



NEW CITY HALL VISION

RESPONSE TO RFP

HISTORIC PROCTOR'S THEATER
IN DOWNTOWN TROY

TROY, NEW YORK

JUNE 28, 2024

Columbia
Development Companies



BBL

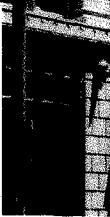


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- Certificate of Insurance
- W-9 Form



SECTION 1

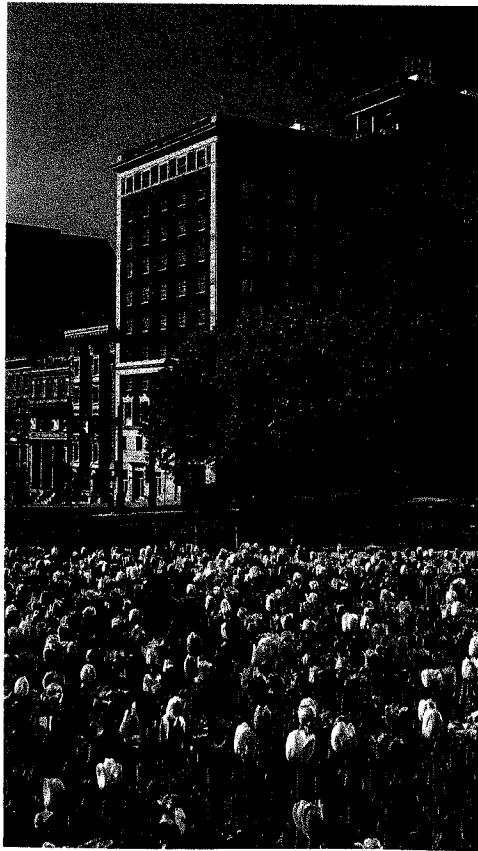
Executive Summary



Executive Summary

EXECUTIVE SUMMARY

We believe our proposal for the creation of the New City Hall Vision not only addresses every requirement identified in the New City Hall Vision RFP, but it also offers the **most experienced team, the best location and the greatest value to the City of Troy**. Our team has thoroughly reviewed the RFP and is willing to perform all services identified.



THE TEAM

As the developer, Columbia or CIDC would be the entity solely responsible to the City of Troy for all the disciplines and practices to fully design, permit, construct, commission finance and sell or lease the proposed City Hall. The Columbia / CIDC / BBL / SRA partnership is a tested and proven commodity with years of experience and solid resources.

Columbia is a diversified real estate development and advisory group dedicated to creating prime spaces and iconic projects for our clients and communities. Columbia has earned a reputation for our ability to **find solutions for the most challenging and complex development projects**.

CIDC is an accomplished real estate developer with a national portfolio. As a qualified 501(c)(3), CIDC serves commercial, industrial, municipal and not-for-profit clients by providing taxable and tax-exempt bond financing, grant assistance and other government financing opportunities, reducing the burdens on these clients.

BBL Construction Services LLC would be the Design Builder contracted by Columbia / CIDC to manage and direct the design and construction efforts. For over 50 years, BBL has been an industry leader and an early champion of the Integrated Project Delivery (IPD) process. Nationally ranked, BBL is located in Albany with its principals actively engaged in every aspect of the business. Integrity and stability are the foundation of every project we deliver. Our record and resume is appealing to owners as well as lenders, designers, engineers, vendors and subcontractors. As such we are surrounded by finest like minded professionals in the industry.

SRA Architects would lead the project design development and manage the entire team of design professionals. SRA's experience and familiarity with historic buildings, coupled with its longstanding relationship with Columbia and BBL makes SRA uniquely qualified and a perfect fit for this project.





SECTION 2
Proposed Site



SITE AERIAL

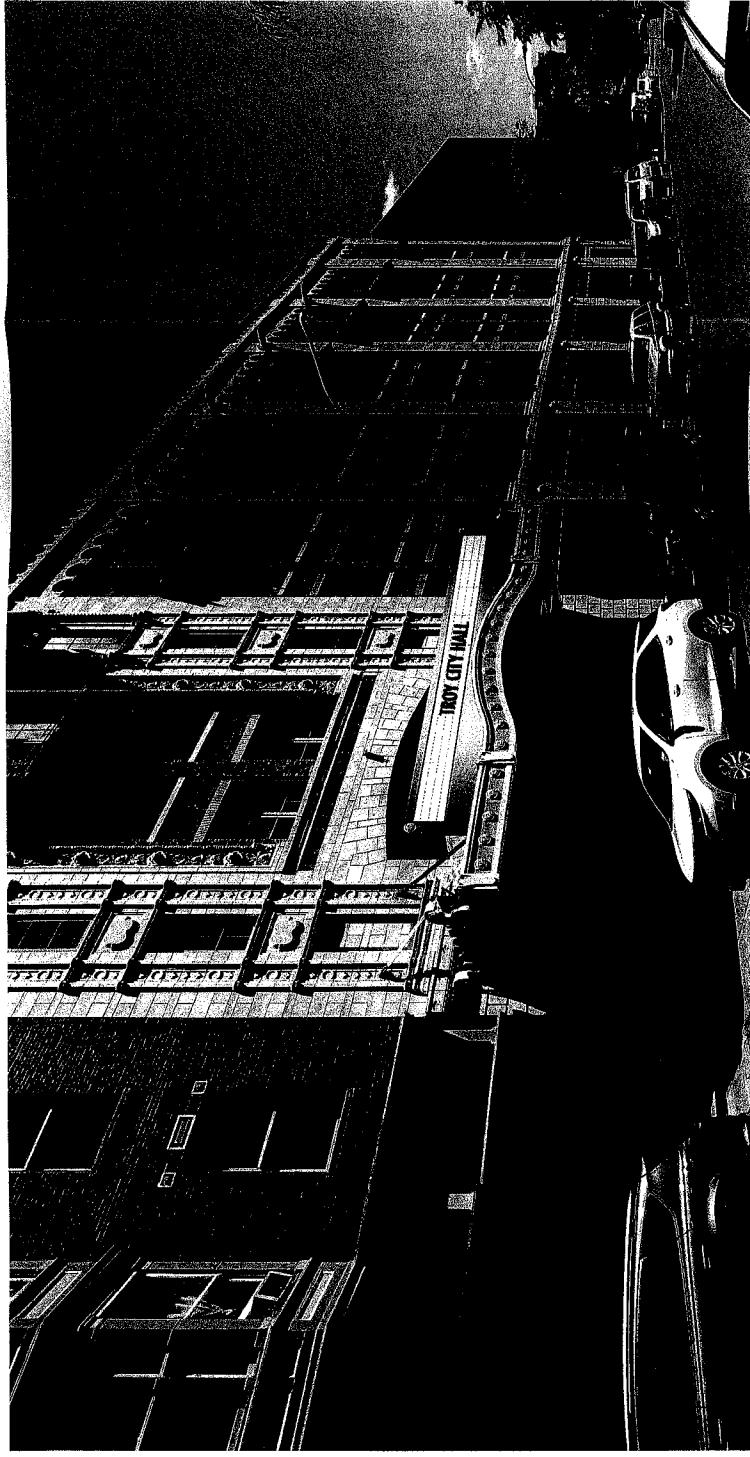
Within Walking Distance of the following
Essential Public Services

