




New City Hall Vision RFP

FORM MUST BE COMPLETED AND SIGNED TO BE CONSIDERED

Name & Address of Company Submitting Proposal:

First Columbia LLC
22 Century Hill Dr. Suite 103
Latham, NY 12110

Authorized Representative Submitting Proposal:

Kevin Prunty
Printed Name

Signature
VP of Real Estate
Title

Telephone:

(518) - 213 - 1053

E-mail Address:

Kprunty@firstcolumbia.com

NON-COLLUSION AFFIDAVIT

CITY OF TROY, NEW YORK

Pursuant to Section 103-D of the General Municipal Law of the State of New York.

(a) By submission of this bid or proposal, each bidder or proposer and each person signing on behalf of any bidder or proposer certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under the penalty of perjury, that to the best of his or her knowledge and belief:

(1) The prices in this bid or proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purposes of restricting competition, as to any matter relation to such prices with any other bidder or proposer or with any competitor.

(2) Unless otherwise required by law, the prices which have been quoted in this bid or proposal have not been knowingly disclosed by the bidder or proposer and will not knowingly be disclosed by the bidder or proposer prior to opening, directly or indirectly, to any bidder or proposer or to any competitor; and

(3) No attempt has been made or will be made by the bidder or proposer to induce any other persons, partnership or corporation to submit or not to submit a bid or proposal for the purpose of restricting competition.

(b) A bid or proposal shall not be considered for award nor shall any award be made where (a) (1) (2) or (3) above have not been complied with; provided however, that if any bidder cannot make the foregoing certification, the bidder or proposer shall so state and shall furnish with the bid or proposal a signed statement which sets forth in detail the reasons therefore. Where (a) (1) (2) and (3) above have not been complied with, the bid or proposal shall not be considered for award and no award shall be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the bid or proposal is made or his designee, determines that such disclosure was not made for the purpose of restricting competition.

The fact that a bidder or proposer (a) has published price lists, rates, or tariffs covering items being procured, (b) has informed prospective customers of proposed or pending publications of new or revised price lists for such items or (c) has sold the same items to other customers at the same prices being bid or proposed, does not constitute, without more, a disclosure within the meaning of subparagraph one (1).

(c) Any bid or proposal hereafter made to any political subdivision of the state or any public department, agency, or official thereof by a corporation bidder or proposer for work or services performed or to be performed or goods sold or to be sold, where competitive bidding is required by statute, rule, regulations, or local law, and where such bid or proposal contains the certification referred to in the sub-division one of this section, shall be deemed to have been authorized by the Board of Directors or the bidder or proposer, and such authorization shall be deemed to include the signing and submission of the bid or proposal and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

FIRST COLUMBIA, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

22 CENTURY HILL DRIVE

6 City, state, and ZIP code

LATHAM, NY 12110

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - _____

or

Employer identification number

1 4 - 1 8 0 0 9 0 1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Mary Jo Smyr

