



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 WISDOMWORKS 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

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.

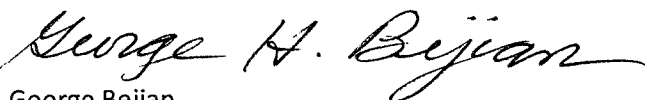
Existing historic buildings on the property are the Wilson Meat Distributors, and Armour Meat Packing Co. Attached to the rear of these buildings where B&M train tracks used to run, we added a 9600 Sq. Ft. warehouse addition with 24' ceiling height, with three tractor trailer height docks, and one pick 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 6th Avenue to 8th 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 6th Ave. Troy NY 12180

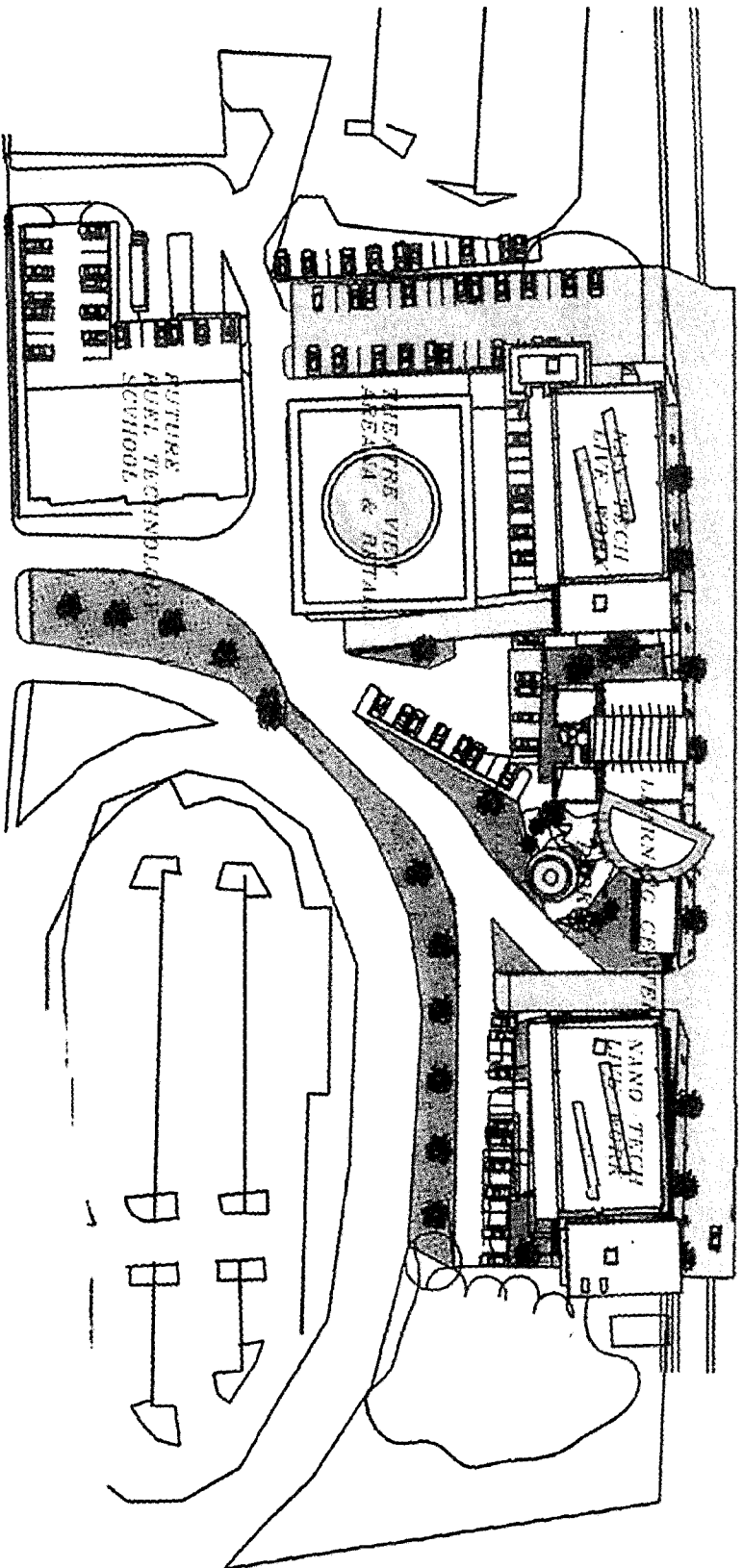
A CONSORTIUM OF GREEN ENERGY CONSCIENCE BUILDINGS,
WITH A SYSTEM OF STRUCTURALLY SUPPLEMENTED DESIGNS OF
GEOTHERMAL, PHOTOVOLTAIC & PRISM TECHNOLOGY SUPPORT