- Downtown Troy Post Office - Main Branch
- Rensselaer County DMV
- Troy Public Library
- Troy Police Department
- Troy City Court
- Rensselaer County Clerk
- Rensselaer County Court

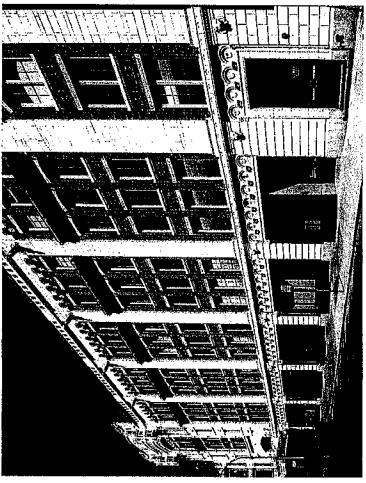
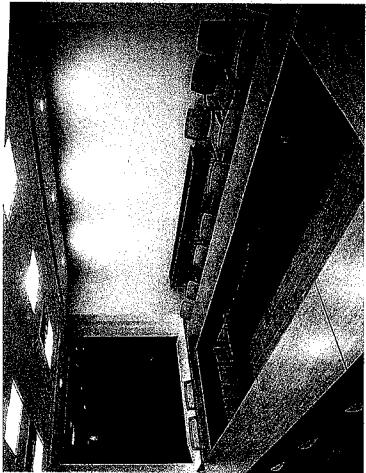
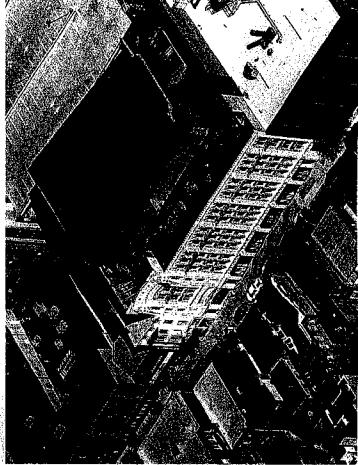
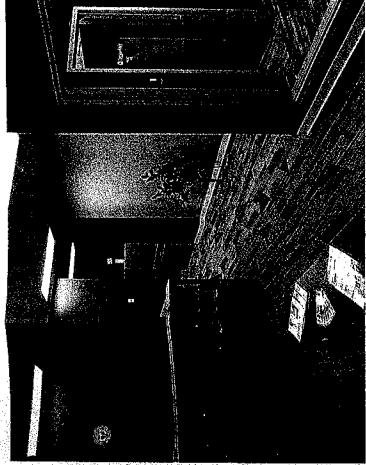
Concentrated City & County Services
within a Small Radius



Columbia  BBL  ST2



New City Hall Vision | Historic Predictor's Theater Proposal | RFP June 28, 2024 10