Date ►

6-28-24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

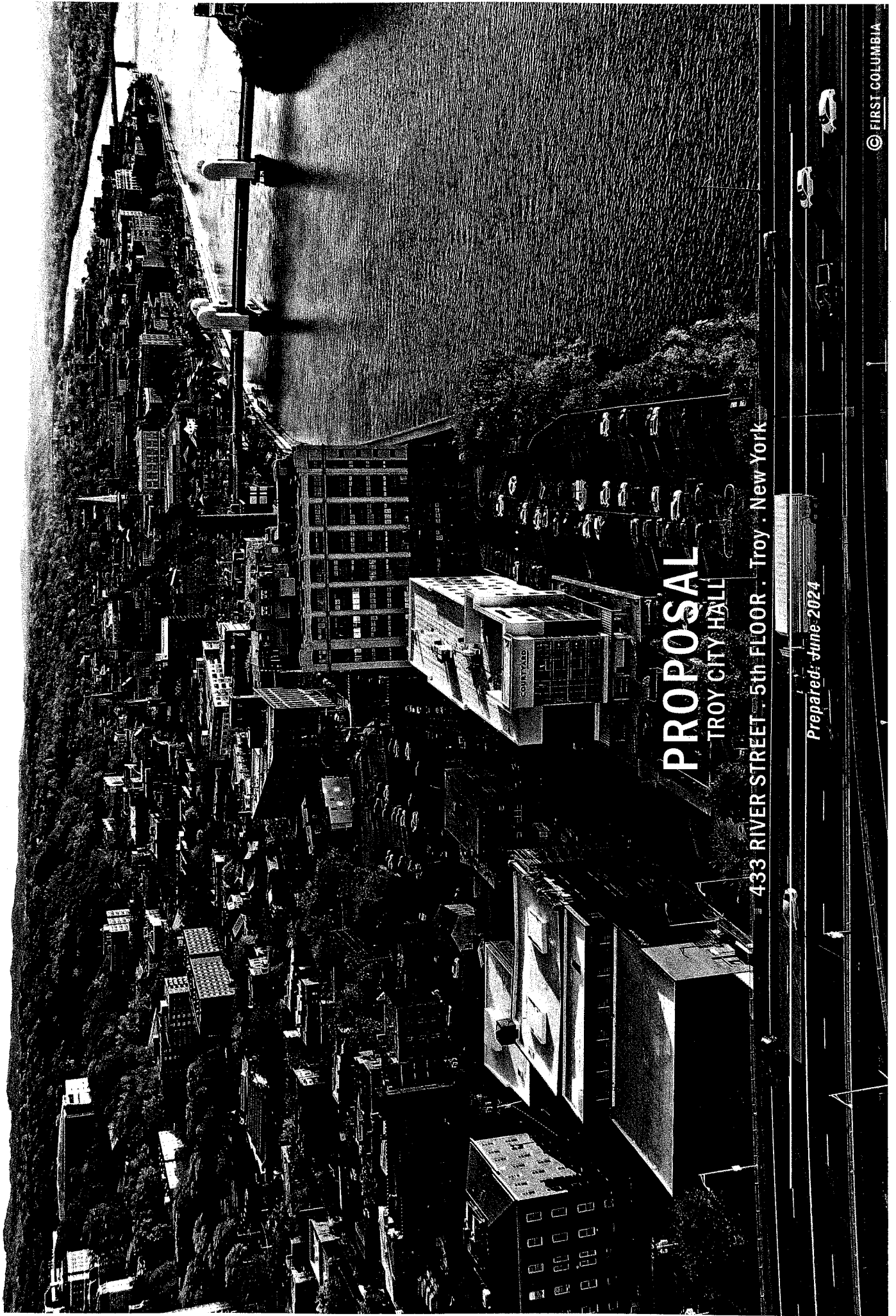
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



PROPOSAL

TROY CITY HALL

433 RIVER STREET - 5th FLOOR - Troy - New York

Prepared: June 2024

June 28, 2024

Mr. Dylan Spring
City Comptroller
City of Troy
433 River Street
Troy, New York, 12180

Re: RFP New City Hall Vision

Dear Mr Spring;

On behalf of the entire team at First Columbia, we are pleased to submit our proposal for the renovation of City Hall's existing 36,435 square feet of office space located on the 5th floor of 433 River Street in Troy, NY. First Columbia is aimed at continuing our partnership with the City of Troy, which has proven mutually beneficial over the years.

Given the experience and success First Columbia has working with the City, we understand the needs and expectations of the organization and I'm confident we can provide an outstanding level of continued service and professionalism that the City of Troy expects and deserves.

Should you have any questions, please do not hesitate to contact me. I can be reached by phone at 518.213.1053 or via email at kprunty@firstcolumbia.com. We value our continued relationship with the City of Troy and are eager to continue contributing to its success.

