



**New City Hall Vision RFP**

***FORM MUST BE COMPLETED AND SIGNED TO BE CONSIDERED***

Name & Address of Company Submitting Proposal:

WISDOMWORKS LLC  
2600 6TH AVENUE  
TROY, N.Y. 12180

Authorized Representative Submitting Proposal:

George H. Bejian

Printed Name

George H. Bejian

Signature

OWNER

Title

Telephone:

CELL 518-365-6689

E-mail Address:

gbejian@gwisdomworks.com

To The City of Troy, NY  
Bureau of Contracts & Procurement For  
New City Hall Vision

By submission of this bid or proposal, the bidder or proposer certifies that; (a) This bid or proposal has been independently arrived at without collusion with any other bidder or proposer or with any competitor; (b) This bid or proposal has not been knowingly disclosed and will not be willingly disclosed, prior to the opening of bids or proposals for this project, to any other bidder, proposer, competitor; (c) No attempt has been or will be made to induce any other person, partnership or corporation to submit or not to submit a bid or proposal; (d) The person signing this bid or proposal certifies that he has fully informed himself regarding the accuracy of the statements contained in this certificate, and under the penalties of perjury, affirms the truth thereof, such penalties being applicable to the bidder or proposer as well as to the person signing in its behalf; (e) That attached hereto (if a corporate bidder or proposer) is a certified copy of resolution authorizing the execution of the certificate by the signatory of this bid or proposal on behalf of the corporate bidder or proposer.

Resolved that WISDOM WORKS LLC be  
Name of Corporation

authorized to sign and submit the bid or proposal of this corporation for the following project and to include.

NEW VISION TROY CITY HALL

Describe Project

in such bid or proposal, the certificates as to non-collusion required by Section 103-d of the General Municipal Law as the act and deed of such corporation, and for any inaccuracies or misstatements in such certificate this corporate bidder or proposer shall be liable under the penalties of perjury.

The foregoing is a true and correct copy of the resolution adopted by

George H. Bejian

Corporation at a meeting of its board of directors held on the

6 day of 4 in the year 2024.

(SEAL OF CORPORATION)

Wisdomworks, LLC.

RFP Answer  
For  
New City Hall Vision  
City of Troy, New York

Submitted by:

George Bejian

# Wisdomworks, LLC

2600 Sixth Avenue, Troy, New York 12180

City of Troy New Vision City Hall

## Qualification and Certification Requirements

Primary point of contact: George Bejian

Phone: 518-365-6689

Email: [gbejian@gwisdomworks.com](mailto:gbejian@gwisdomworks.com)

Wisdomworks, LLC is pleased to offer for sale, our property as a candidate for Troy's new City Hall Vision.

Our property, located at 2600 Sixth Avenue, Troy, NY 12180 meets the scope of qualifications needed and has ample room for City Hall's growth and expansion of services to include partnerships with community groups, schools, colleges and private businesses.

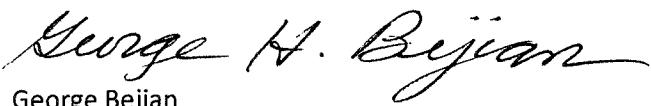
Existing historic buildings on the property are the Wilson Meat Distributors, and Armour Meat Packing Co. Attached to the rear of these buildings where B&M train tracks used to run, we added a 9600 Sq. Ft. warehouse addition with 24' ceiling height, with three tractor trailer height docks, and one pick up truck overhead door in 1980. The Armour warehouse was the first building left after the demolition of the Hoosick street bridge. This made our property highly visible to bridge and local traffic.

The location of a City Hall should be in the center of the city, if possible, which will be convenient for all residents. This location, on the entrance to the Collar City bridge with access from the 6<sup>th</sup> Avenue to 8<sup>th</sup> Avenue, is located just beyond a stop light and is on direct bus routes. This location offers easy access to all who would need to access City Hall. This location is the mid-point of the city with high visibility and easy access on and off the bridge approach. People traveling from New York to Vermont and Massachusetts will pass City Hall, daily, making this location the most visible of the locations proposed.

This location has been a host for many years to the public. The people of Troy know this location as our HVAC distribution business has been serving the community for 75 years. Our location has hosted community events, food drives, and has been offered and used as a polling place for our community to vote.

We believe that its central location will be an advantage for the City with regard to working partnerships that will grow within the North Central area of Troy, an area that needs growth and support that has been lacking for decades. The placement of City Hall in this location will enhance the surrounding neighborhoods and assist in the expansion of inclusion that this administration seems eager to provide.

Sincerely,

  
George Bejian

# City of Troy

## RFP: New City Hall Vision

Attn: Nancy Piskutz – Bureau of Contracts & Procurement

Wisdomworks, LLC.

2600 Sixth Avenue, Troy, NY 12180

### Scope of Services Qualification for the sale of 2600 Sixth Avenue, Troy, NY 12180

- The proposed site for the new City Hall of Troy, NY is owned fully by the applicant/respondent.
- The proposed site for purchase is 2600 Sixth Avenue which is located approximately in the direct center of Troy, NY.
- The proposed site provides existing structures that can be renovated to contain all City Hall operations as listed herein and has ample room for new construction. All required attributes are available at one site.
- Adequate parking (80-100 spaces) is available on-site, and offsite, for the use of employees, municipally owned vehicles, equipment and the public.
- Office space for all departments and staff, including meeting rooms, city council chambers and additional spaces as determined by the space planning phase is available for revision.
- Public space for contact with city hall employees is available.
- Our location could include additional public or private spaces and uses.
- Our existing location offers approximately 30,000 square feet of space with room for expansion.
- Our location has appropriate accessibility and is ADA compliant on the main level.
- The building's potential for energy efficiency and sustainability, currently includes the following:
  - There are 305 solar panels delivering approximately 55KW producing enough energy to supply our HVAC distribution center and has supplied all of our electrical needs.
  - There are 5 electrical vehicle charging stations located at the rear of our building.
  - All of the interior and exterior lighting is produced by the most current LED lighting fixtures and bulbs.

The HVAC systems are high efficiency with some equipment ready for upgrade.

We are proposing this 3.05 acre property and existing buildings, sold as is, to the City of Troy.

Respondent/owner will consider owner-financing a portion of up to 50% of the sale. Sales price to be negotiated if the City chooses this location.

Wisdomworks, LLC.

Concept Drawings  
For  
2600 Sixth Avenue  
Future Projects

- All rights reserved. Supplied for New Vision concepts.

# Wisdomworks, L.L.C. Technology Park

2600 6<sup>th</sup> Ave. Troy NY 12180

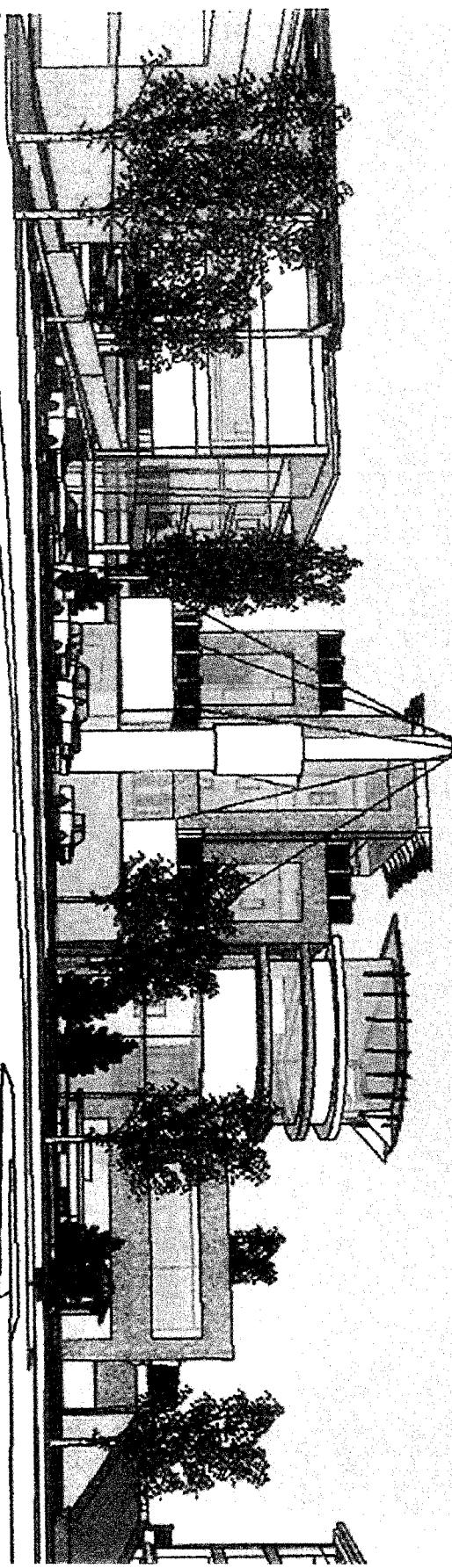
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A CONSORTIUM OF GREEN ENERGY CONSCIENCE BUILDINGS,  
WITH A SYSTEM OF STRUCTURALLY SUPPLEMENTED DESIGNS OF  
GEOTHERMAL, PHOTOVOLTAIC & PRISM TECHNOLOGY SUPPORT