George H. Bejian

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

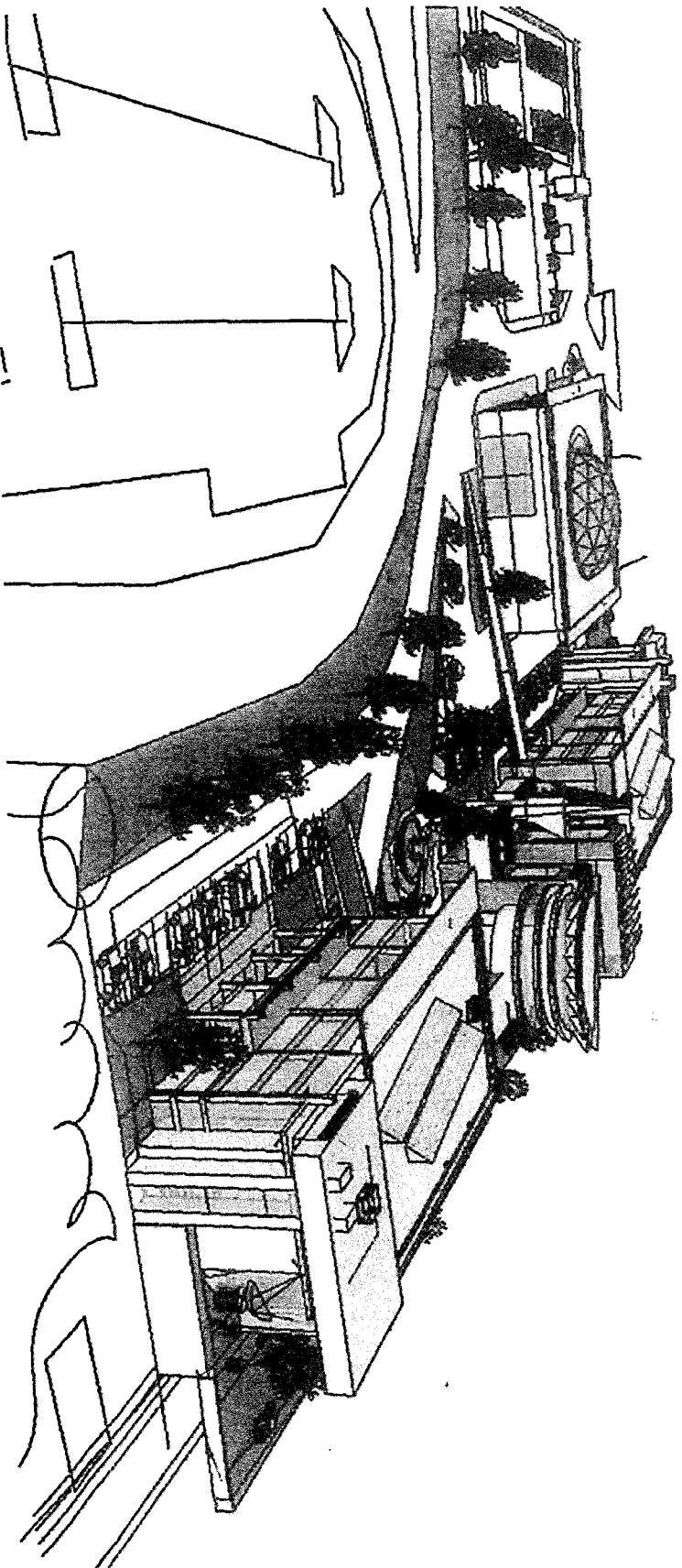


Wisdomworks,L.L.C.
Technology Park, Troy ,N.Y
2600 6th Ave. Troy NY 12180

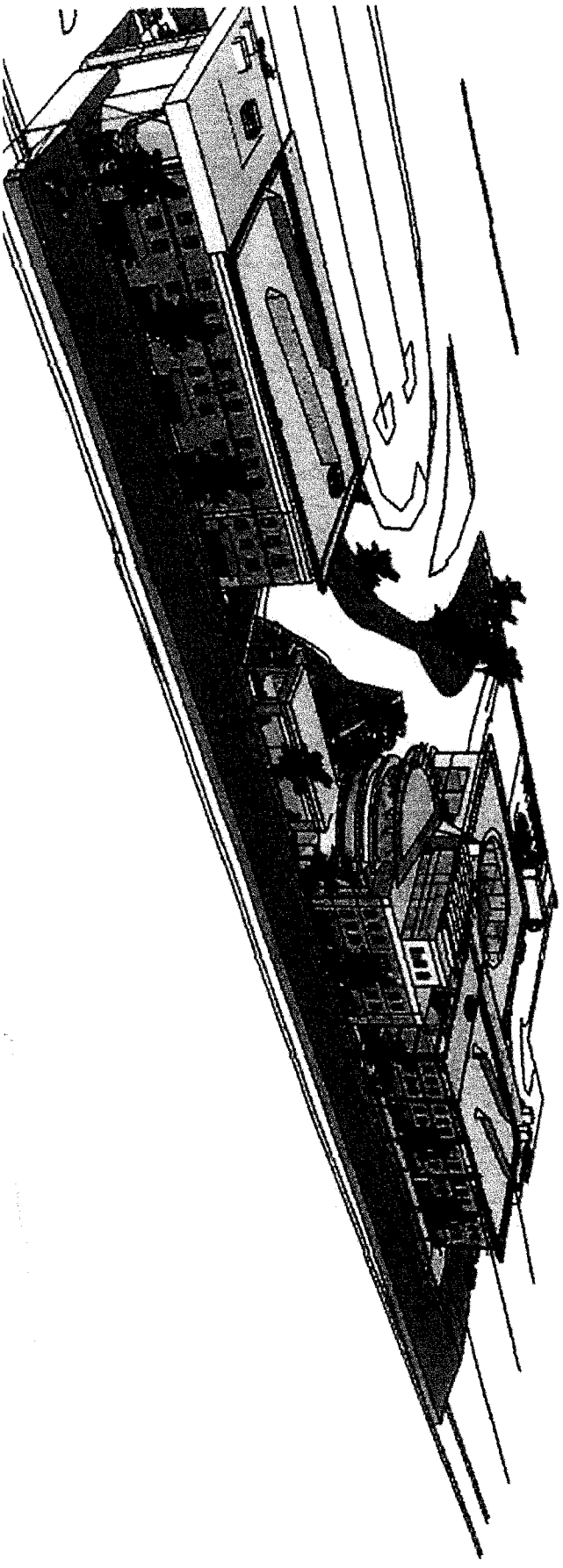


Wisdomworks, L.L.C.
Technology Park, Troy, N.Y.

