

CITY OF AUBURN



Memorial City Hall – 24 South Street – Auburn, New York – 13021

ADDENDUM No. 2

Request For Proposal (RFP)

City of Auburn Public Safety Complex

Private Development/ Ownership Facility with Lease Agreement

RFP Proposal Due Date: Friday, October 2, 2015 by 4:00 P.M.

Addendum Issuance Date: July 24, 2015



Douglas A. Selby, City Manager
William H. Lupien, Jr., P.E., Superintendent of Engineering Services
Jennifer Haines, Director of Planning and Economic Development

Contact: City of Auburn Department of Engineering Services (315) 255-4129, Fax: (315) 253-3243

Auburn Public Safety Complex: Private Development/ Ownership Facility with Lease Agreement

ADDENDUM No. 2 TO RFP DOCUMENTS

To All Potential Bidders:

This addendum is issued to modify the previously issued request for proposal documents and/ or given for informational purposes, and is hereby made a part of the bid documents. Please attach this addendum to the documents in your possession. All proposers shall acknowledge receipt of any and all addenda, if any, listing the Addenda in their letter of interest.

Pre-Proposal Meeting Information

The City of Auburn conducted a Pre-Proposal Meeting at Cayuga Economic Development Agency Offices located at 2 State Street, Auburn NY on Wednesday July 8th from 10:00 am to 12:00 pm. Questions from the meeting are outlined below:

Do prevailing wage rates apply?

The City of Auburn's intent is to lease appropriate space to satisfy the needs of the City's Public Safety and related functions as outlined in the RFP and subsequent addenda. As such, prevailing wages, wicks, and competitive buying should not apply. However respondents should be aware that provisions and requirements of potential grants, should a respondent choose to pursue such avenue, may require compliance.

What is the relationship between the City and Pacheco Ross Architects and Beardsley?

The current contact between the City and Pacheco Ross Architects P.C. and Beardsley: Architects and Engineers concludes after the RFP work scope is completed.

Can the services of Pacheco Ross Architects and Beardsley be selected by developers?

Yes. Pacheco Ross Architects P.C. and Beardsley: Architects and Engineers could be hired as a project team member.

Are annual lease payments appropriated for the duration of the lease?

All lease payments are subject to the adoption of the City's annual budget. However, the intent is to enter into a long-term lease agreement which would require payment of rent under a lease.

Will there be a provision to review the lease agreement annually?

Annual review of a lease agreement is subject to the negotiated lease between the Developer and the City of Auburn.

What is the situation regarding property and other taxes?

Respondents should not assume full exemption of property taxes. Proposal should specify level of assumed property taxation on which proposed lease costs are based. The proposed project

may qualify for sales and use tax exemptions and/or mortgage tax exemptions subject to application and approval by an Industrial Development Agency.

Is it the City submitting a CFA application for this project?

There is eligibility through the NYS CFA, but a grant application at this time would be premature. There are other funding sources for example through FEMA and HUD resiliency funding. After a developer is selected to take on the project then funding assistance could be sought by the Developer. The City could assist with identifying funding sources if desired.

Does the City have a sample lease format to be followed or will the developer have to form one?

The City does not have a lease formant. The developer will be responsible formulating a lease agreement that is acceptable to the City.

Is there a hazardous report on the existing Public Safety building?

There is not a current Phase I Environmental Site Assessment report for hazardous materials. There was asbestos removal and encapsulation at the buildings in the late 90's /early 2000's.

What is the City's intent for the current Police and Fire Headquarters Building? Sell? Own? Maintain? And are there property values that can be shared?

The City is encouraging Developers to be creative with proposals for future use of the existing police and fire building. The City Assessor has reviewed the building, but it is hard to establish a value when police and fire stations don't sell very often. The building is located in the C-2: Central Commercial District.

Does the City have a preferred Site? Are there sites that are not favorable?

The City does not have a preferred site for development. The RFP outlines existing topographical and transportation elements such as the Owasco River and Railroad Tracks that can could negatively impact the police and fire response times. Information about possible sites is available through the Cayuga Economic Development Agency.

Will future requests for information be distributed to all Pre-Proposal Attendees?

It is the City's intention to issue Addendums that would clarify the RFP and following the Pre-Proposal Meeting.

Are the current Police and Fire Headquarters Historically Designated?

The existing police and fire headquarter building has been determined "eligible" for listing on the National Register of Historic Places. The building is not currently listed.

Does the City have a preference of a single building or multiple buildings? Will there be more than one lease signed?

The City is looking for creative approaches from the development community. Due to relationships with specific operating functions, there is a preference to keep the police department in close proximity with the City Courts. The RFP outlines the City's existing department characteristics and the intent, but it is up to the developers to provide space suitable for a long-term lease to the City.

Does the City have “swing space” for staging or does the developer need to identify that space?

The City does not have “swing space” available.

Does the City sign the lease or each individual department?

Separate leases will be necessary for each governmental entity, but not department: The City of Auburn for all city departments and Cayuga County for all county departments.

Are there City Financial Statements available?

The financial statements are readily available on the City’s website, dating back to FY 2009-2010. Visit: http://www.auburnny.gov/Public_Documents/AuburnNY_Comproller/index

Are there drawings and floor plans of the existing public safety building?

Yes, they will be made available as a component in the Addendum.

Would the city be willing to pay the lump sum for special equipment or developers amortize over the period of the lease?

The Developer would be responsible for systems and infrastructure subject to the negotiated lease agreement. A list of specialized equipment to be provided by the City will be included in a later addendum.