Regards,



Kevin Prunty
VP of Real Estate
First Columbia LLC

PROPOSAL

CITY HALL . TROY . NEW YORK

First Columbia is pleased to re-submit the 5th floor at 433 River Street, previously put forth in front of the City Council earlier this year. We look forward to continuing our relationship and supporting the City's continued growth and prosperity.

SUMMARY

SITE:

Property..... 433 River Street, Troy NY 12180
Owner..... First Columbia LLC
Square Feet..... 36,435 SQ.FT. - 5th FL, 2,661 SQ.FT. - 1st FL
Parking..... On-Site
Property Management..... First Columbia Property Services

LEASE RATE: to be provided upon receiving detailed Scope of Work from the City of Troy

BENEFITS:

On-Site Amenities: Food, Co-Working, Event + Meeting Space, Outdoor Patio, Access to RiverWalk
Centralized Location: 433 River Street is located in the center of the City making it easy for the public
Bus Access: Site is on a Bus Route with a bus stop in front of building
Property Management Team: located on-site with an office at 433 River Street

SIGNAGE: First Columbia will work with the City of Troy on exterior building signage, monument signage/flag pole, and interior signage

OWNERSHIP OPPORTUNITY: Future ownership opportunity to be discussed



433 RIVER STREET

BENEFITS OF URBAN DOWNTOWN LOCATION

1

ACCESSIBILITY

433 River Street is accessible and centrally located to serve the residents of the City of Troy, and the River Street location is easily accessed by car, by bus and by foot. The site is ADA compliant, and has parking for over 1,500 cars.

2

WALK-ABILITY + PUBLIC TRANSIT

433 River Street has a CDTA Busline stop located at the front entrance along with pedestrian access by sidewalk and the newly developed RiverWalk.

3

CLOSE PROXIMITY TO MAJOR ROADWAYS

Located just off the downtown exit of Alt. Route 7 and the Green Island Bridge on Route 4 - 433 River Street offers easy access for residents that are outside the boundaries of downtown.

4

INTEGRATION OF BUSINESSES + PUBLIC SPACES

433 River Street offers promise to growing businesses, small and large, in the city of Troy. The building is home to technology, healthcare, government, education, and professional services tenants as well as high end hospitality and food venues. Additional downtown amenities and entertainment are just steps away!

5

VISIBILITY

The building's trademark red smoke stack can be seen from afar, signifying a building known by many, rich in history and easy to find.

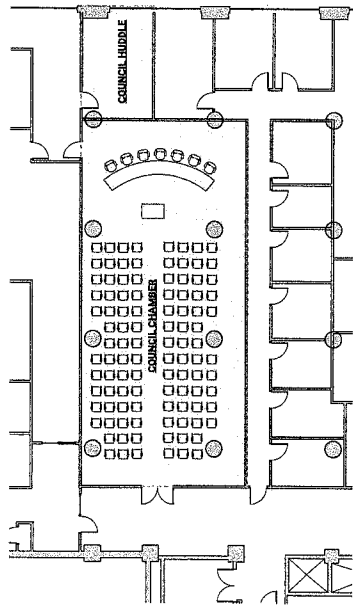
6

SUSTAINABILITY

Although 433 River is 100+ years old, First Columbia has many options to create a sustainable interior space for City Hall.