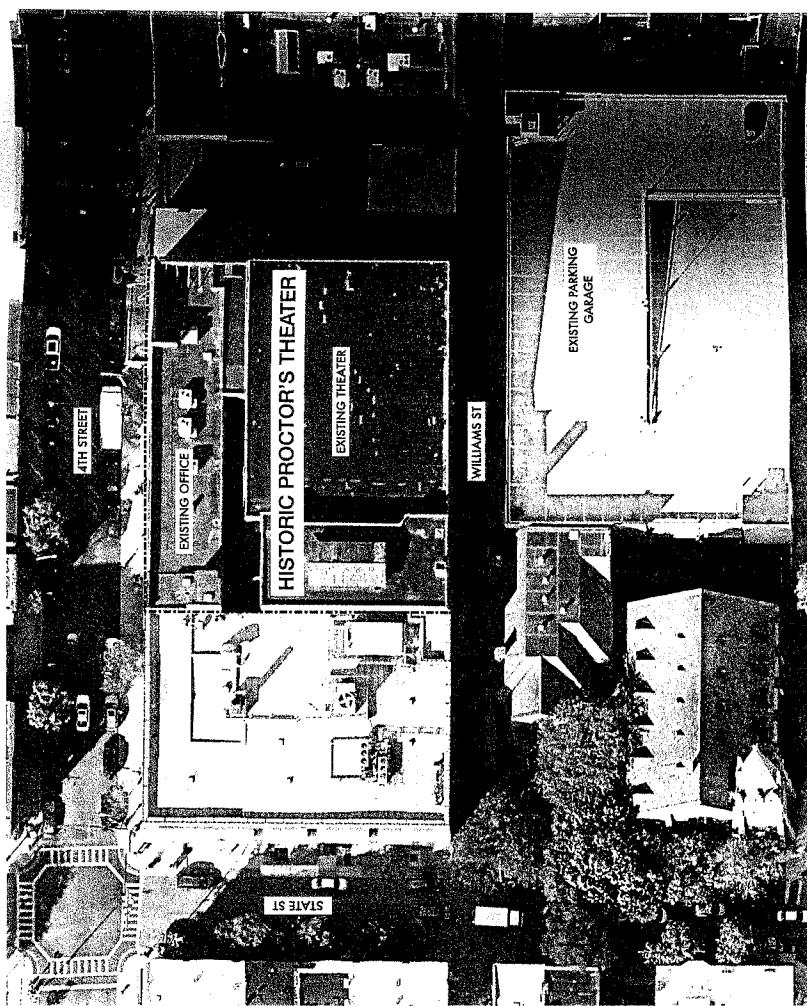


SECTION 3

Renovation Concepts



EXISTING STRUCTURE



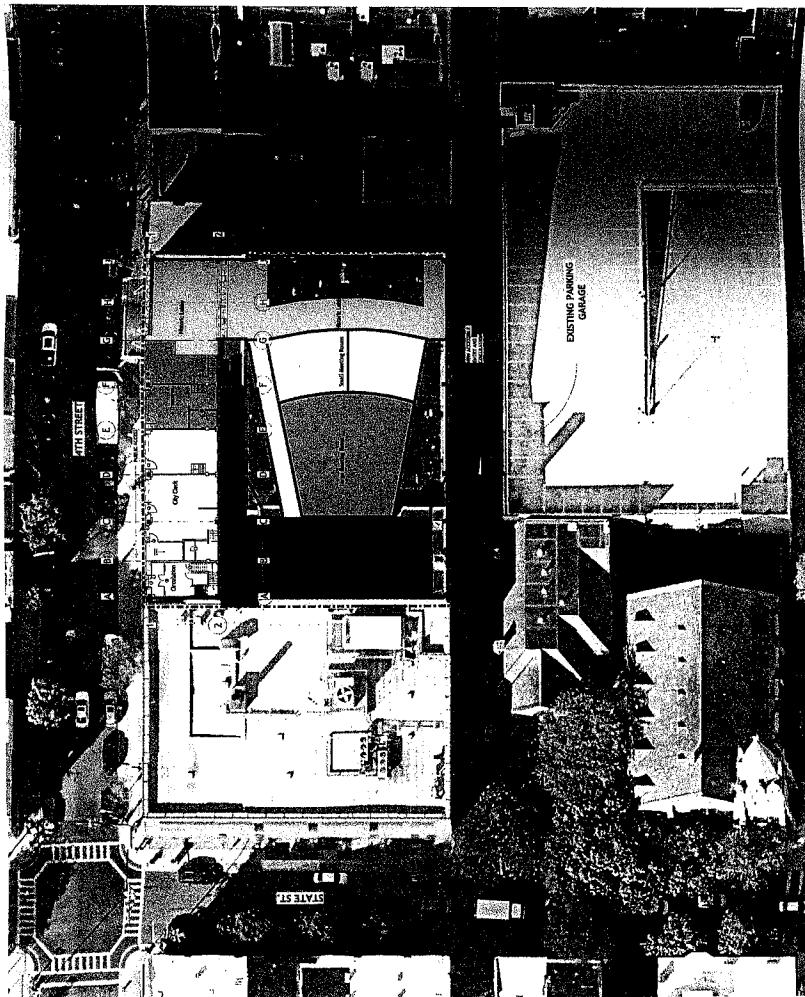
Existing Office 21,767 SF
Existing Theater 60,000 SF

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CONCEPT 1

Existing Office	21,767 SF
Historic Renovation	3,179 SF
New Construction	7,554 SF
Total Square Footage	32,500 SF ±

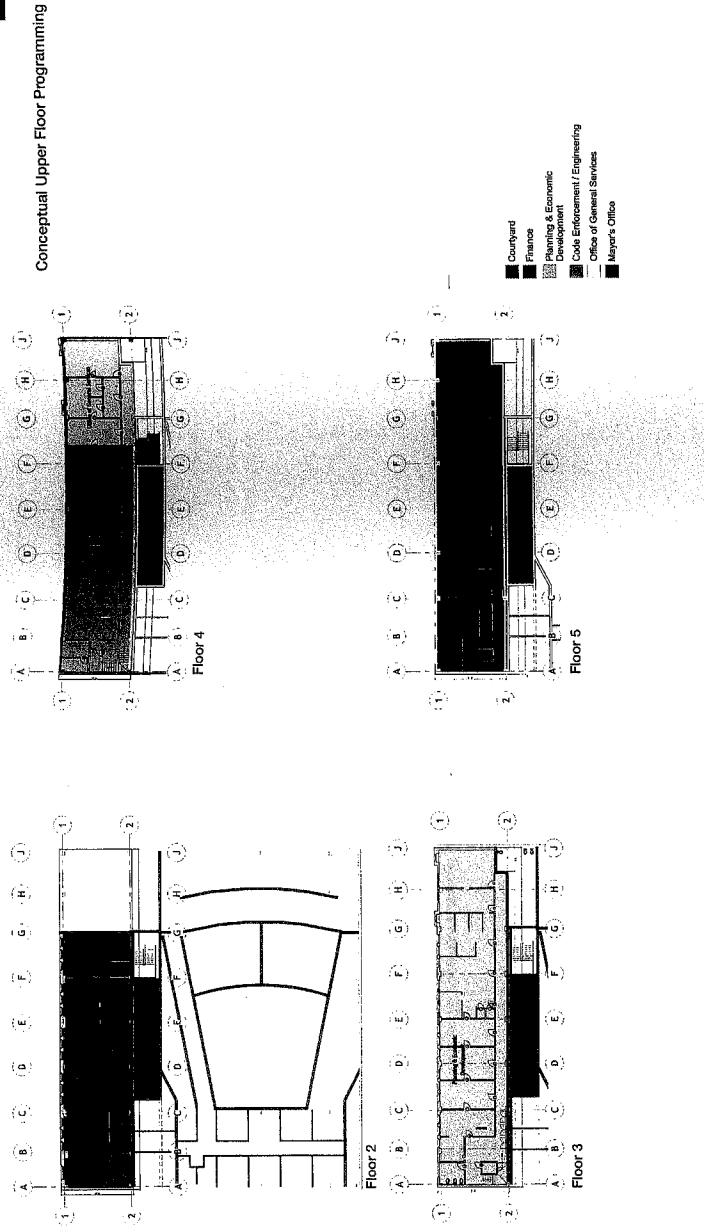
- Retain Iconic Facade on Fourth Street
- Renovate Existing Office
- Retain & Renovate Existing Historic Lobby
- Retain & Renovate Existing Theater Lobby Arcade
- Construct Meeting Spaces within Existing Theater
- Renovate and Utilize Existing Stage Area as Additional Office Space
- Add Rear Entry Lobby for Quick Access to Williams Street & the Fifth Avenue Garage