If the 2015 building code doesn’t come out until August, should Developers use the 2010 building code?

Developers should use the 2015 code as currently available. Adjustments to the proposal can be made, if needed, subsequent to the adoption of the 2015 code.

What type of consuls does the back up 911 Center utilize and will those being included in the move?

Cayuga County is in the process of issuing a RFP for new consuls at the 911 center. The new consuls would be included in the move.

Who will be responsible for the move?

The City and County could assist with the move. This can be further clarified and subject to the negotiated lease agreement with the developer.

What level of site control is required?

Some level of site control should be demonstrated in the responses to the RFP. The greater the level of site control, the higher the proposal will rate in this area.

How do the departments currently handle vehicle maintenance?

The fire department currently maintains the vehicles in the apparatus bay. The City Department of Public Works maintains and services the Police fleet vehicles.

A comprehensive list of all attendees at the Pre-Proposal Meeting is as follows:

CITY OF AUBURN				
AUBURN, NY				
PUBLIC SAFETY COMPLEX: PRIVATE DEVELOPMENT/ OWNERSHIP FACILITY WITH LEASE AGREEMENT				
DESIGN & DEVELOPER SERVICES- PRE-PROPOSAL MEETING				
Date: July 8, 2015		Time: 10:00 A.M.		
NAME	AFFILIATION	PHONE	FAX	E-MAIL
Seth Jensen	City of Auburn	315-727-6502		sjensen@auburnny.gov
Dennis Ross	PRA			
Pete Sorber	Beardsley	315-253-7301		
Dirk Schneider	CJS Architects	585-244-3780		dschneider@cjsarchitects.com
Rick Oefell	Purcell Construction	315-782-1050		rick@purcellconstruction.com
Alan Waziail	Turner Construction	315-534-3978		awaziak@tcco.com
Caleb Smith	Welliver	607-368-7580		csmith@buildwelliver.com
Harry Pettoni	Schrader Group/ Oxford	215-482-7440		hpettoni@square.com
Ray Cudney	VIP	315-427-8362		rodney@vipstructures.com
Vince Raymond	VIP	315-471-5338		vraymond@vipstructures.com
Charles Wallace	VIP	315-471-5338		cwallace@vipstructures.com
Joe Hucko	Washington Street Partners	315-426-2624		joeh@washingtonstpartners.com
Steve Macknight	Macknight Architect	315-424-0018		steve@macknightarchitects.com
Terry Cuddy	City of Auburn	315-406-1763		tcuddy@auburnny.gov
Rusty Smith	Le Chase	607-220-6998		russell.smith@lechase.com
Joe Bartolotta	R&M Real Estate	315-427-4884		jsbartolotta@yahoo.com
Randy Sickler	SWBR Architects	585-232-8300	585-232-9221	rsickler@swbr.com
Marla Livingston	Holt Architects	607-273-7600		mrl@holt.com
Deborah Robillard	Auburn City Court	315-237-6422		drobilla@nycourts.gov
Christina Selvek	City of Auburn	315-2535397		cselvek@auburnny.gov
Stephen Selvek	City of Auburn	315-255-4118		sselvek@auburnny.gov
Leo Ostberg	The Pike Corp	585-271-5256		ostbl@pikeco.com
Kevin Karn	Engineering	845-264-1241		kevinmkarn@aol.com
Andy Taylor	Erdman Anthony	585-427-8888		tayloras@erdmananthony.com
Jay de Wispelaere	Probation Depart	315-253-1246		jdewispelaere@cayugacounty.us
Patrick Waterman	Wendel	585-623-8939		pwaterman@wendelcompany.com
William Gilberti	Gilberti Law Firm	315-442-0100		wgilberti@gilbertilaw.com
John F. Bouck	Bouck Real Estate	315-252-7503		j.bouke@verizon.net
Bill Lupien	City Engineer	315-255-4132	315-253-3243	wlupien@auburnny.gov
Ben Vitale	Vitale Companies	315-253-9797		bvital@vitalecompanies.com
Michael Vitale	PMV Vitale Realty	315-374-7892	315-252-7595	mvital@vitale-robinson.com
Omar Abu-Sitta	Acquest Development CO.	716-204-3470		omar@acquestdevelopment.com
Sean Foran	Hueber Breuer	315-476-7917		sforan@hueber-breuer.com
Jim Breuer	Hueber Breuer	315-476-9717		jbreuer@hueber-breuer.com
Jim Bowers	Inner Space Systems	518-463-5254	518-463-0216	jim@innerspacesystems.com
Tom Kennedy	Edgewater	315-471-4470	315-471-6659	tkennedy@edgewater.net

Changes to the RFP Deadline

The RFP deadline is extended from August 28th, 2015 to October 2, 2015.

Supplemental Information

Supplemental information, including the RFP and addenda, will be available through the City's Website at: http://www.auburnny.gov/Public_Documents/AuburnNY_Engineering/bids by Monday July 27, 2015.

Any additional questions, comments, or concerns with this RFP shall be directed to the City of Auburn, Department of Engineering Services (315) 255-4129, Attn: Seth Jensen, P.E., Jr. Engineer. **Proposals are due Friday, October 2, 2015 by 4:00 P.M.** The City of Auburn appreciates your time associated with providing a proposal and looks forward to working with you in the near future.

Sincerely,



Christina J. Selvek,
Director of Capital Projects & Grants

cc: Public Safety Complex Committee
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