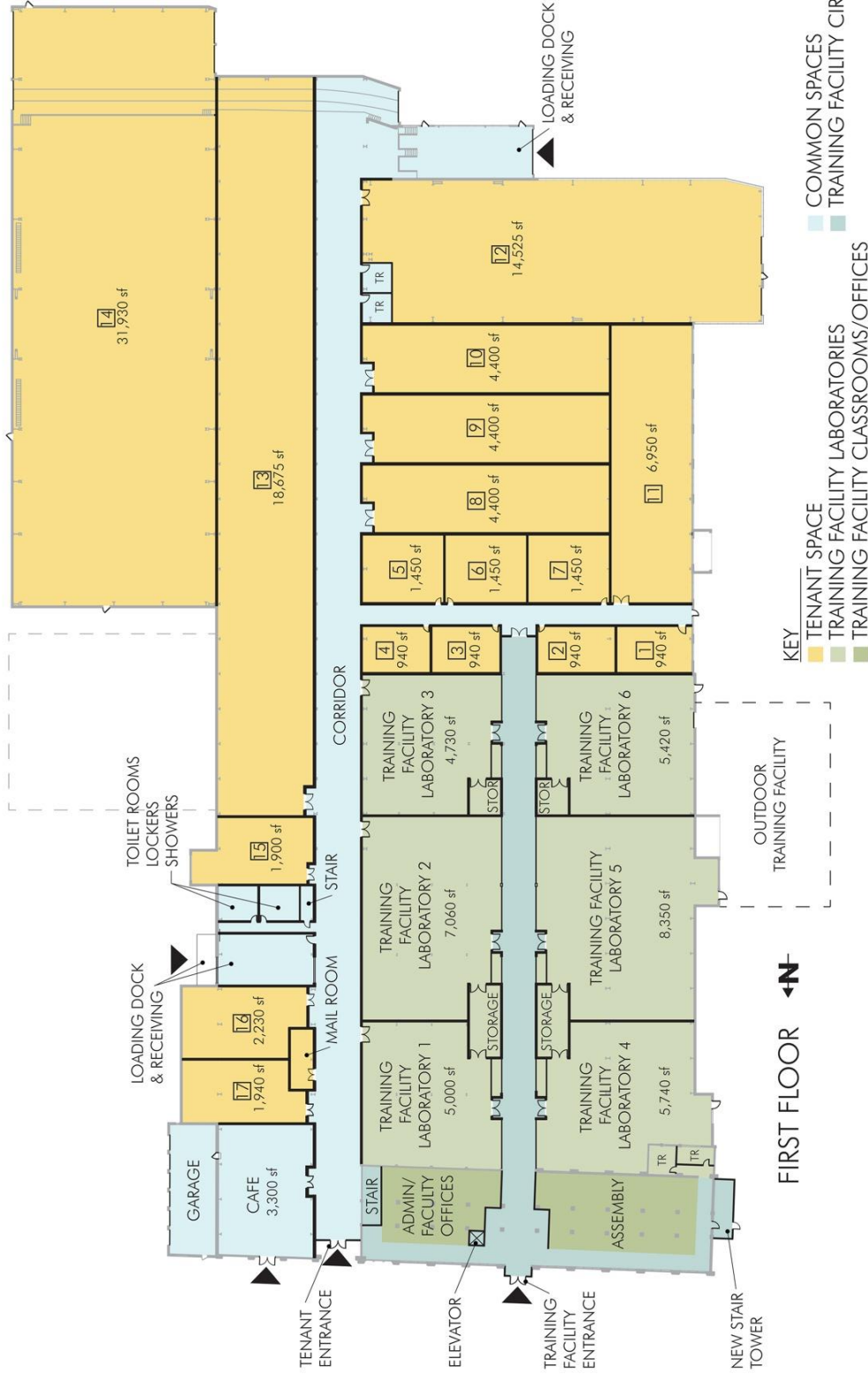


Figure 1
Workforce Training Center – Approved Site Plan

Northland Avenue



FIRST FLOOR ←N

KEY
TENANT SPACE
TRAINING FACILITY LABORATORIES
TRAINING FACILITY CLASSROOMS/OFFICES

COMMON SPACES
TRAINING FACILITY CIRCULATION



NORTHLAND CORRIDOR & WORKFORCE TRAINING CENTER
683 NORTHLAND AVENUE, BUFFALO, NY

Figure 2
Workforce Training Center – Concept Floor Plan
(Please note, drawing is oriented with “North” to the left, opposite of that for Figure 1)

2. Section IV. C of the RFP (beginning on Page 23) is hereby replaced with the following:

C. Pre-Proposal Meeting, Alternative Conference Call Option, and Building Tour

A non-mandatory Pre-Proposal meeting for prospective respondents will be held at **2:00 PM EDT on May 11, 2016** at Empire State Development, 95 Perry Street, 5th Floor, Buffalo, NY 14203. At this meeting, an overview of the goals/objectives of this RFP will be presented, as well as details and procedures related to submittal requirements included in Sections III and IV of this RFP. This presentation will be followed by a question/answer period, although responses provided by ESD staff at the meeting should be considered preliminary until all questions/responses are officially distributed in writing via addendum to this RFP.

For those that cannot attend the meeting in person, a call-in number will be established so that you may participate in the meeting via conference call. Those that RSVP to the meeting should note whether they wish to participate by phone; once confirmed, call-in information will be provided by ESD.

Immediately following the Pre-proposal Meeting, BUDC officials will be on hand at 683 Northland Avenue to provide prospective respondents the opportunity to tour the building where the WTC will be developed. If you intend to participate in the tour, please be advised that the building is a former industrial property that has not yet undergone any renovations and has not been in use for many years. Thus, tour attendees should dress accordingly; particularly in their choice of shoes (i.e., avoid dress shoes).

Respondents are responsible for securing their own transportation to both the Pre-Proposal Meeting and the tour.

To participate in the Pre-Proposal meeting and tour, **you must RSVP** to ESD prior to the close of business on **Friday, May 6, 2016**, via email to paul.tronolone@esd.ny.gov. When doing so, please indicate:

- Contact information (i.e., name, organization, address, phone, email) of each attendee;
- Whether attendees will be at the meeting in person or via conference call; and
- Whether attendees will also participate in the tour the building at 683 Northland Avenue.