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George H. Bejian

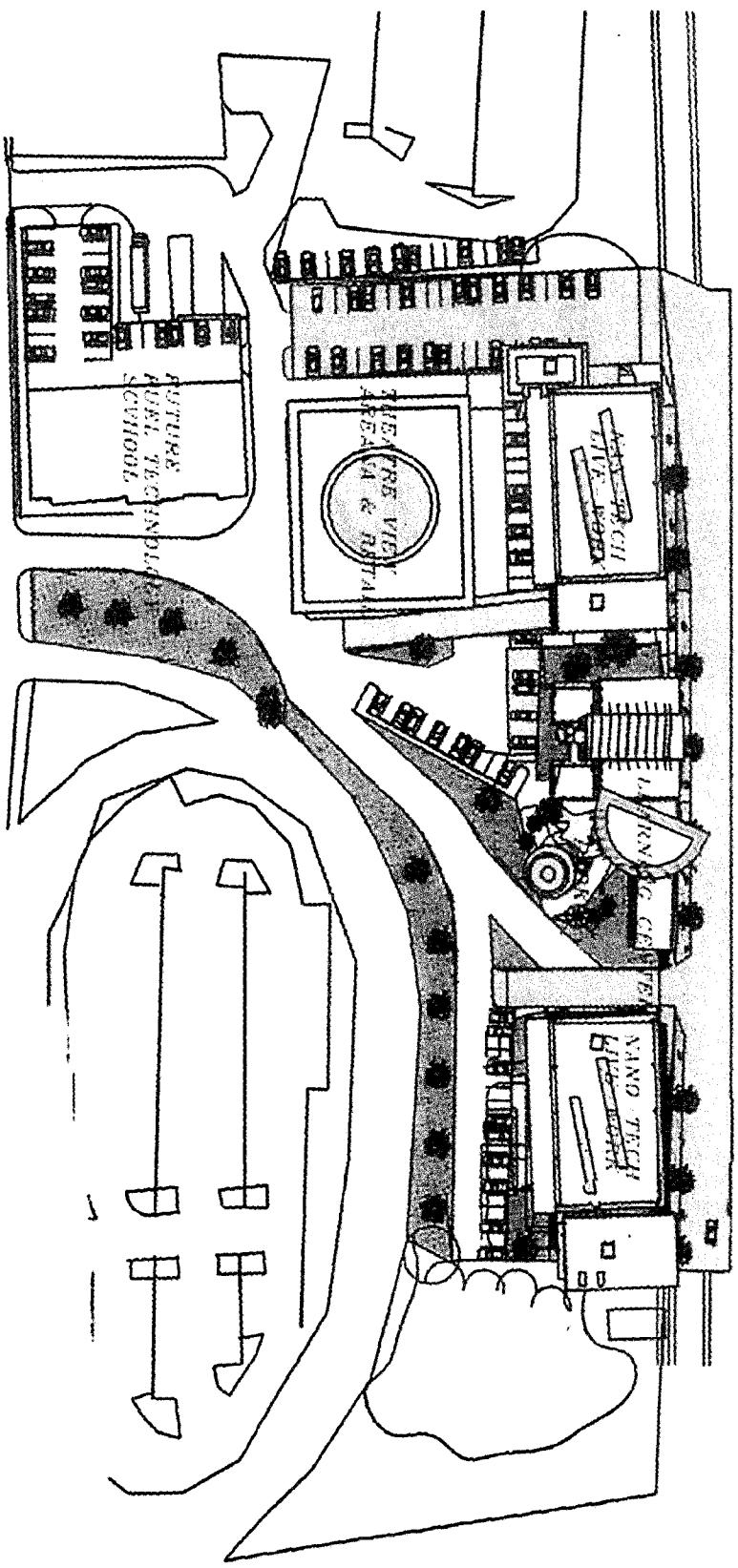
Wisdomworks, L.L.C.  
Technology Park, Troy, N.Y  
2600 6<sup>th</sup> Ave. Troy NY 12180



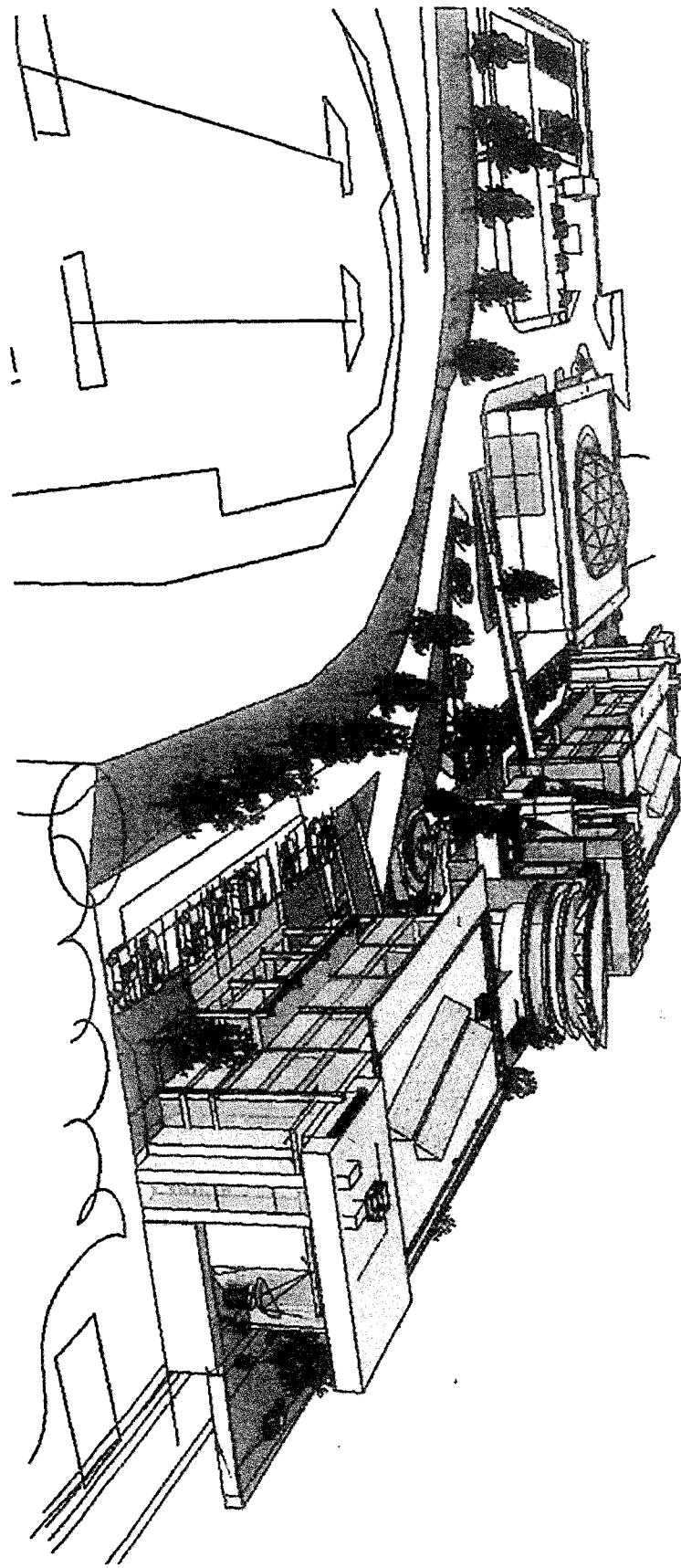
Wisdomworks, L.L.C.