FLOOR PLAN

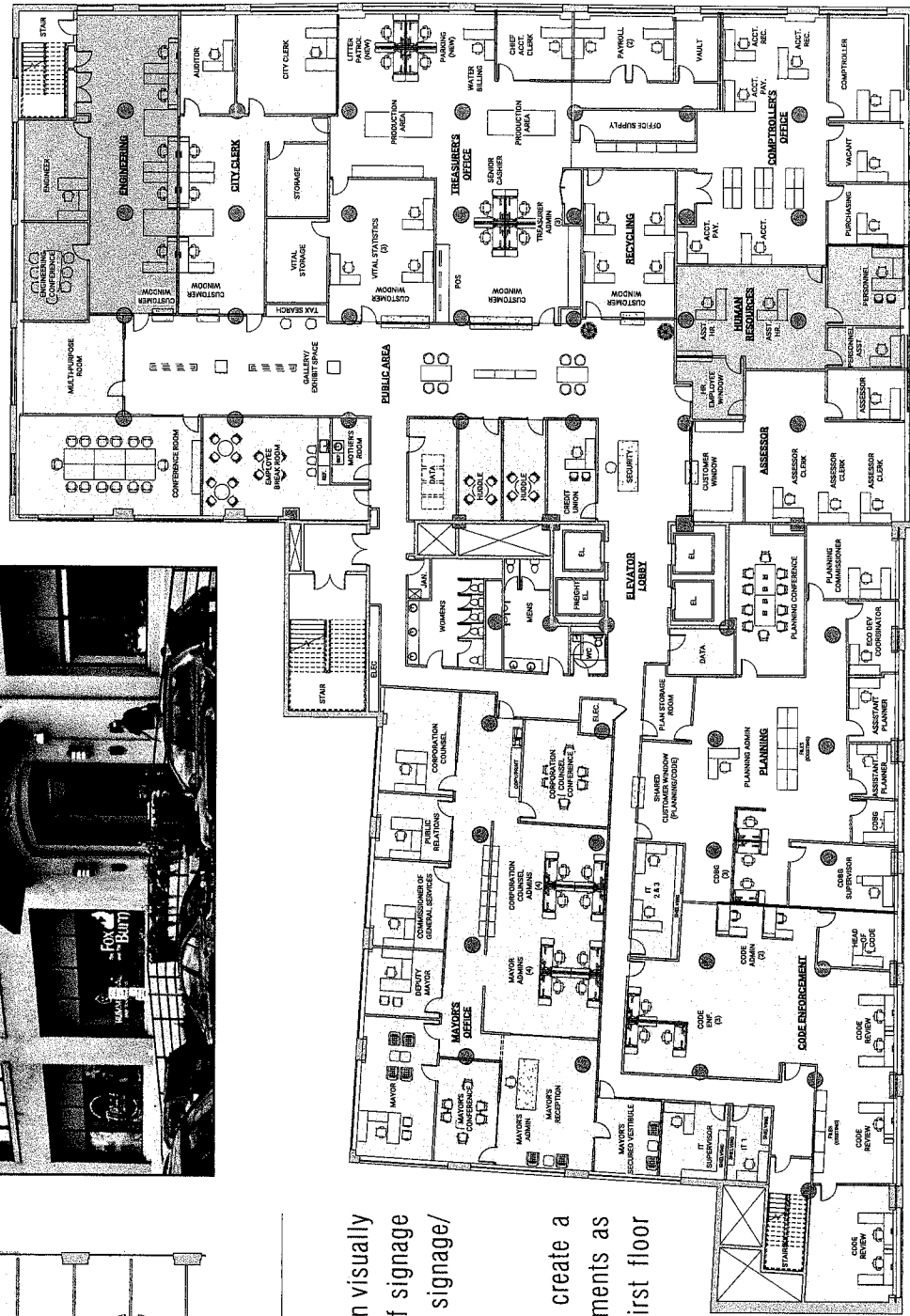
REDESIGN FOR 5TH FLOOR



1 1st Floor - Part-Plan - 2661 GSF
1/8" = 1'-0"

First Columbia will work with the City of Troy on visually representing City Hall with the opportunity of signage on the exterior building along with monument signage/flag pole, and interior signage.

Our team has reconfigured the floor plan to create a more efficient layout of space for all departments as well as moving the chamber space to the first floor allowing for better access for the public.