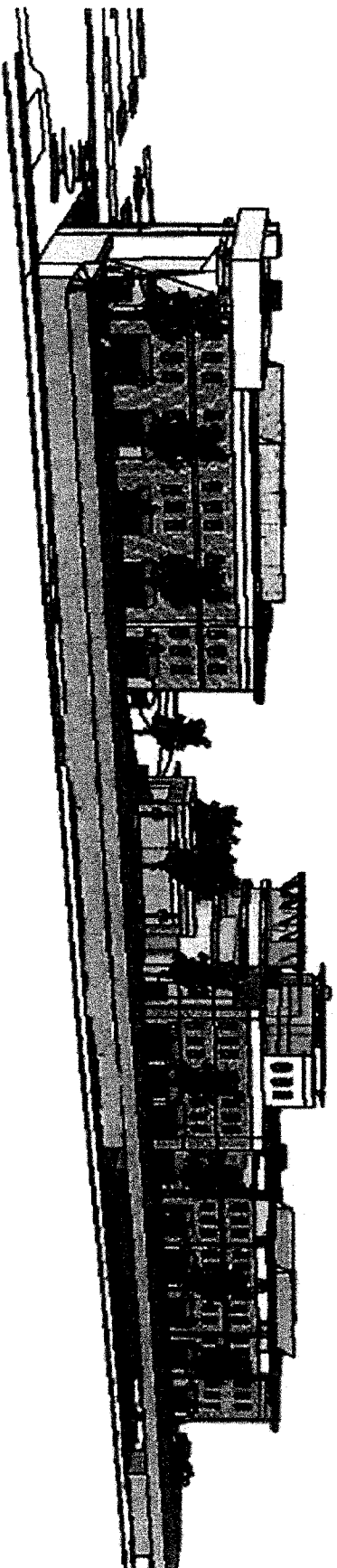
2600 6th Ave. Troy NY 12180



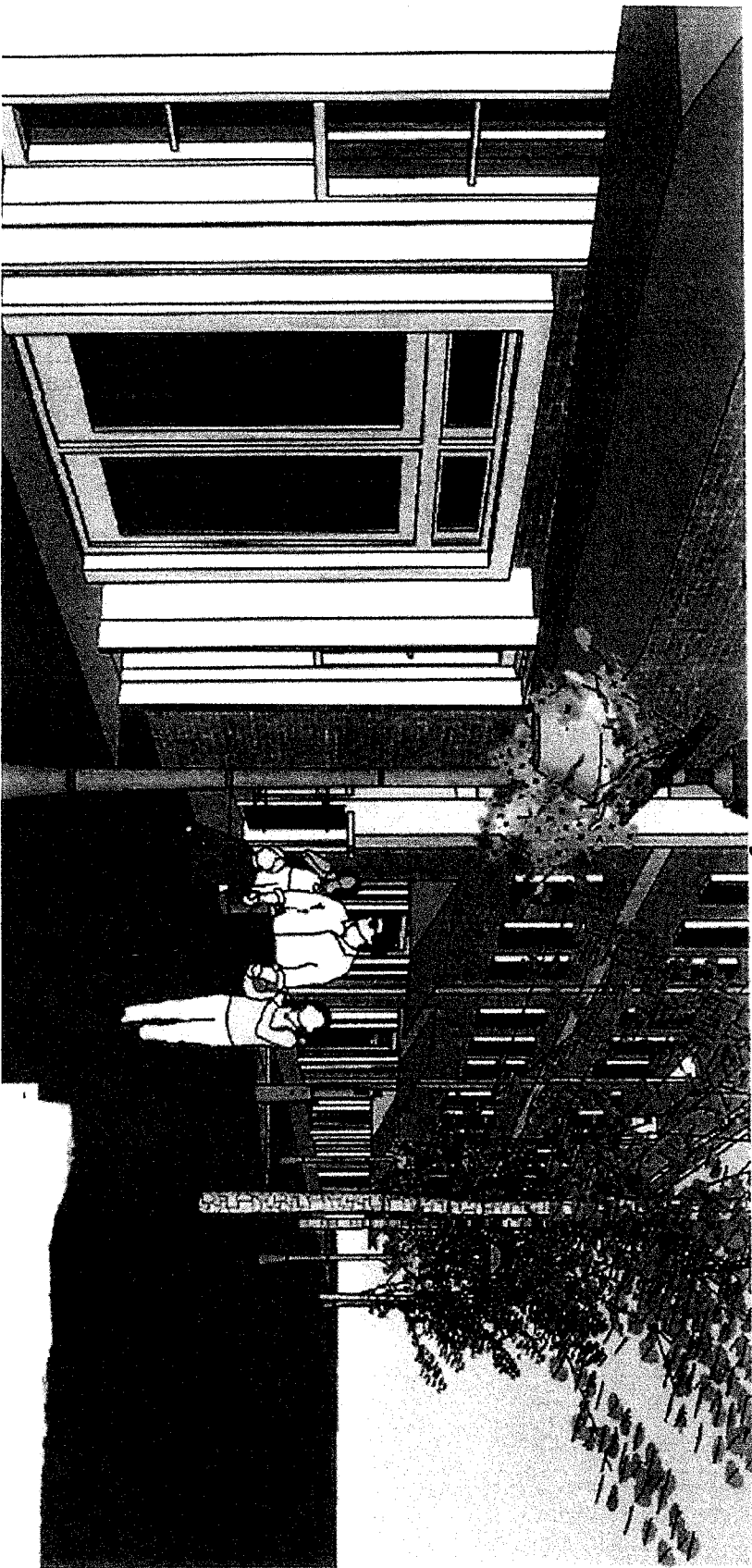
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Technology Park, Troy, N.Y
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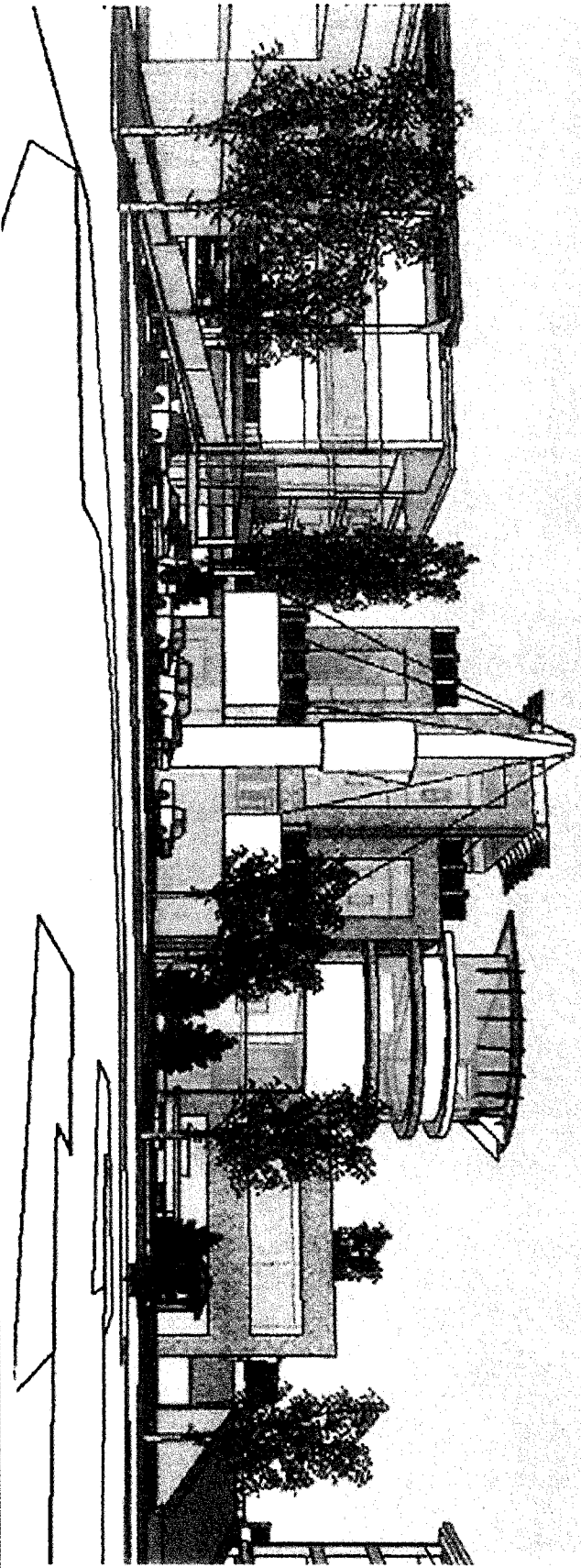