*Color Blocked Programming is Conceptual

New City Hall Vision | Historic Proctor's Theater Proposal | INFJ - June 26, 2024 14

CONCEPT 1

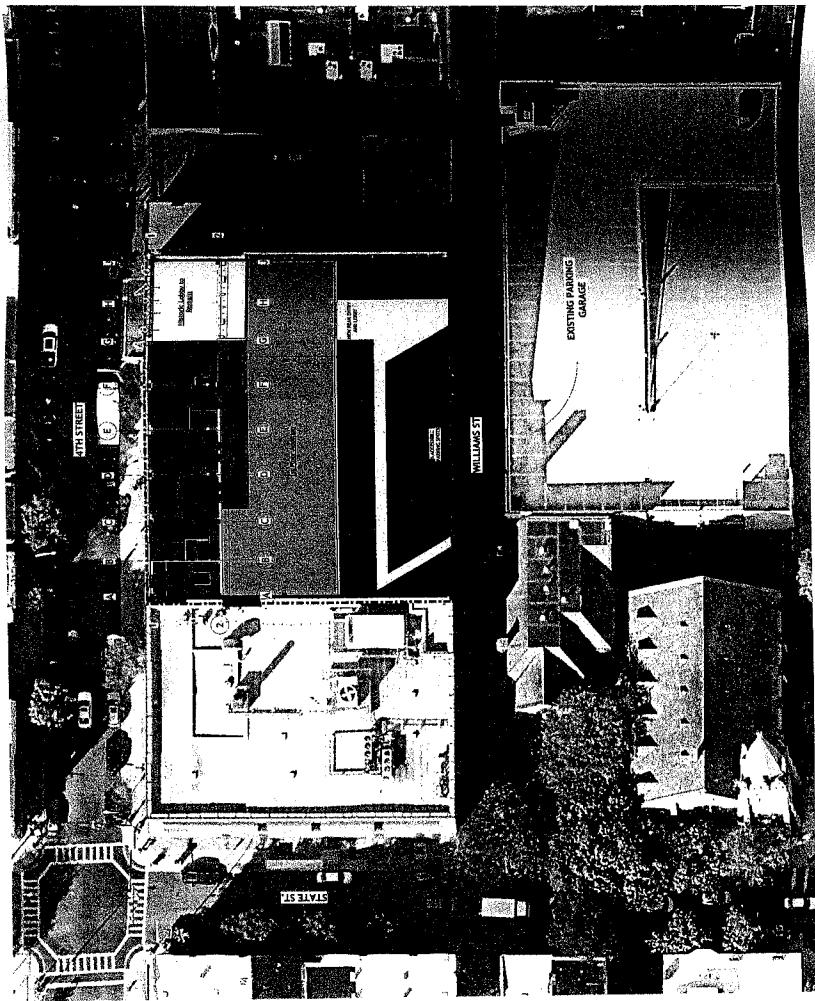


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CONCEPT 2

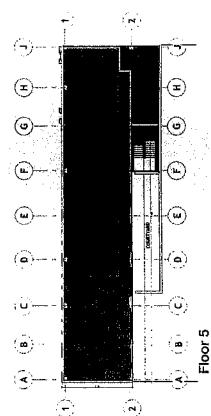
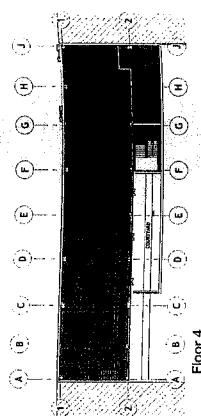
Existing Office	21,767 SF
Historic Renovation	1,491 SF
New Construction	19,359 SF
Total Square Footage	42,617 SF ±

- Retain Iconic Facade on Fourth Street
- Renovate Existing Office
- Retain & Renovate Existing Historic Lobby
- Replace Existing Theater
- Construct 3-Story Addition (5 Stories Possible)
- Add Rear Entry Lobby for Quick Access to Williams Street & the Fifth Avenue Garage
- Add 6 Accessible Parking Spaces