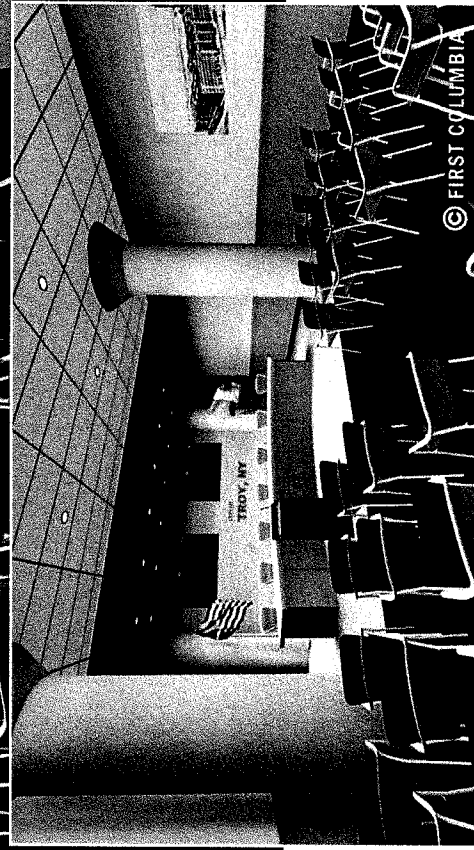
5 5th Floor - Troy City Hall - 36,435 GSF
1/8" = 1'-0"

NEW CONCEPT

PUBLIC SPACE (CHAMBER) - 1ST FLOOR



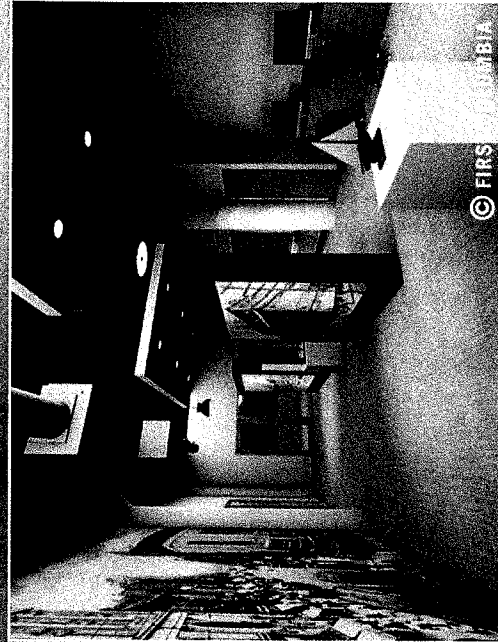
Proposed: 1st Floor Chamber Space for Public Meetings. Easy access from main entrance to 433 River Street. Keeping department offices located on the 5th floor.



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NEW CONCEPT

5TH FLOOR MODERN REDESIGN



© FIRST AMERICA

Proposed: Redesign 5th floor for better department flow efficiency. Design includes a modern fresh look for City Hall, welcoming the public to a state-of-the-art space that features new and old (historic) images of the City.