Wisdomworks, L.L.C.
Technology Park, Troy, N.Y.
2600 6th Ave. Troy NY 12180



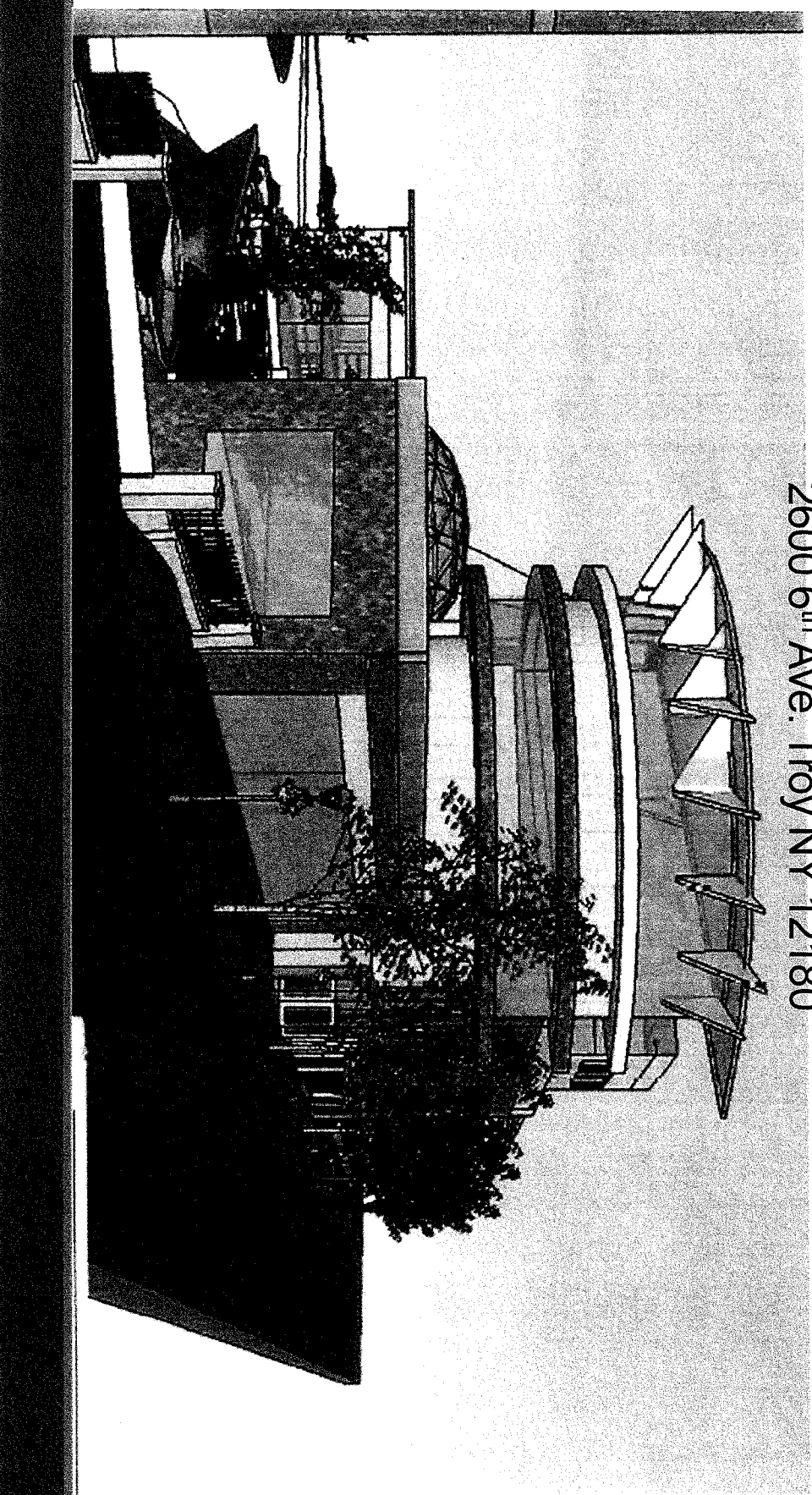
Wisdomworks,L.L.C. Technology Park, Troy ,N.Y.