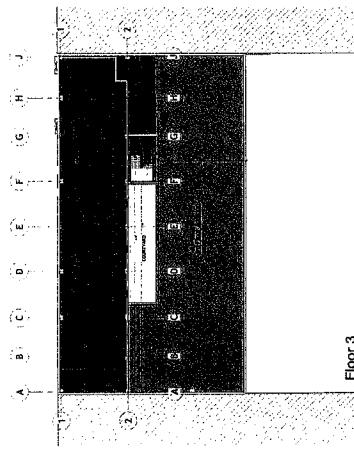
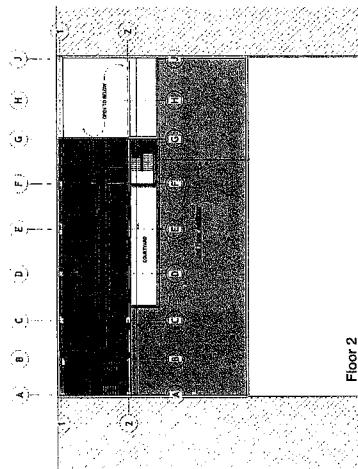
CONCEPT 2

Conceptual Upper Floor Programming



Project: Procter's Theater

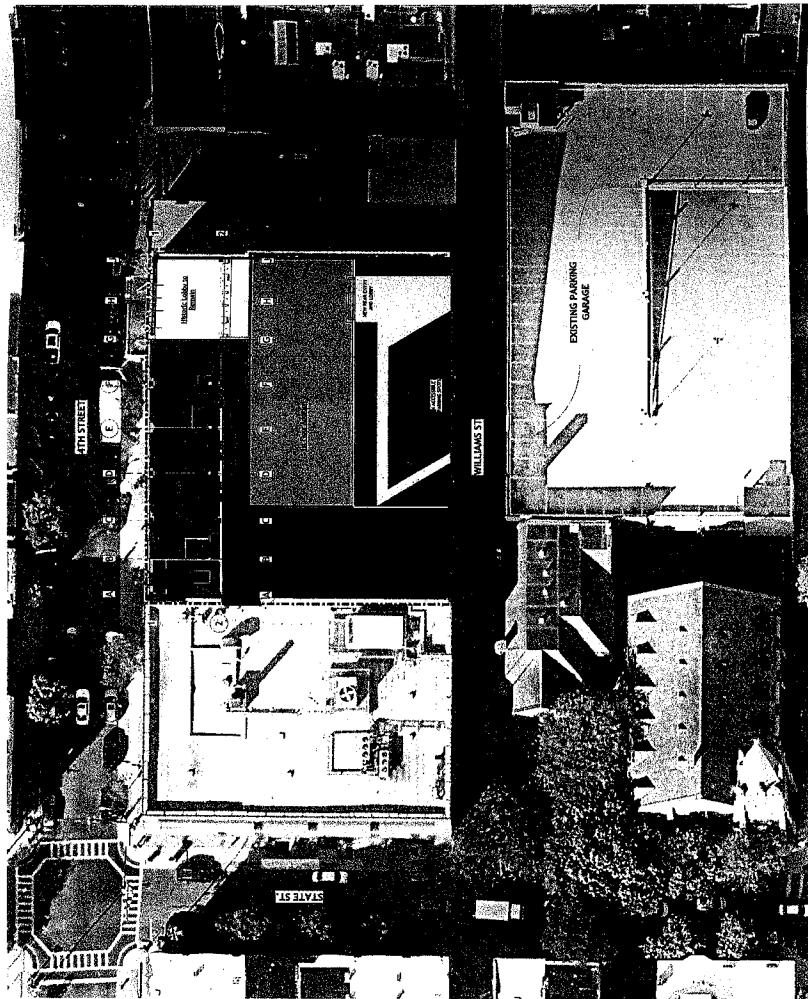
New City Hall Vision | Historic Proctor's Theater Proposal | RFP June 26, 2024 17



CONCEPT 3

Existing Office	21,767 SF
Historic Renovation	5,344 SF
New Construction	15,197 SF
Total Square Footage	42,308 SF ±

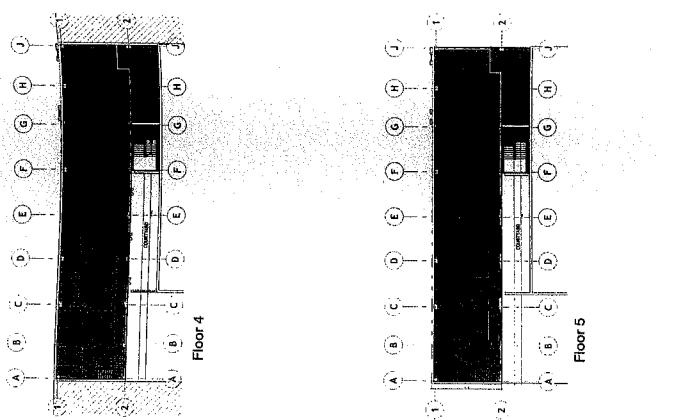
- Retain Iconic Facade on Fourth Street
- Renovate Existing Office
- Retain & Renovate Existing Historic Lobby
- Retain & Renovate Existing Stage
- Replace Existing Theater (5 Stories Possible)
- Construct 3-Story Addition (5 Stories Possible)
- Add Rear Entry Lobby for Quick Access to Williams Street & the Fifth Avenue Garage
- Add 4 Accessible Parking Spaces



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CONCEPT 3

Conceptual Upper Floor Programming



New (2024) Hall Vision | Historic Proctor's Theater Proposal | JPP June 28, 2024 19