Technology Park, Troy, N.Y

2600 6<sup>th</sup> Ave. Troy NY 12180



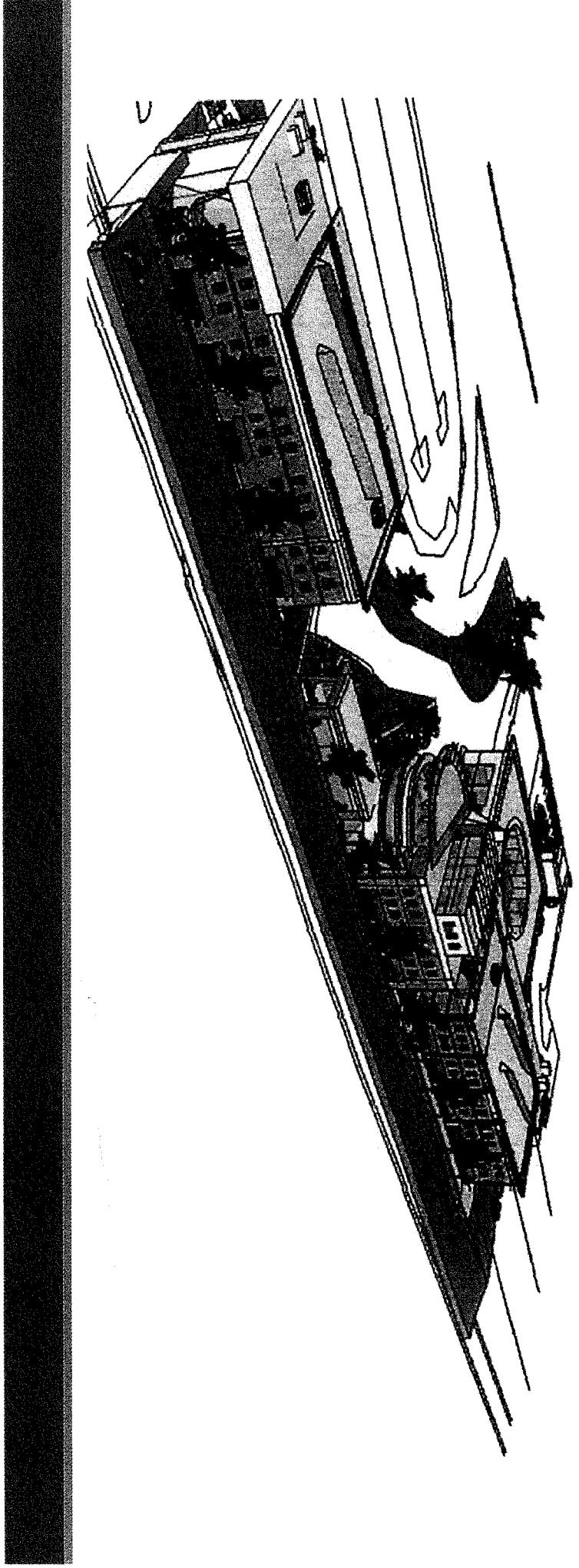
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2600 6<sup>th</sup> Ave. Troy NY 12180