2600 6th Ave. Troy NY 12180

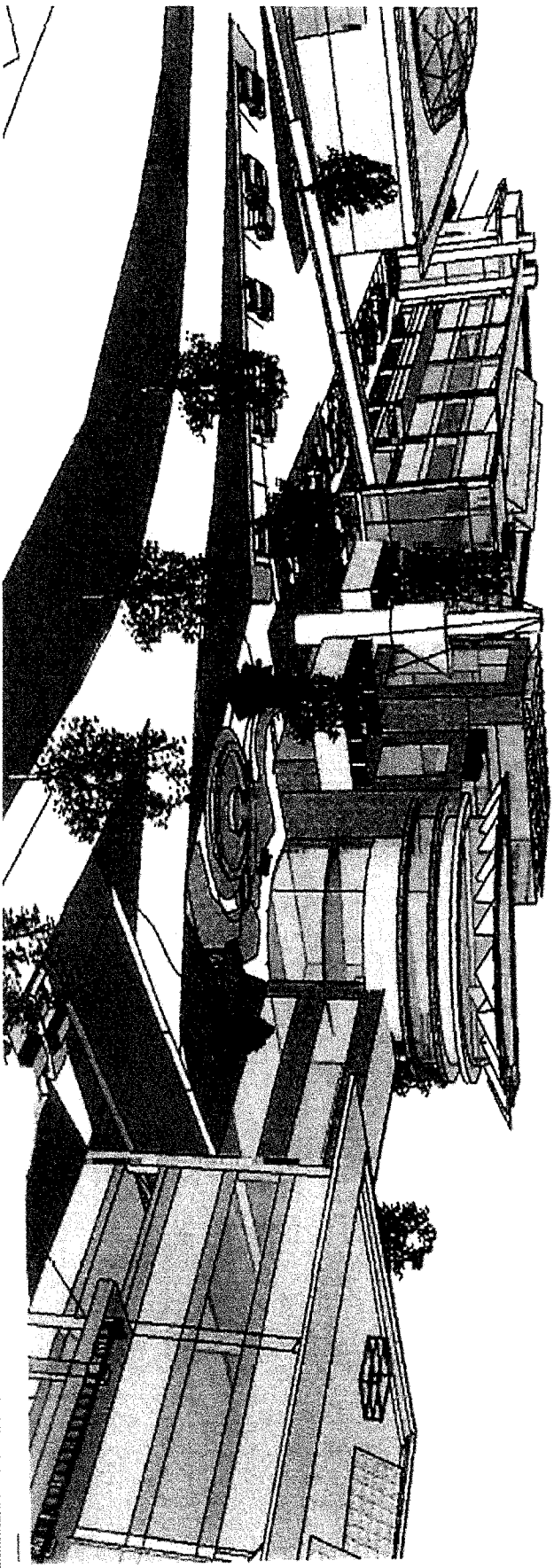


Wisdomworks, L.L.C.
Technology Park, Troy, N.Y

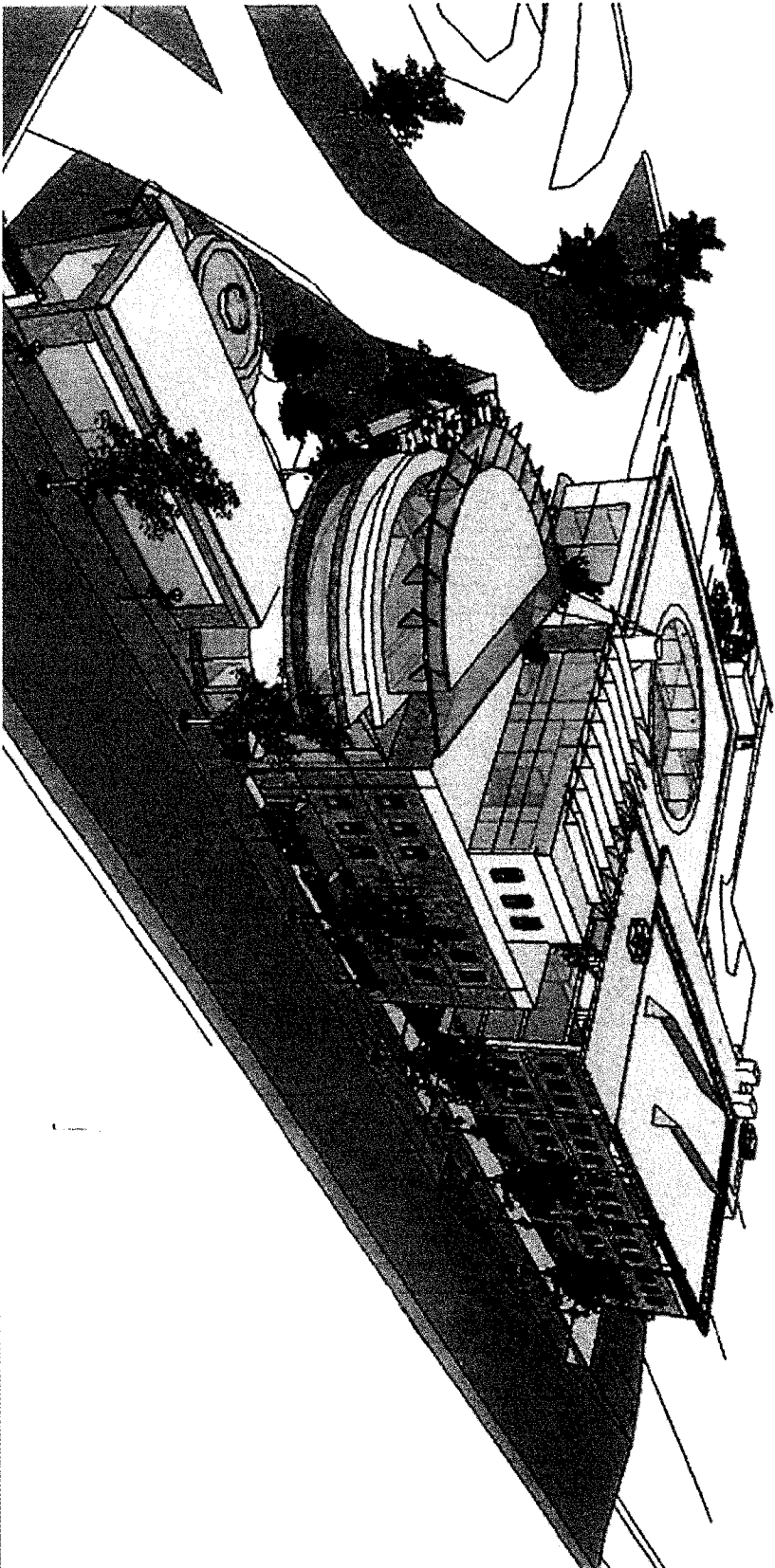
2600 6th Ave. Troy NY 12180



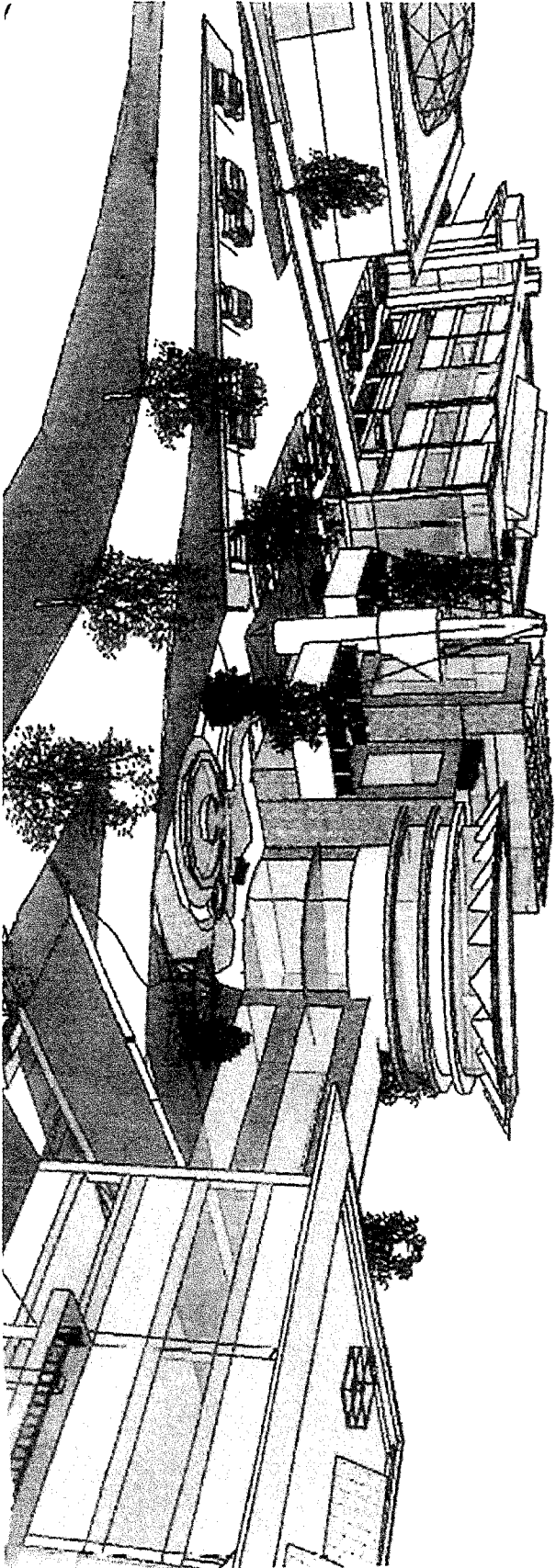
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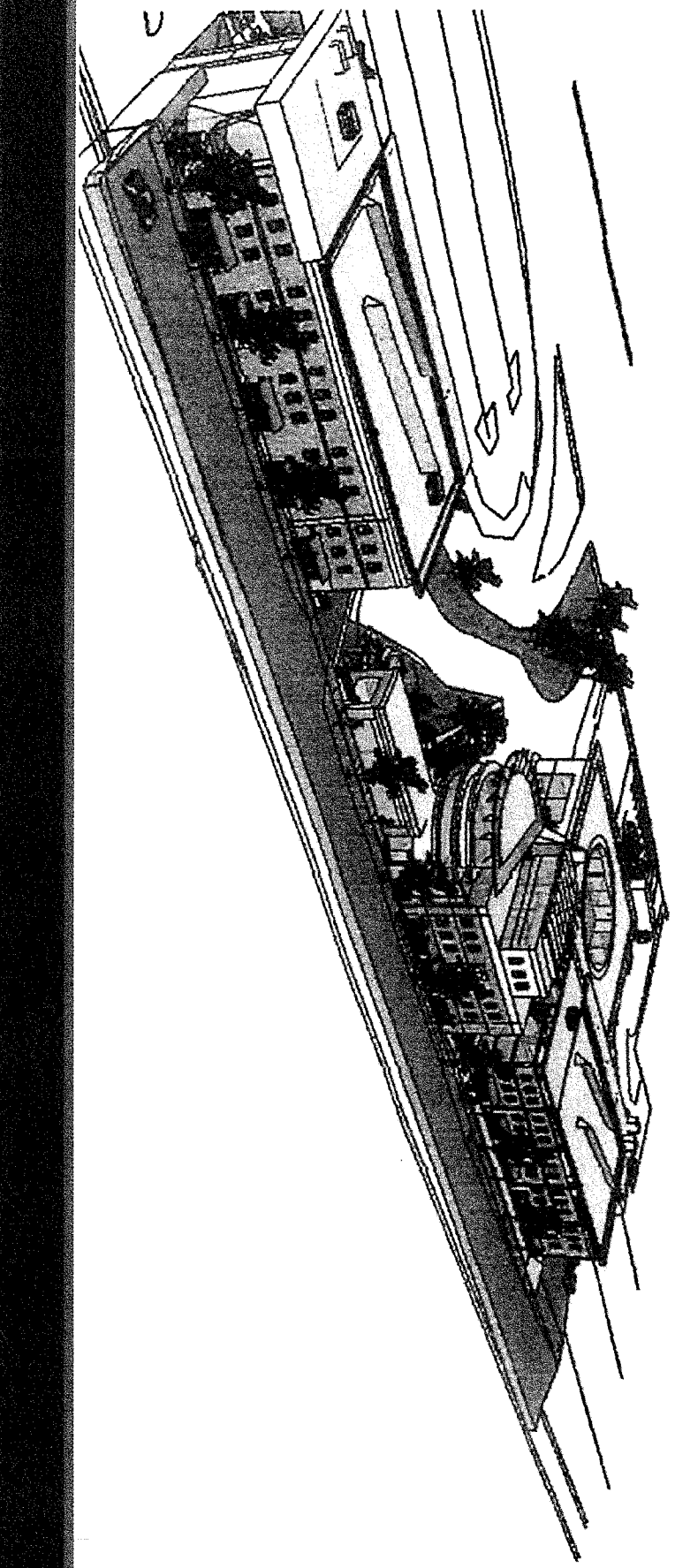