Proctor's Theater

Existing Office

Floor 3

Proctor's Theater

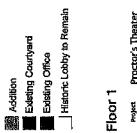
Existing Office



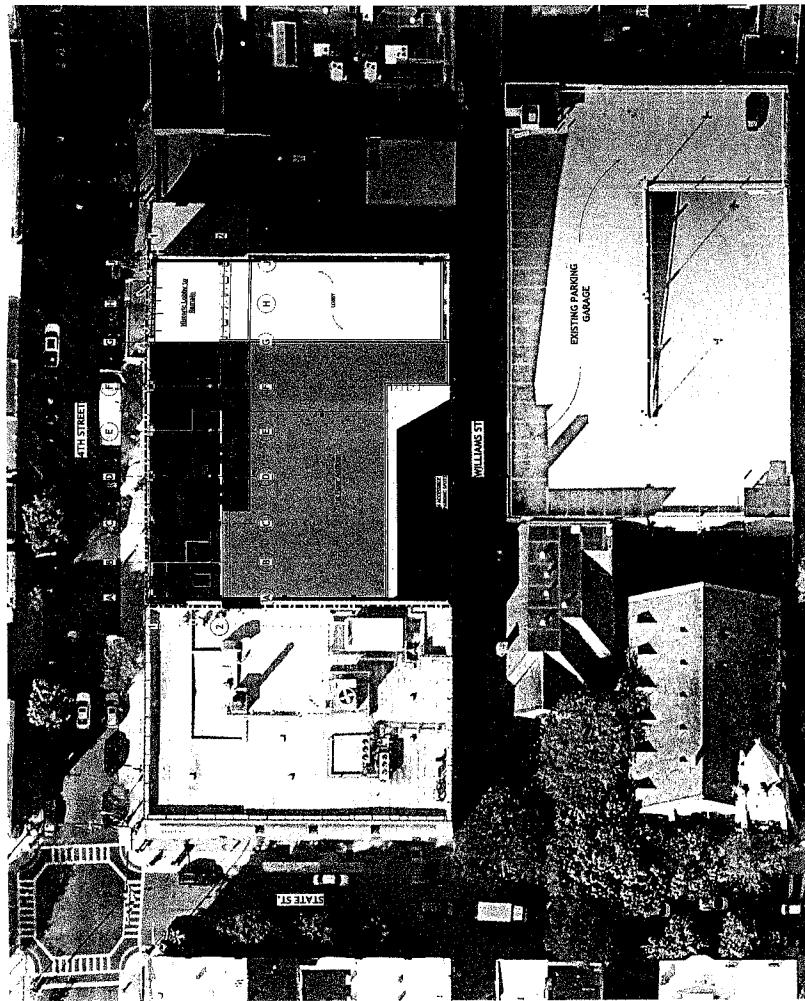
CONCEPT 4

Existing Office	21,767 SF
Historic Renovation	4,505 SF
New Construction	16,008 SF
Total Square Footage	42,280 SF ±

- Retain Iconic Facade on Fourth Street
- Renovate Existing Office
- Retain & Renovate Existing Historic Lobby
- Retain & Renovate Existing Theater Lobby Arcade
- Replace Existing Theater
- Construct 2-Story Addition (5 Stories Possible)
- Add Rear Entry Lobby for Quick Access to Williams Street & the Fifth Avenue Garage
- Add 4 Accessible Parking Spaces

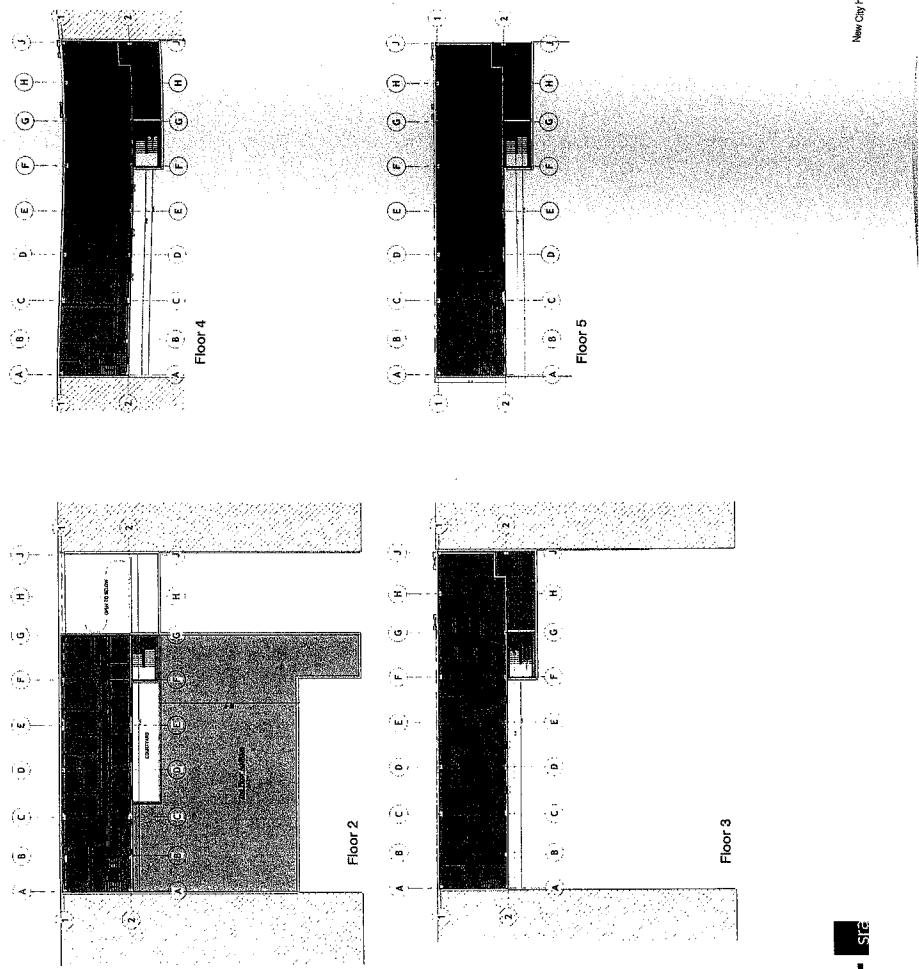


Floor 1
Project: Proctor's Theater



CONCEPT 4

Conceptual Upper Floor Programming



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SECTION 4
Development Structures



Development Structures

Turn-Key Purchase Option

TURN-KEY SALE OVERVIEW

Under the turn-key purchase option, Columbia Development Companies, the current owner of the Proctor's Theater Building, will contract with BBL Construction Services to deliver a design-build turn-key renovation of the Proctor's Building to meet the needs of the City of Troy. The programmatic details and design of the renovation will be created through a collaborative process with the City, Columbia, BBL and SRA, with the City only being responsible for approving the final product. Immediately following construction of the project, the City will purchase the completed facility from Columbia.