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Technology Park, Troy, N.Y

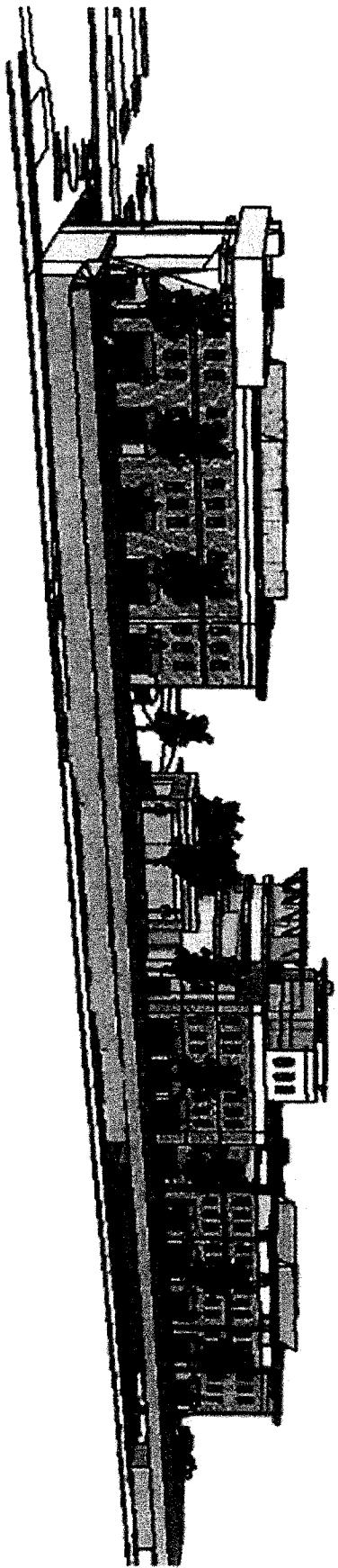
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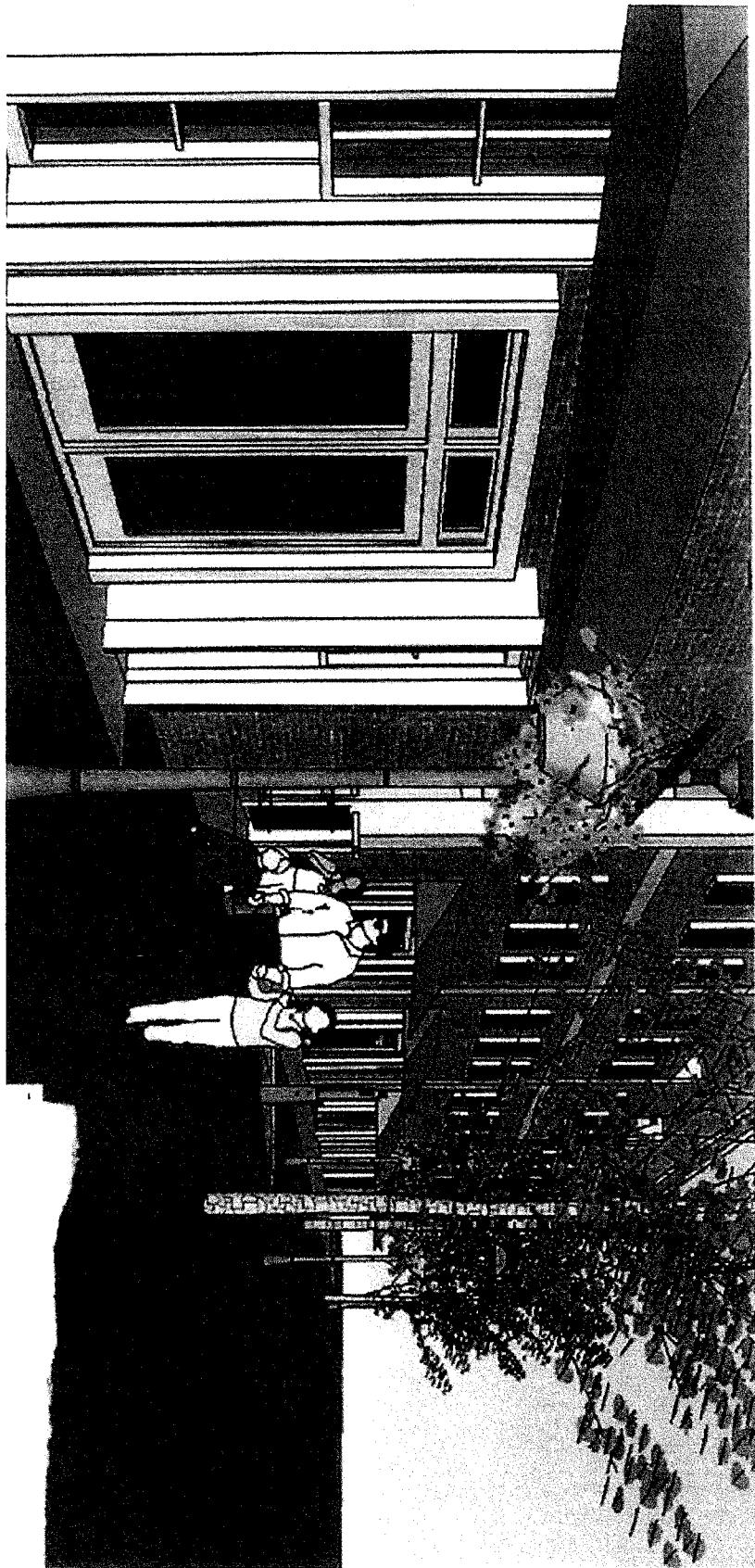
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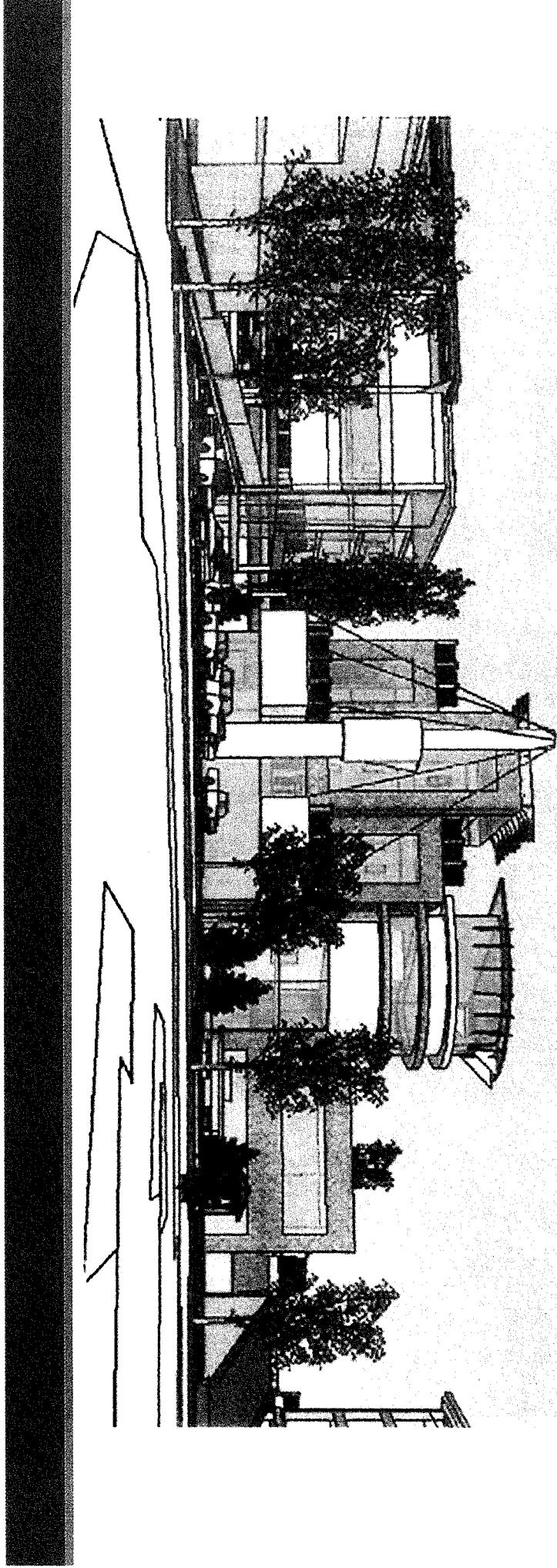
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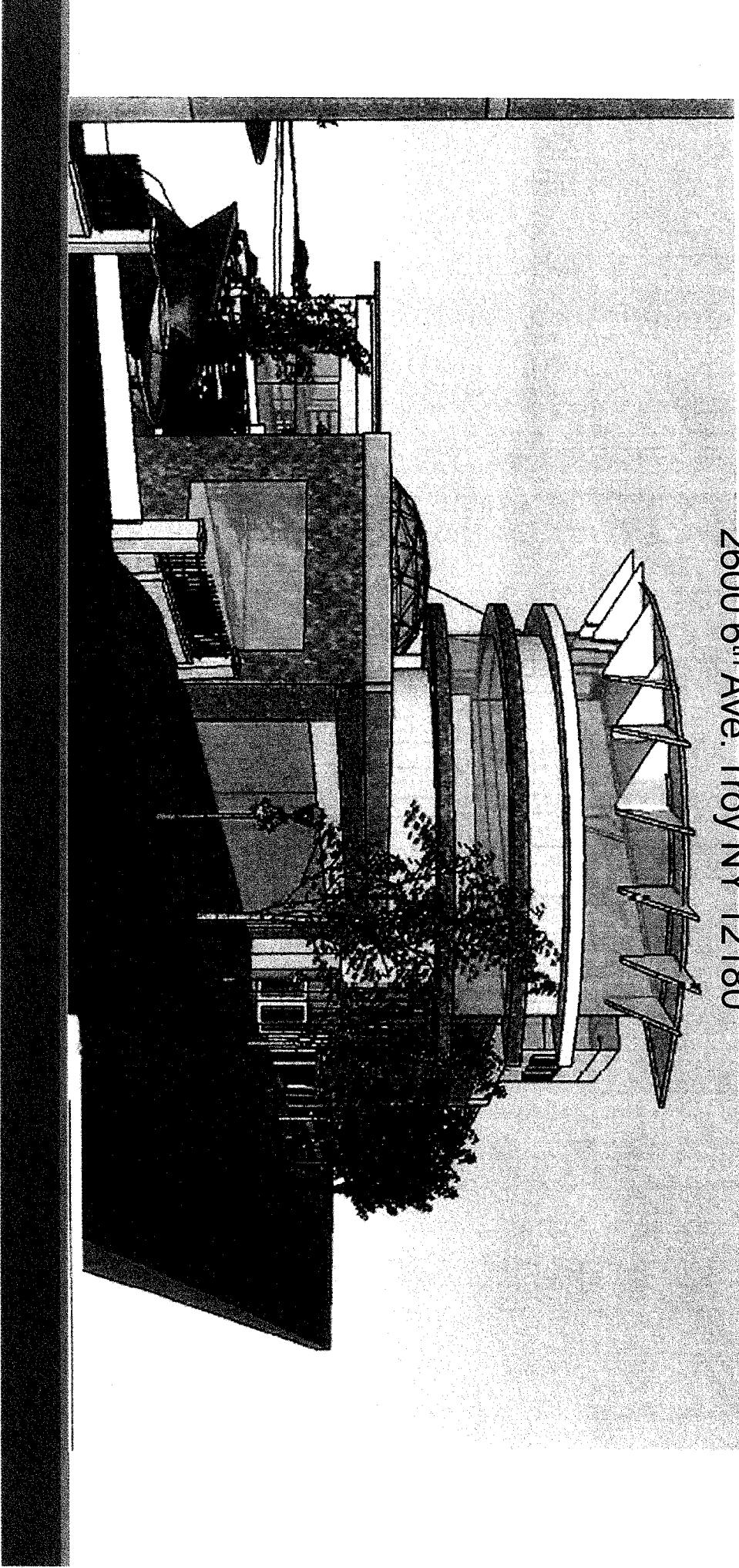
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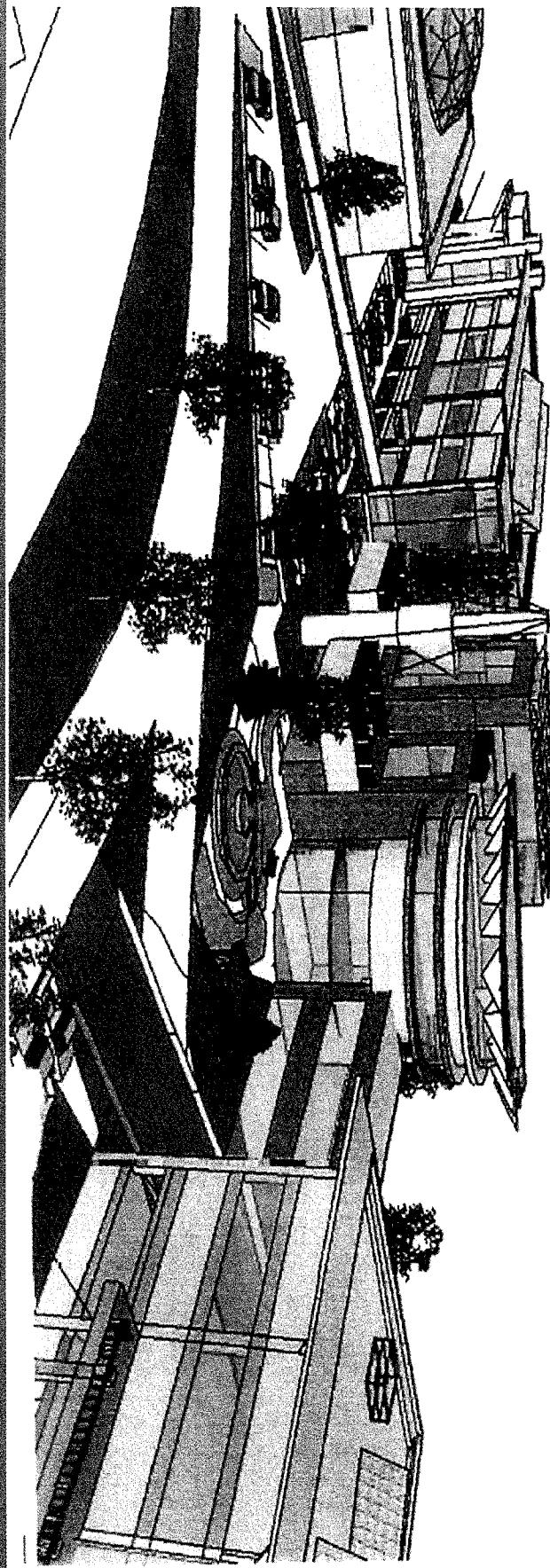