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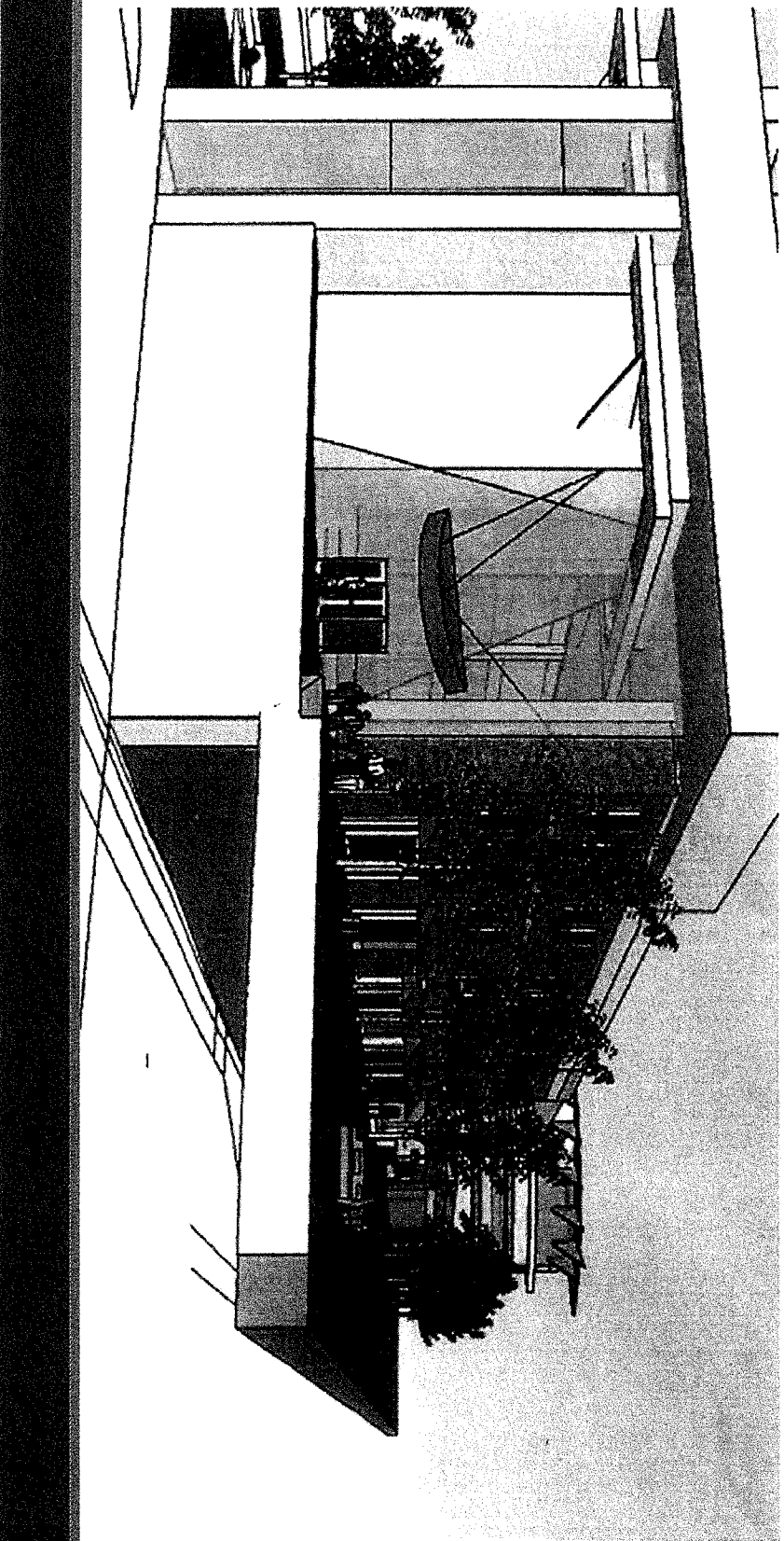


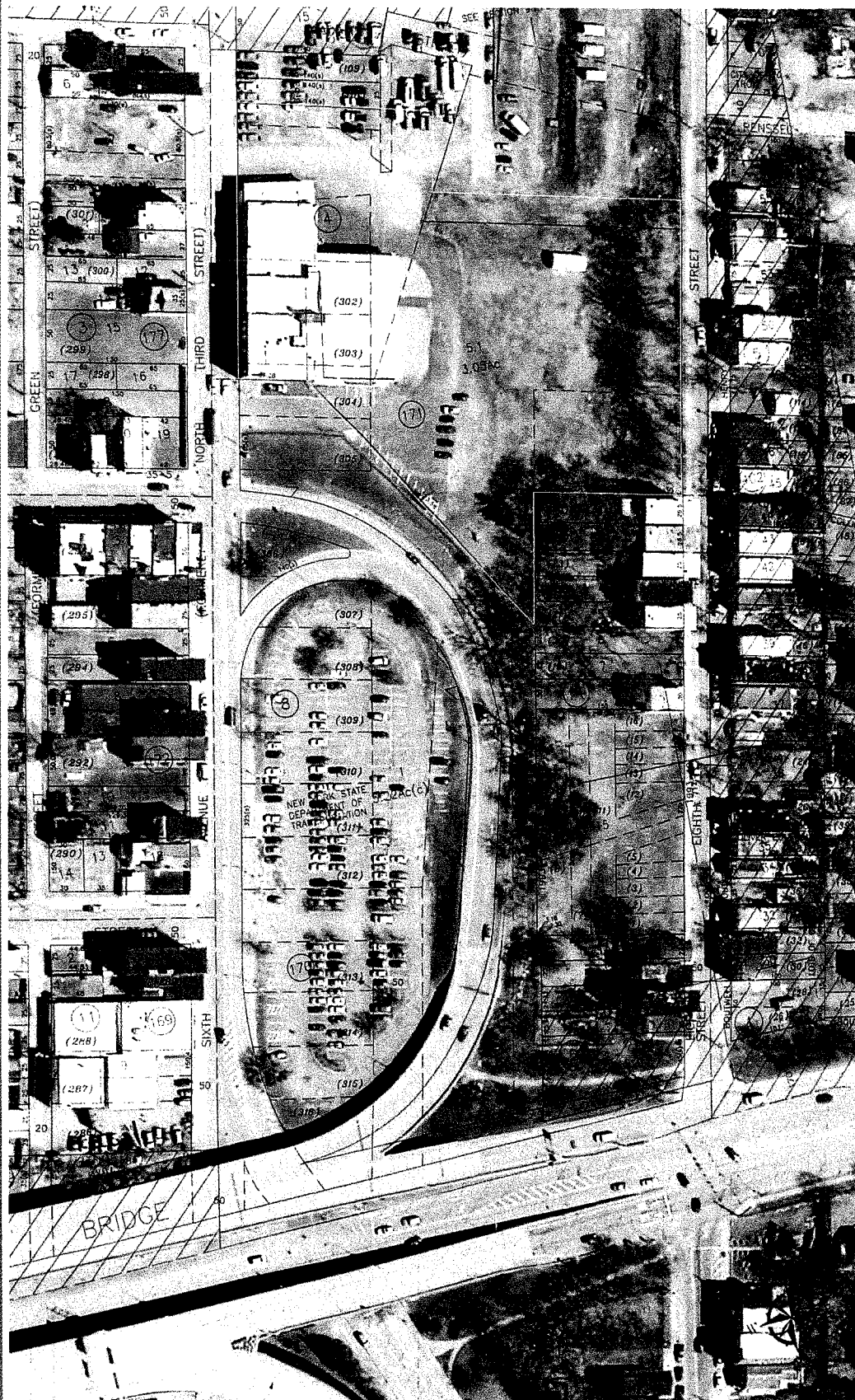
Wisdomworks,L.L.C.
Technology Park, Troy ,N.Y