Design, Entitlements, Construction, Project Management & Delivery:

While the City of Troy will be an integral part of the facility programming and design, it will not be responsible for the entitlements, construction, project management nor delivery of the project. Columbia & BBL will take on all of these responsibilities, allowing the City to continue to focus on its primary mission of serving its constituents.

Capital Project Funds Sourcing:

The City of Troy will be responsible for sourcing the capital necessary to purchase the completed turn-key facility from Columbia.

Anticipated Project Schedule:

- 4 months for legal agreements, design and entitlements
- 12 months for construction
- 16 months Total

Key Benefits & Disadvantages:

- The City will not be required to manage the design, construction and delivery of the Project.
- The City will be required to expend capital and/or issue debt to fund the project costs up front.
- Our understanding of NYS Finance Law indicates that the turn-key purchase option will be subject to increased project costs due to Wicks Law requirements.

TURN-KEY SALE OPTION



Columbia
Development Companies

DEVELOPER
Brandon Stabler
Firm Lead

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BBL

DESIGN BUILDER
Jonathan deForest
Firm Lead

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302 Washington Avenue Extension
Albany, NY 12203
p | 518.452.8200
bblinc.com

sra

LEAD DESIGN PROFESSIONAL
Dennis Rigosu
Kenneth Syvertsen
Firm Leads

SRA Syvertsen Rigosu Architects, PLLC
6 Chelsea Place
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p | 518.348.1151
sarch3d.com



Development Structures

Tax-Exempt Lease Option

TAX-EXEMPT LEASE OVERVIEW

Under the tax-exempt lease option, Columbia Development Companies, the current owner of the Proctor's Theater Building, will sell the Building to CIDC who will in turn contract with BBL Construction Services to deliver a design-build turn-key renovation of the Proctor's Building to meet the needs of the City of Troy. The programmatic details and design of the renovation will be created through a collaborative process with the City, Columbia, CIDC, BBL and SRA, with the City only being responsible for approving the final product. CIDC will own the project and lease the facility to the City for a term of twenty (20) or more years. Since CIDC and the City are both tax-exempt entities, the project will be exempt from sales and property taxes, and will benefit from tax-exempt bond financing despite the project not being owned by the City.

Design, Entitlements, Construction, Project Management & Delivery:

While the City of Troy will be an integral part of the facility programming and design, it will not be responsible for the entitlements, construction, project management nor delivery of the project. Columbia & BBL will take on all of these responsibilities, allowing the City to continue to focus on its primary mission of serving its constituents.

Capital Project Funds Sourcing:

CIDC will be responsible for sourcing the capital necessary to fund the project through the issuance of **tax-exempt bonds issued by the Troy Capital Resource Corporation**.

Anticipated Project Schedule:

- 4 months for legal agreements, design and entitlements
- 12 months for construction
- 16 months Total

Key Benefits & Disadvantages:

- The City will not be required to manage the design, construction and delivery of the Project.
- The City will not be required to expend capital nor issue debt to fund the project costs up front.
- The project will be exempt from sales & property taxes.
- The project will benefit from tax-exempt financing (lower interest rates) despite the City not owning the facility or carrying project debt on its balance sheet.
- Reversion options for the facility will be discussed.



TAX-EXEMPT LEASE OPTION



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cidconline.com



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sraarch3d.com



SECTION 5

Professional Capacity and Capability



Professional Capacity and Capability

Firm Program Capabilities

We have assembled a team for the New City Hall Vision that we feel is perfectly suited for success. Columbia, CIDC, BBL and SRA have an extraordinary working relationship. Our record of delivering projects on time and on budget in the Capital District is unsurpassed. The evolution of our organizations, refining and perfecting our financing structures and our design-build delivery method, has made this approach second-nature and an integral part of the fabric of our organizations. The discipline with which concepts, constraints, and unforeseen conditions are analyzed, evaluated, solved and implemented is unrivaled in the industry.

Our team collaborates as a seamless group, applying the most effective skills and talents to develop solutions that maximize the value provided to our clients. The following pages provide brief firm profiles and project sheets of successful county, municipal and historic renovations delivered in the Capital District.





Creating Large-Scale, Visionary Projects
in the Capital Region and Beyond for over 35 Years

35+

YEARS IN BUSINESS

10M SF

OF DEVELOPED SPACE

\$1.5B

OF COMBINED VALUE

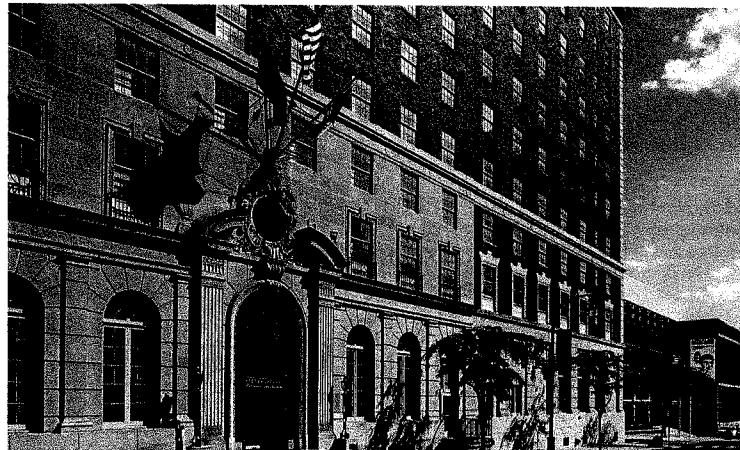
115+

YEARS OF EXPERIENCE

Columbia Development Companies

is a diversified real estate development and advisory group dedicated to creating prime space and iconic projects for our clients and communities

Specializing in medical, commercial, industrial, and retail properties, we strive to create spaces that reflect the mission of the companies we serve. Our diverse team of professionals bring a combined 115 years of experience and offer expertly delivered, full-service design, construction, management and real estate services to our clients. With over 10 Million square feet developed over the last 35 years, we are experts in crafting solutions for clients who have struggled to find the right path forward. We excel in turning challenges into opportunities, leveraging our vast experience and innovative thinking to structure projects that make our clients' vision a reality.