NEW CONCEPT

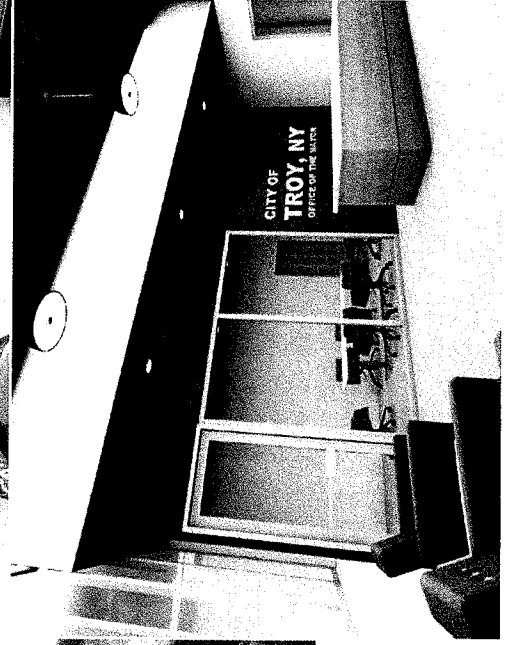
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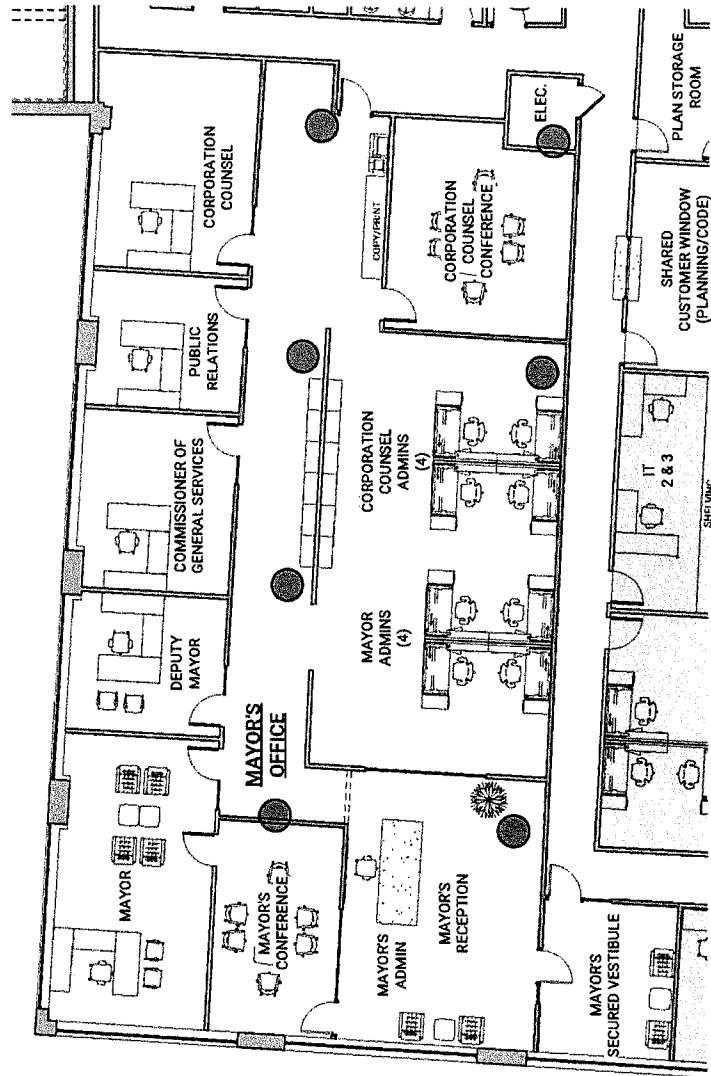
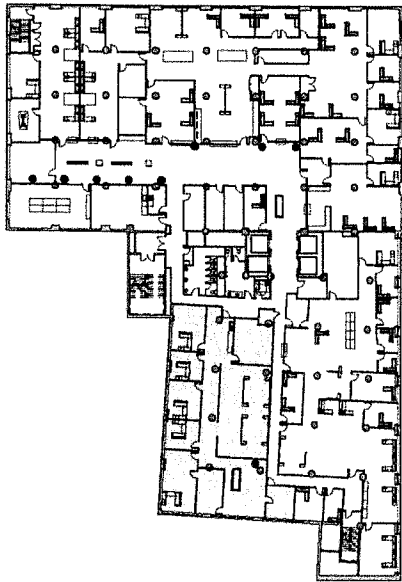
5TH FLOOR MAYOR'S OFFICE