2600 6th Ave. Troy NY 12180



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





A black and white photograph of a two-story wooden building, possibly a school or community center, viewed from a low angle. The building features a prominent porch with a sign that reads "SCHOOL". A small tree stands in front of the building. The image is oriented vertically on the page.

Optimizing the

Monarch Design

1398 Vassar Ferry Road
Hoffman, New York 12065
Phone 518-888-8362 FAX 518-573-2303
E-mail - seepost@earthlink.net

[illegible]

A black and white architectural sketch of a street scene. On the left, a building with a sign that reads "EXISTING STONE" is visible. The street is lined with trees and a sidewalk. On the right, another building is shown. The sketch is oriented vertically on the page.

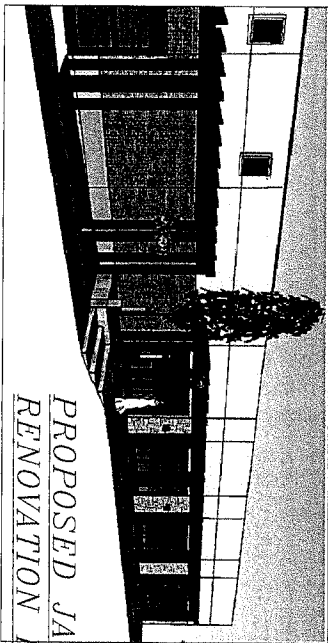
Monarch Design

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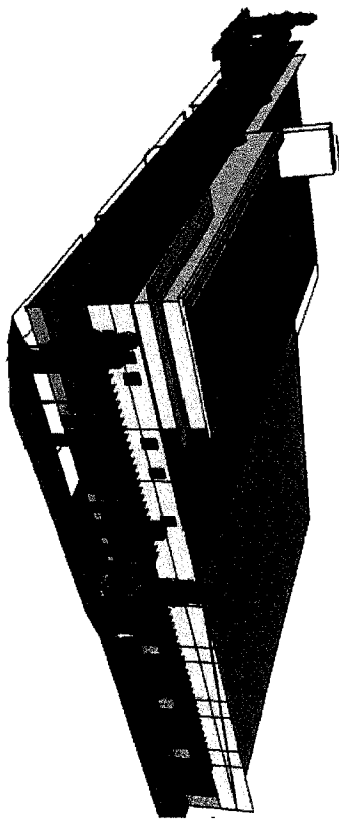
Proposed Number



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
A Division of Bejian Planning and Design, Inc.
A Division of Bejian Planning and Design, Inc.

13 Pleasant Run
Babylon, Spc., New York 11020
Phone 516-895-8280 CELL: 516-569-1538
E-mail: monarchdesigngroup@gmail.com

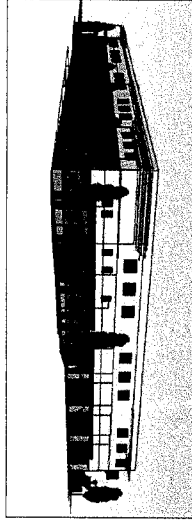
matzen

construction services llc
200 Third Road, Mahwah, NJ 07430
(973) 842-3480 Fax (973) 842-1292
www.matzen.com

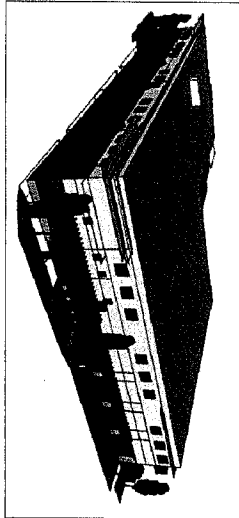
Bejian Planning and Design, Inc.
is a professional corporation
organized under the laws of the
State of New York. It is a
limited liability corporation.
The undersigned is a duly
licensed professional architect
in the State of New York.
The undersigned is a duly
licensed professional engineer
in the State of New York.
The undersigned is a duly
licensed professional landscape
architect in the State of New
York.

DESIGNED BY	E. BIANCHI
DATE	12/20/22
FILED	12/20/22
SCALE	AS SHOWN
PROJECT NO.	12/20/22
PROJECT NAME	PROPOSED BEJIAN EXISTING SITE FACADE STUDY

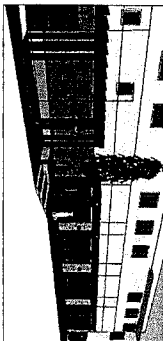
CS-1



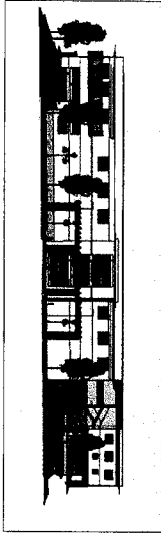
*PROPOSED JAY ST.
ELEVATION VIEW
3-STORY FACADE*



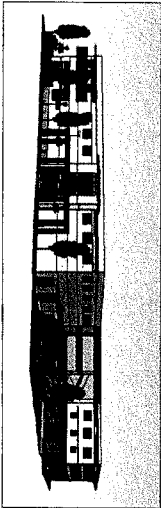
*PROPOSED AERIAL VIEW
3-STORY FACADE*



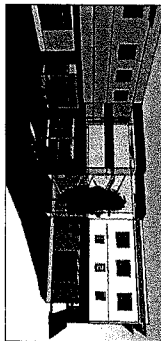
*PROPOSED SIDE
ACCESS VIEW
3-STORY FACADE*



*PROPOSED REAR
ELEVATION VIEW
3-STORY FACADE*



*PROPOSED REAR VIEW
3-STORY FACADE*



*PROPOSED REAR
STAIR TOWER VIEW
3-STORY FACADE*

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

Monarch Design
A registered architect's office and interior design firm
* Registered Architects and Interior Designers