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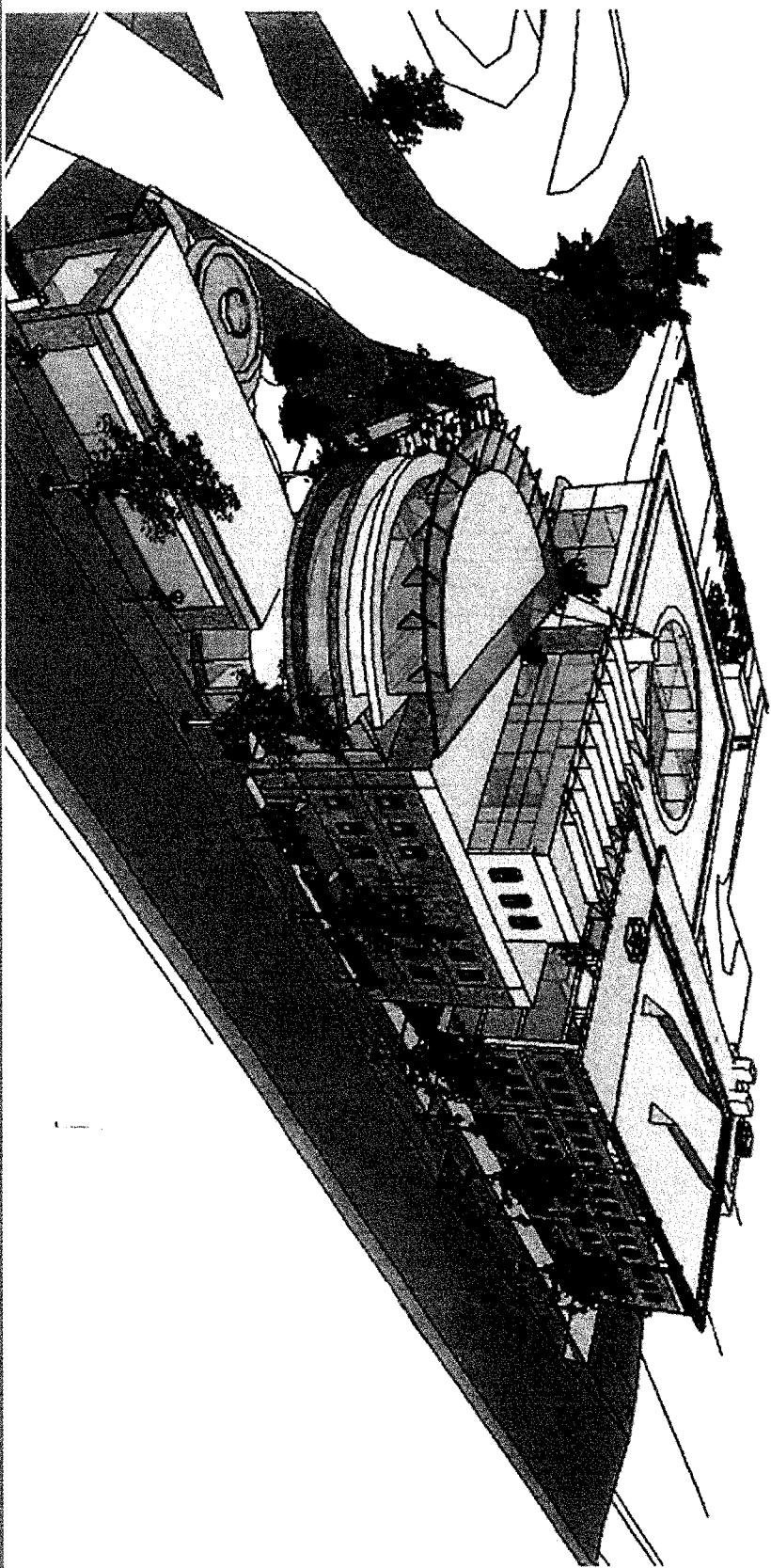
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2600 6<sup>th</sup> Ave. Troy NY 12180



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Technology Park, Troy, N.Y

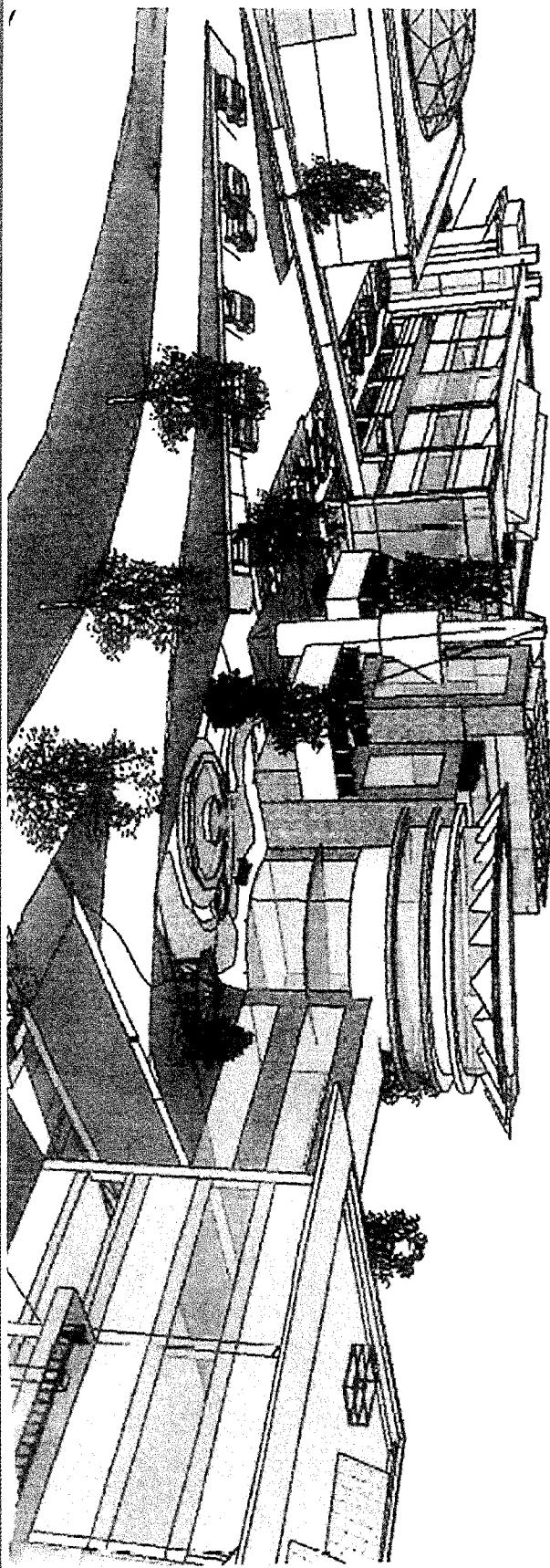
2600 6<sup>th</sup> Ave. Troy NY 12180



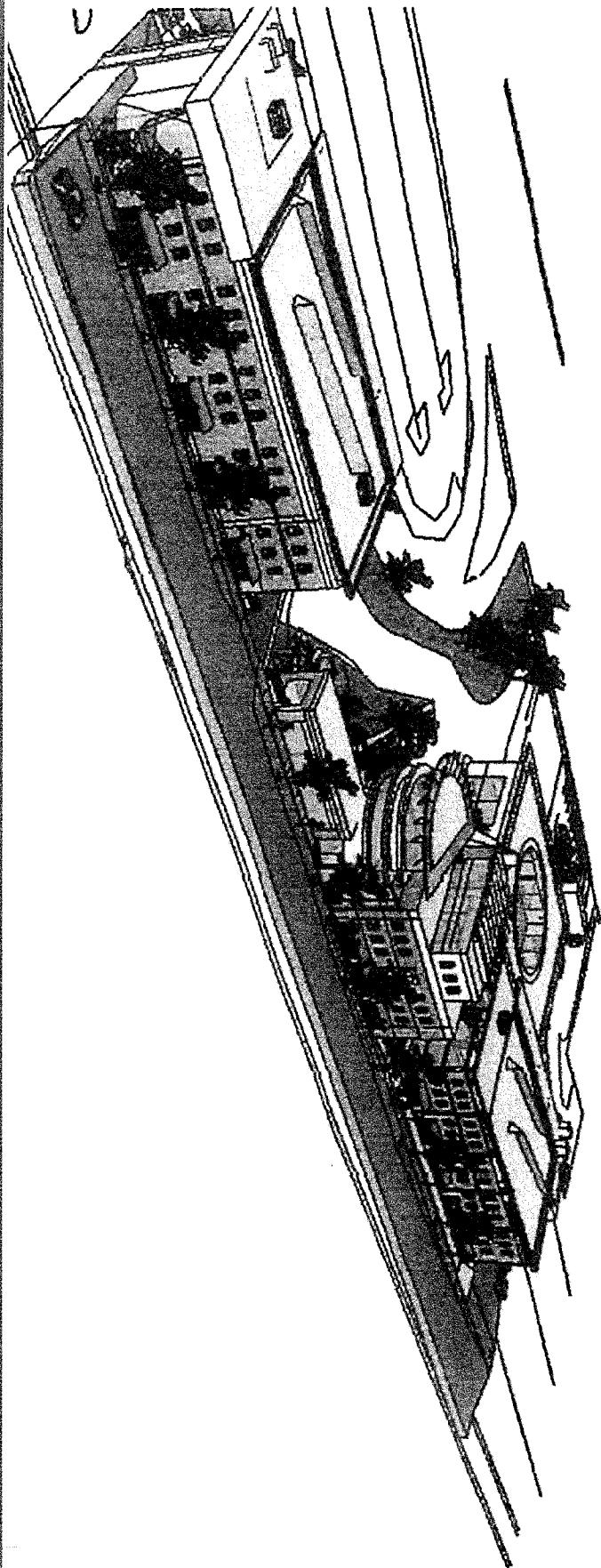
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Technology Park, Troy, N.Y