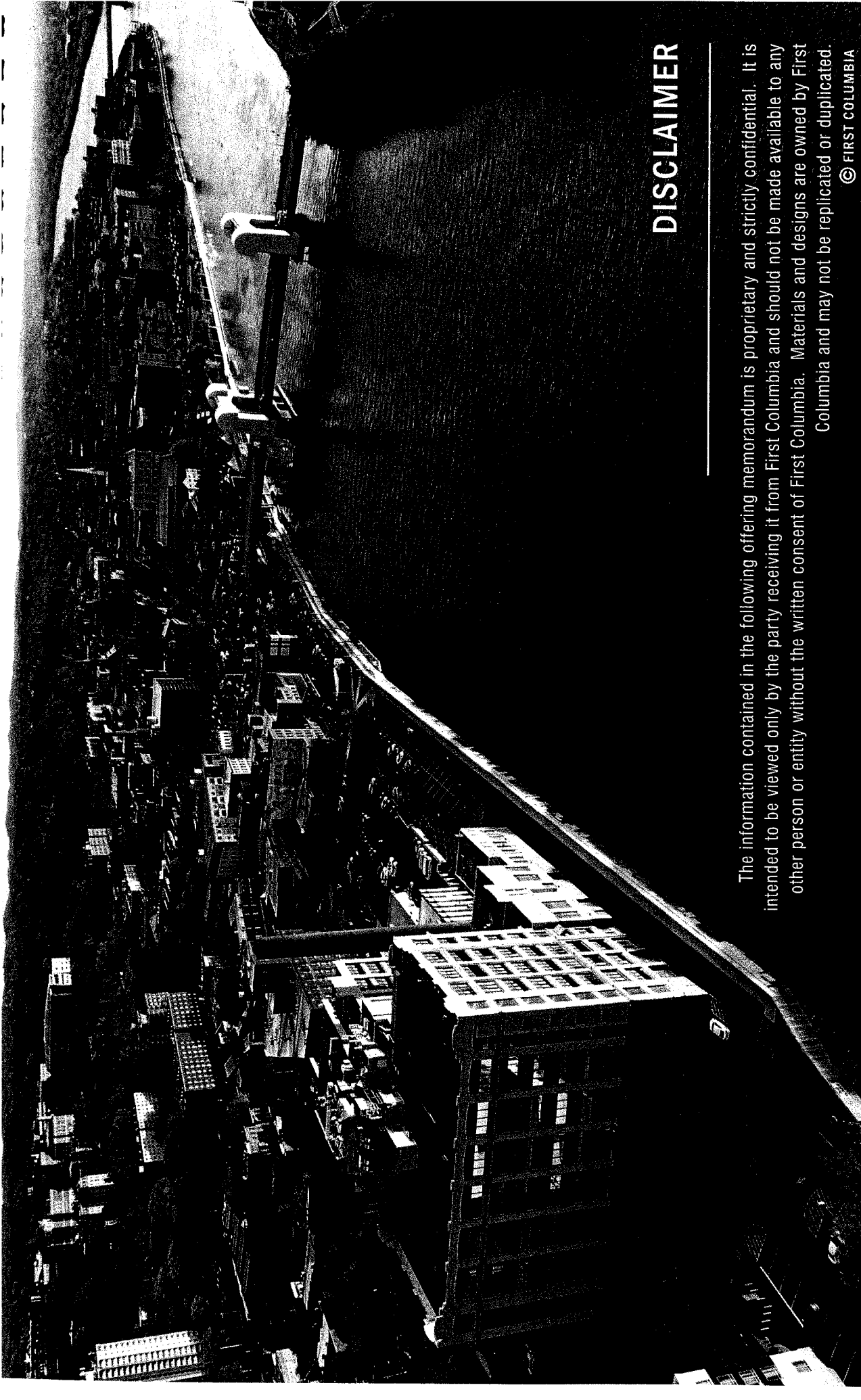


The Mayor's office has one of the best views in Troy overlooking the Hudson River and Downtown Troy. First Columbia proposes to revamp the Mayor's office corridor with advanced security.

FLOOR PLAN

REDESIGN FOR 5TH FLOOR





DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be viewed only by the party receiving it from First Columbia and should not be made available to any other person or entity without the written consent of First Columbia. Materials and designs are owned by First Columbia and may not be replicated or duplicated.

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FIRST COLUMBIA
INNOVATIVE BUILDING & MANAGEMENT

CONTACT

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