13 Pleasant Run
Billion, New York 12020
Phone: 518-585-6280 CELL: 518-569-1588
E-mail: monarchdesigngroup@gmail.com

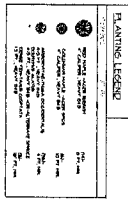
matzen
construction services llc
200 8-and-Round-Midway, NY 12122
(518) 681-5400 Fax: (518) 681-1291
www.matzenllc.com

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DESIGN & EXHIBIT
CHECKED: _____
DATE: 10/20/22
FILE: M24N
JOB NO.: 10-15
CUT DATE: 10/20/22
3 Sheets (Sheet 40 of 40)
CS-2

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

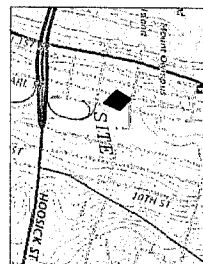
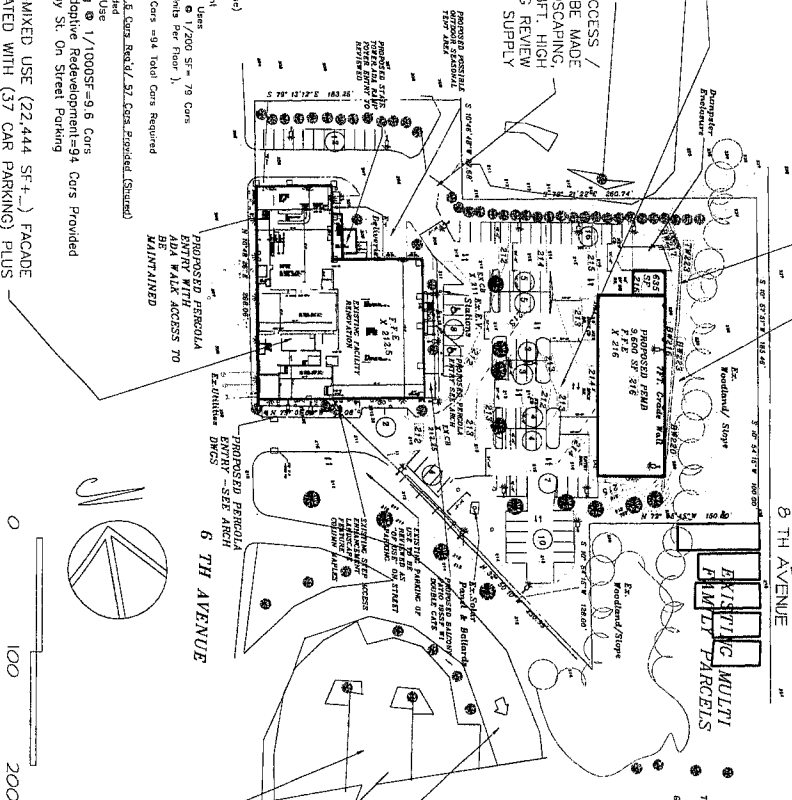
EXISTING SHARED ACCESS /
& EX. PARKING/ FENCING TO BE MADE
HIGHER & OPAQUE WITH LANDSCAPING.
ADD DOUBLE GATE .8FT. HIGH
34 CAR PARKING REVIEW
FOR JOHNSTONE SUPPLY



- 2 Story Accessory Residence Slaps(R-2 Use) with Potential for 3RD Floor Addition,
1st Level Assembly (B.M. or A Use)/Restaurant /Banquet/ Business/Office /Assembly Assorted Uses
Parking 22,444 , having 15,79 SF Usable \approx 1/200 SF = 76 Cars
2nd or 3rd Level Accessory Residential (15 Units Per Floor),
having 22,444 SF Per Floor

94 Cars Required (79+9.6). 94 Cars Provided with 11 Existing Joy St. Parking Of Use 9600 SF PEMB Rear Accessible Parking @ 1/1000SF=9.6 Cars Existing Renovation 2 To 3 Storys Adaptive Redevelopment=94 Cars Provided =94 Cars Including Joy St. On Street Parking

EXISTING JOHNSTONE SUPPLY - MIXED USE (22,444 SF +^{xxx}) FACADE
TO BE RENOVATED WITH (37 CAR PARKING) PLUS
EXISTING SHARED SITE ACCESS WITH (57 CAR PARKING) UPGRADES
FOR REAR WAREHOUSE ADDITION REVIEW



SITE MAP

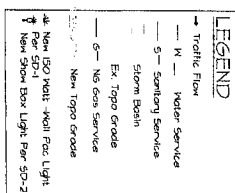
AREA LOCATION MAP

SITE STATISTICS

BUILDING:	33,857 SF	.777Ac	26.53%
PAVEMENT:	45,709 SF	1.003Ac	35.77%
GREEN:	48,120 SF	1.15Ac	37.70%
SITE:	127,686 SF	2.93 Ac	100%

GENERAL NOTES:
PROPERTY: 2600 6TH ST. TROY NY 12180
APPLICANT/OWNER: GEORGE BEJIAN 2600 6TH ST. TROY NY 12180
TAX MAP: 1700-101.22-4-5.1
ZONED: INDUSTRIAL COMMERCE DISTRICT
LOT CHARACTERISTICS:

Front	0'0"	0'-0"
Rear	45'-0"	285'±
Sides	0'0"	78'0" Total



EXISTING 787 INTERSTATE RAMP

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

DR. NAME	E. ESPOSITO
CAREER	
DR. DATE	1/22/22
FILE	EE-PLAN
JOS NO.	440-31
PLDT DATE	1/22/22
Proposed Contract Site Plan-CO	
Plans with Worksheet Plan	
SP-1	

Monarch Design
Conceptual Thinking, Planning and Design Studio
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
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Ballston Spa, New York 12020
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E-mail -monarchdesigngroup@gmail.com

































































































































































































[illegible]

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

Proposed (16) Parking
& 5 ft. Walk/Ramp
20 SFT. RETAINING WALL
FOUNDATION WALL
SOIL STABILIZATION
PER FINAL TOPOGRAPHY SURVEY
TO BE ADJUSTED
AT FINAL

PROPOSED RE-SURFACE PARKING
(57 CARS)
EXPANSION BUILD WITH
NEW RE-DEVELOPMENT
SUB-SURFACE DRAINAGE
AND PAVEMENT GRADING AS REQUIRED

EXISTING SHARED ACCESS /
& EX. PARKING / FENCING TO BE MADE
HIGHER & OPAQUE WITH LANDSCAPING.
ADD DOUBLE GATE, 8 FT. HIGH
34 CAR PARKING REVIEW
FOR JOHNSTONE SUPPLY

CLADDING LEGEND	
	2-Story Accessory Residence Single-2 Use
	1st Level Assembly (B.M.)
	2nd or 3rd Level Assembly (B.M.)
	4th or 5th Level Assembly (B.M.)
	6th or 7th Level Assembly (B.M.)
	8th or 9th Level Assembly (B.M.)
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	96th or 97th Level Assembly (B.M.)
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	102nd or 103rd Level Assembly (B.M.)
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	166th or 167th Level Assembly (B.M.)
	168th or 169th Level Assembly (B.M.)
	170th or 171st Level Assembly (B.M.)
	172nd or 173rd Level Assembly (B.M.)
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