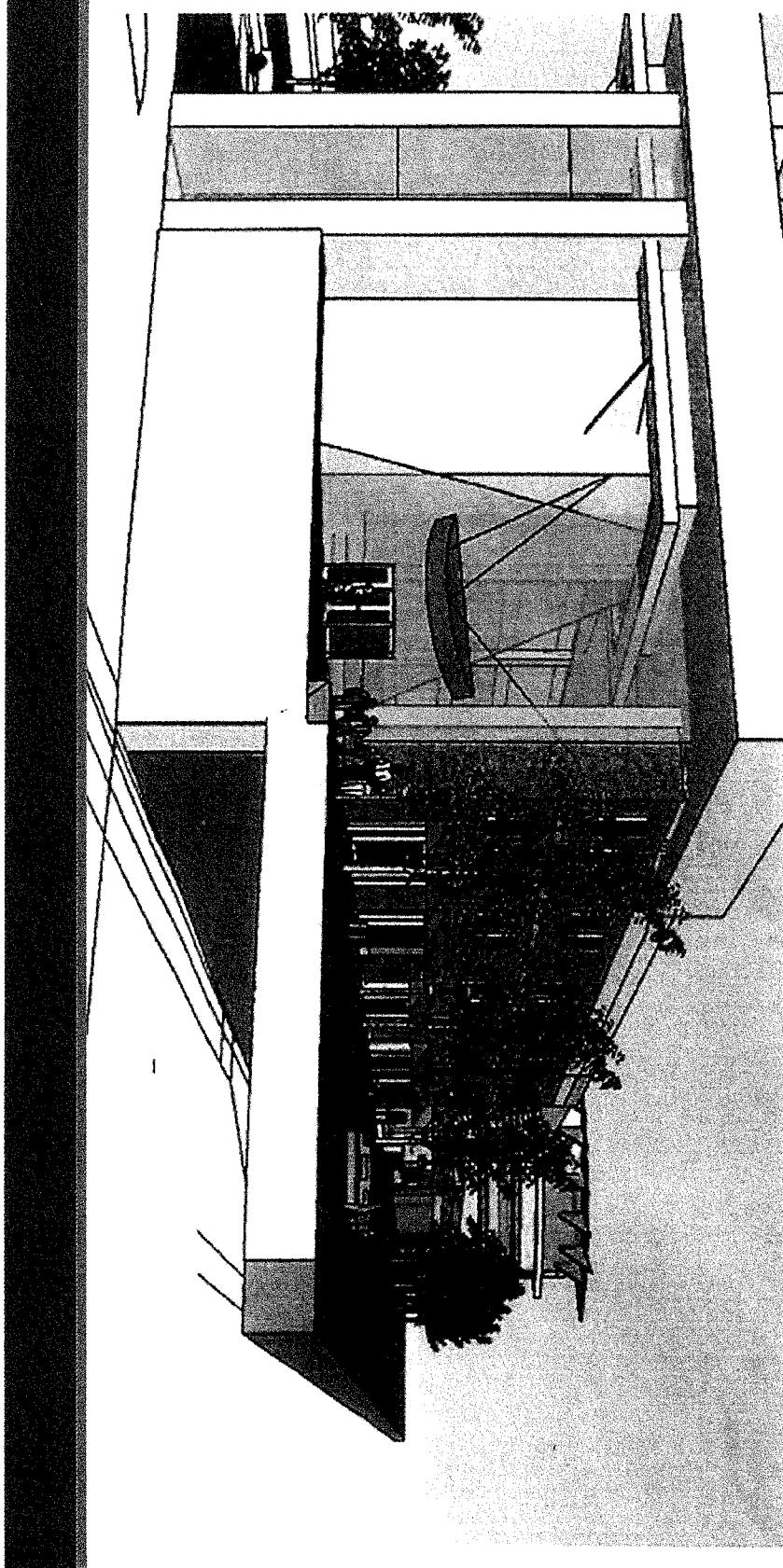
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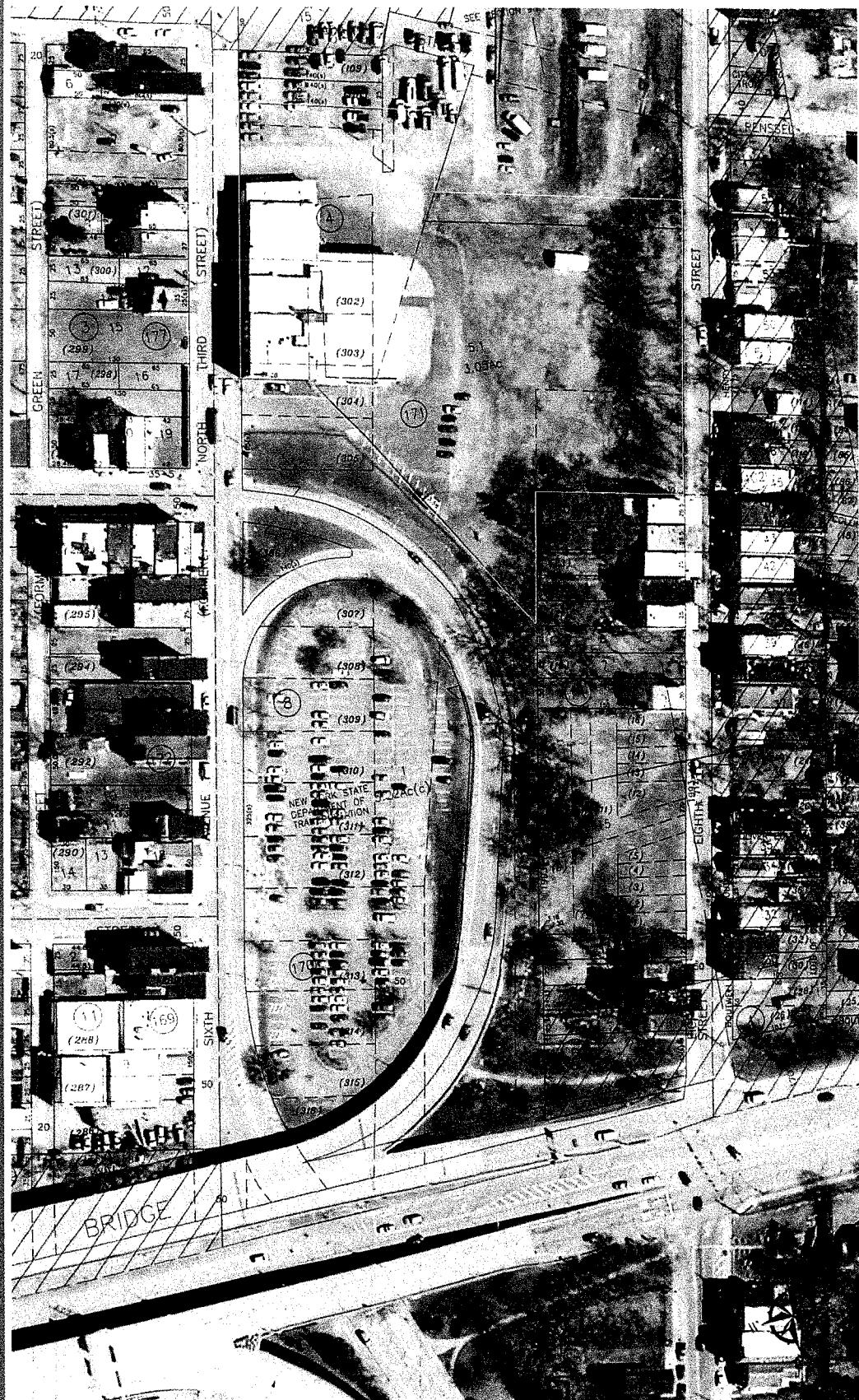


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Technology Park, Troy, N.Y  
2600 6<sup>th</sup> Ave. Troy NY 12180

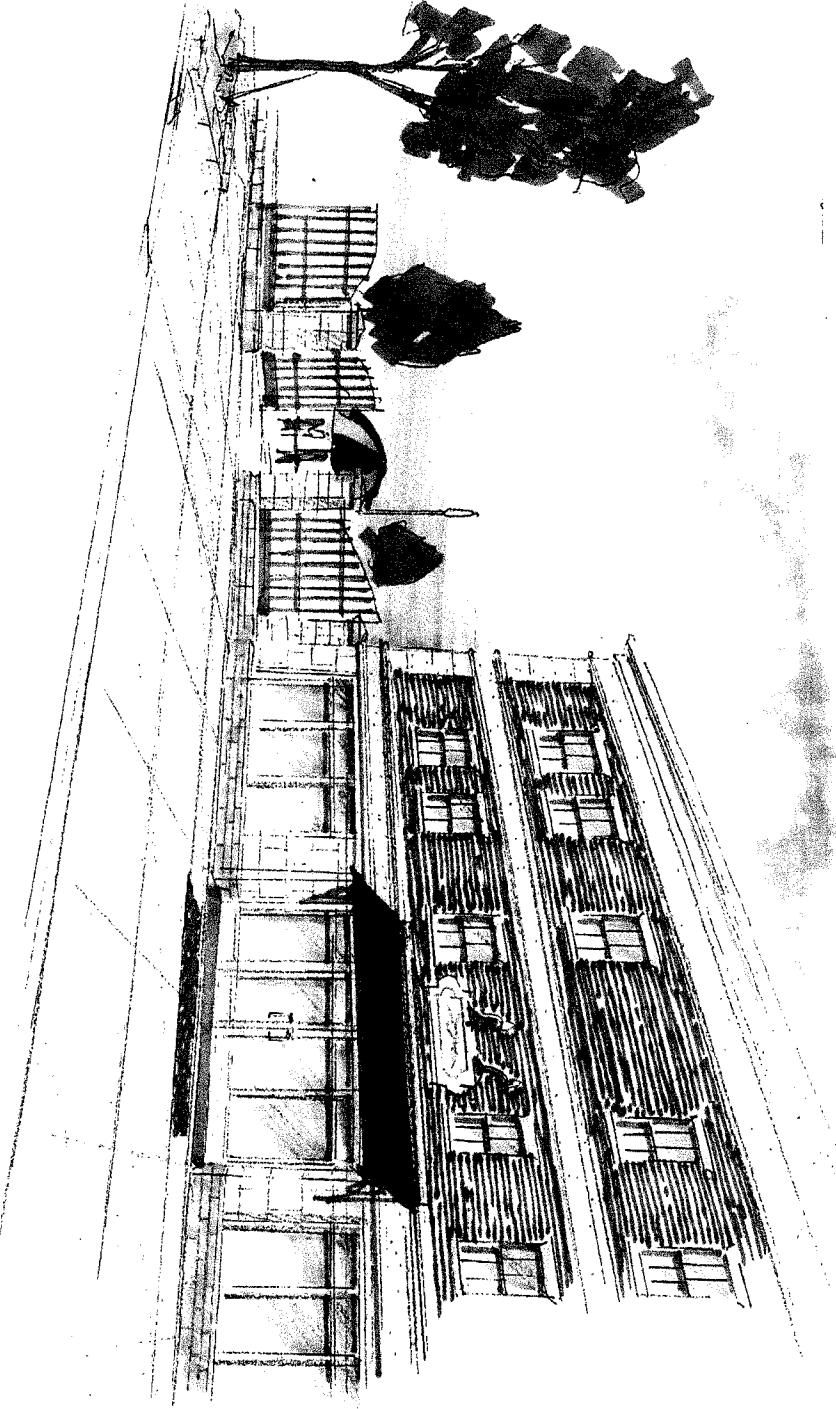


Wisdomworks, L.L.C.  
Technology Park, Troy, N.Y  
2600 6<sup>th</sup> Ave. Troy NY 12180





8TH ST SIDE



PROPOSED BEJIAN SITE MASTER PLAN  
TROY, NEW YORK

Monarch Design

1380 Veterans Ferry Road  
Hoffman, New York 12065  
Phone: 518-688-6382 FAX: 518-573-2305  
E-mail: [monarch@earthlink.net](mailto:monarch@earthlink.net)

Project #	BEJIAN
Client's Name	BEJIAN
Architect's Name	Monarch Design
Architect's Address	1380 Veterans Ferry Road Hoffman, New York 12065
Architect's Phone	518-688-6382
Architect's Fax	518-573-2305
Architect's E-mail	<a href="mailto:monarch@earthlink.net">monarch@earthlink.net</a>
Plot Date	2/2/00
Plotter	Monarch
Plotter #	1
Plotter Name	Monarch

S2-1

60TH AVE APPROACH

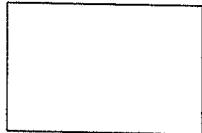


Revd	1
REVISION	E
DATE	03/05/02
FILE	9
OWNER	BEJJIAN INC.
ARCHITECT	MONARCH DESIGN
PHOTOGRAPH	10-000
COPIES	10
PRINTED	03/05/02

PROPOSED BEJJIAN SITE MASTER PLAN  
TROY, NEW YORK

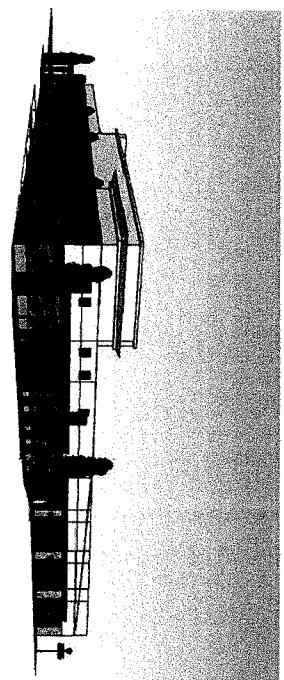
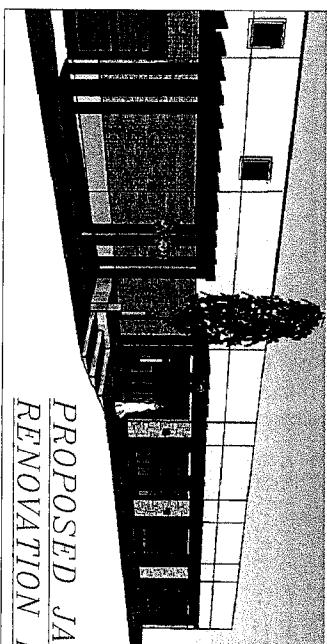


1396 Fishkill Ferry Road  
Hoffman, New York 12048  
Phone 518-888-8362 FAX 518-373-2303  
E-mail: [asapeef@bcbufffield.com](mailto:asapeef@bcbufffield.com)



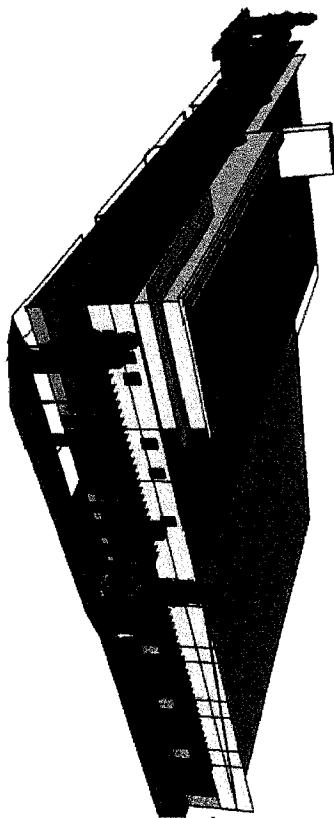


PROPOSED JAY ST. ENTRANCE VIEW  
RENOVATION FACADE



PROPOSED JAY ST. ENTRANCE VIEW  
RENOVATION FACADE WITH PERGOLAS

PROPOSED AERIAL VIEW  
RENOVATION FACADE



PROPOSED BEJIAN EXISTING SITE FACADE STUDY  
TROY, NEW YORK

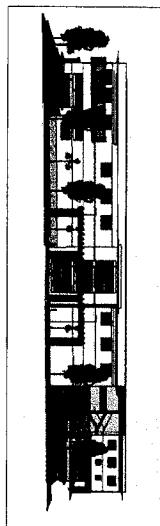
Monarch Design  
13 Pleasant Street, Troy, NY 12180  
Phone 518-465-6260 Cell: 518-560-1538  
E-mail: monarchdesigngroup@gmail.com

13 Pleasant Street, Troy, NY 12180  
Phone 518-465-6260 Fax (518) 682-1791  
E-mail: monarchdesigngroup@gmail.com

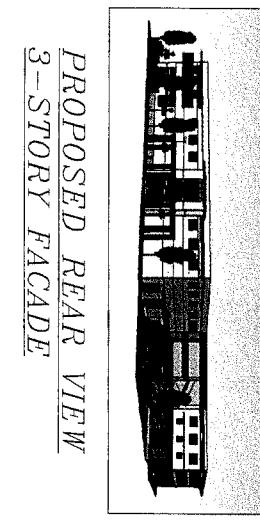
**matzen**  
Commercial General Contractors  
209 Franklin Street, Mahopac, NY 10541  
(708) 544-5400 Fax (708) 542-1791  
E-mail: matzen@matzen.com

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PC DATE: 08/05/2008  
FILE: BEJIAN  
JOB NO: BEJIAN  
PRINT DATE: 08/05/2008  
PRINTED BY: BEJIAN  
PRINTED FROM: BEJIAN

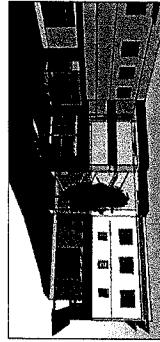
PROPOSED JAY ST.  
ELEVATION VIEW  
3-STORY FAÇADE



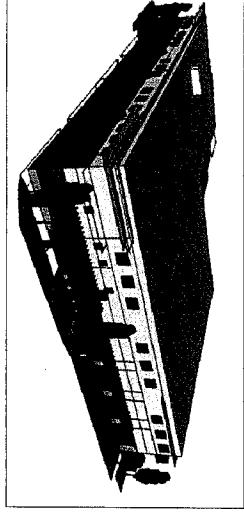
PROPOSED REAR  
ELEVATION VIEW  
3-STORY FAÇADE



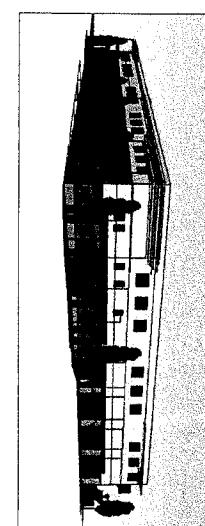
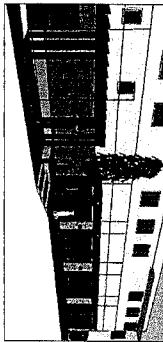
PROPOSED REAR  
STAIR TOWER VIEW  
3-STORY FAÇADE



PROPOSED AERIAL VIEW  
3-STORY FAÇADE



PROPOSED SIDE  
ACCESS VIEW  
3-STORY FAÇADE



**PROPOSED BEJIAN EXISTING SITE FAÇADE STUDY  
TROY, NEW YORK**

*Monarch Design*  
Architectural Design and Consulting Services  
• Residential • Institutional • Commercial • Retail

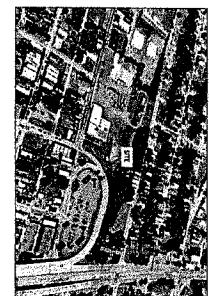
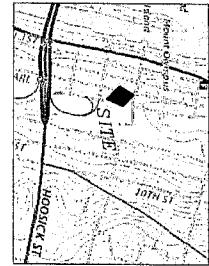
13 Pleasant St.  
Ballston Spa, New York 12020  
Phone: 518-885-8260 Cell: 518-560-1538  
E-mail: [monarchdesigngroup@gmail.com](mailto:monarchdesigngroup@gmail.com)

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[www.matzen.com](http://www.matzen.com)

Design: E. Rapaport  
Checklist: 12/2/02  
File: REJAN  
Job No: 99-91  
Plot Date: 12/2/02  
Plotter Name: Color  
Plotter Type: Color  
CS-2

OF PROPOSED SLOPE STABILIZATION REVIEW  
PER FINAL TOPOGRAPHY SURVEY  
BY CREIGHTON MANNING

PROPOSED SLOPE STABILIZATION REVIEW  
PER FINAL TOPOGRAPHY SURVEY  
TO BE ADJUSTED  
AT FINAL



SITE MAP AREA LOCATION MAP

SITE STATISTICS

BUILDING: 33,857 SF .777 AC 26.53%  
PAVEMENT: 45,709 SF 1.003 AC 35.77%  
GREEN: 48,120 SF 1.545 AC

SITE: 127,686 SF 2.93 AC 100%  
PROPERTY: 260 6TH ST, TROY, NY 12180  
GEORGE BEJIAN, 2600 6TH ST, TROY, NY 12180  
1ST LEVEL AREA: 6,444 SF, 1ST FLOOR, 22,444 SF, 2ND FLOOR, 4,000 SF, ROOF  
ZONED: INDUSTRIAL COMMERCIAL DISTRICT  
LOT AREA: 127,686 SF  
LOT AREA: 127,686 SF  
Setbacks: Required Existing  
Front: 0'-0"  
Rear: 45'-0"  
Sides: 0'-0"  
Total: 285'-0"

LEGEND

→ Traffic Flow

— H — Water Services

— S — Sewer Services

— Storm Drain

— Ex. Topo Grade

— G — Gas Services

— New Topo Grade

— New Gas Pipe

— New Storm Drain Pipe

— New Water Pipe

— New Sewer Pipe

— New Gas Pipe

— New Storm Drain Pipe

— New Water Pipe

— New Sewer Pipe

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— New Gas Pipe

— New Storm Drain Pipe

— New Water Pipe

— New Sewer Pipe

— New Gas Pipe

— New Storm Drain Pipe

PROPOSED SLOPE STABILIZATION, UTILITY  
CONNECTION, BUILDING REVIEW  
VERIFY ACCESS, CURBING, GRADING  
PER FINAL TOPOGRAPHY SURVEY  
BY CREIGHTON MANNING

## Proposed (16)Parking for 54t Walk/Parm

**Review  
SFT.RETAINING FOUNDATION WALL ®  
SOIL STABILIZATION  
PER FINAL TOPOGRAPHY SURVEY  
TO BE ADJUSTED**

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## SITE MAP AREA LOCATION MAP

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BUILDING: 43,297 SF .994AC 33.92%  
 PAVEMENT: 30,595 SF 1.234AC 42.11%  
 GREEN: 70,242 SF 23.97%  
 SITE: 127,686 SF 2.93 AC 100%

SIE SIAISIL

**LEGEND**

→ Traffic Flow

— W — Water Service

— S — Sanitary Service

Storm Drain

Ex. Topo Grade

Ex. No Gas Service

Ex. New Topo Grade

Ex. New SW 150 Watt Wall Fix Light

EXISTING 787 INTERSTATE RAMP

EXISTING HEDLEY DAY TIME PARKING LOT  
AVAILABLE WITHIN WALKING DISTANCE  
OFF PEAK EVENING  
187 CAR TO BE CONFIRMED

with Potential for 30' BLR or Adaptive Reuse, Use 1st Level Assemblies, A (1st) Restoration,   
/Resort/Business, Various Assisted Units

Parking 22.44' x 159.99' SF = 3600 SF = 79 Cars  
2nd or 3rd Floor Accessory Residential (15 Units Per Floor),  
Having 22.44' SF Per Floor

X 1 Units per Unit = 15 Cars = 75 Total Cars Required

10/9 Provided  
Parking: 30' x 30' = 900 SF = 3.0 SF/Car = 30 Cars Required  
10/9 Shared Space = 1500 SF = 1.0 SF/Car = 1500 Cars Required / 16 Cars Provided

10/9 Cars Existing Joy St. Parking On Use  
with Existing Joy St. Parking On Use  
9600 SF = 75 Cars  
Additional Parking = 1/1000SF = 9.6 Cars  
9.40 SF Retail On Joy St. Ave. Parking = 16 Cars  
Existing Removal 2 1/2 3 Stories Adaptive Redevelopment  
Cars Provided = 10/9 Cars Including Joy St. On Street Parking

EXISTING JOHNSON SUPPLY - MIXED USE (22.444 SF+...) FAÇADE  
TO BE RENOVATED WITH (36 CAR PARKING)  
EXISTING SHARED SITE ACCESS UPDATES  
FOR REAR WAREHOUSE ADDITION REVIEW

PROPOSED PERIMETER FENCE  
PROPOSED PERIMETER WALK ACCESS TO REAR OF BUILDING  
MAINTAINED  
ENTRY SEE ARCH  
6 TH AVENUE

EXISTING SHARED SITE ACCESS UPGRADES  
FOR REAR WAREHOUSE ADDITION REVIEW

PROPOSED BEJIAN EXISTING SITE FACADE STUDY  
TROY, NEW YORK

Digitized by srujanika@gmail.com

## 1 Pheasant Run Burr Ridge, Illinois 60527

**matzen**  
construction services inc.  
208 Ford Road, Melrose, NY 12121  
(518) 664-1500 Fax (518) 664-2701

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PROPOSED SLOPE STABILIZATION REVIEW  
OF INCLINED DRIVE, VERIFY ACCESES GRADING  
PER FINAL TOPOGRAPHY SURVEY

PROPOSED SLOPE STABILIZATION REVIEW  
GRADE WALL @ GRADING  
PER FINAL TOPOGRAPHY SURVEY  
TO BE ADJUSTED  
AT FINAL

PROPOSED RE-SURFACE PARKING

(145 CARS)

EXPANSION BUILD WITH

NEW RE-DEVELOPMENT

SUB-SURFACE DRAINAGE

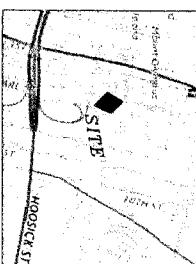
AND PAVEMENT  
GRADING AS REQUIRED

SITE MAP

SITE STATISTICS

PROPERTY: 2800 6TH ST. TROY, NY 12180  
BUILDING: 23,622 SF .543AC 18.51%  
PAVEMENT: 48,024 SF 7.1AC 37.63%  
GREEN: 56,040 SF 1.287AC 43.86%

AREA LOCATION MAP



EXISTING SHARED ACCESS /  
& EX. PARKING/ FENCING TO BE MADE /  
& HIGHER & OPAQUE WITH LANDSCAPING,  
ADD DOUBLE GATE, 8FT. HIGH

B. TH AVENUE

8. TH AVENUE

6. TH AVENUE

7. TH AVENUE

5. TH AVENUE

4. TH AVENUE

3. TH AVENUE

2. TH AVENUE

1. TH AVENUE

STREET

SW. 6TH ST.

SW. 7TH ST.

SW. 8TH ST.

SW. 9TH ST.

SW. 10TH ST.

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