Services

PLAN/DESIGN/BUILD

We create and build the new facility for ownership by the client.

LEASE

We create the facility, retain ownership and lease the space to tenants.

TURNKEY

We oversee every phase of the project for client ownership: site, acquisition, planning, approvals, construction and assistance in obtaining financing.

JOINT VENTURE/PARTNERSHIP

We collaborate with clients in joint arrangements to provide ownership opportunities.

CONSTRUCTION MANAGEMENT

A fee based management delivery system.

MARKET & SITE ANALYSIS

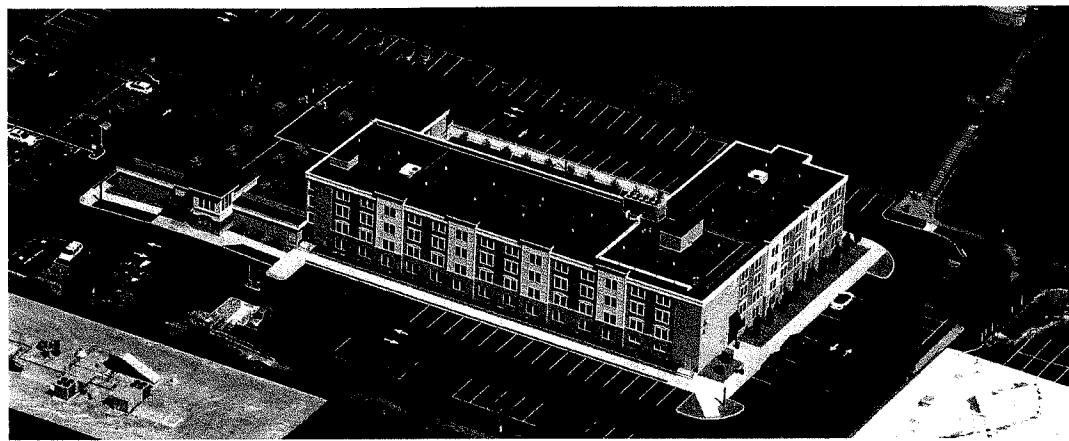
We assist clients in evaluating the next location.

Columbia Development Companies

302 Washington Avenue Extension
Albany, New York 12203

518.862.9133 | columbiadev.com

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CIDC and its affiliated real estate corporations have issued and constructed more than 700 million dollars in projects. Examples are as follows:

1,500 units of affordable and lease to own residential projects in the States of Florida, Pennsylvania and New York.

Court Houses and County Building

Firehouse in Hudson, New York

Dormitories, the most recent being at RPI

Capital Region BOCES

Several Assisted Living Facilities in New York and Pennsylvania

Several garages, including all garages at Yankee Stadium

ABOUT CIDC

Every great story has a beginning....

Overview

Community Initiatives Development Corporation (CIDC) is a development corporation chartered in the Commonwealth of Pennsylvania in 1992. CIDC provides consulting services to governmental entities for the purpose of stimulating economic development and creating affordable housing opportunities. CIDC also develops affordable housing and government facilities and assists in bringing development plans to fruition.

Tools

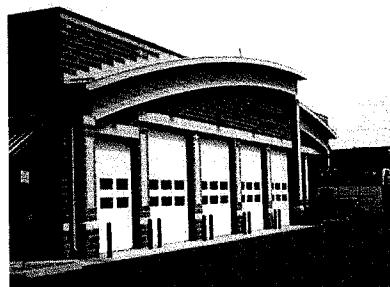
- Private and public financing of fixed assets and working capital.
- Downtown revitalization (master plan evaluation, feasibility analysis, funding sources).
- Building economic delivery systems, training client staff in their implementation.
- Funding public facilities without the general obligation of any municipal entities.
- Packaging small business loans, grant applications and other government financing.
- Researching new financing opportunities and federal regulations.
- Taxable and tax-exempt bond financing for commercial, industrial and municipal projects and affordable housing.

Resources

CIDC draws upon a network of nationally recognized developers and financing sources to carry out the approval process, building construction and marketing of projects.

CIDC staff has extensive knowledge of Community Development Regulations, as well as those that pertain to federal funding sources. Federal Register updates are monitored and applicable changes and/or new legislation presented to clients. Staff is familiar with regulations for HUD, FHA, FannieMae, and SBA loan programs and conducts ongoing research to discover new methods for employing federal, semi-private and private financing.

Community Initiatives Development Corporation
15375 Blue Fish Circle | Bradenton, FL 34202
p | 484.955.1761 | cidconline.com





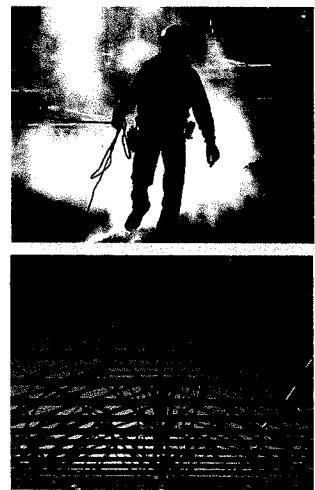
Corporate Overview

Founded in 1973, BBL is a fully diversified Design-Build, General Contractor, and Construction Management firm with annual construction sales reaching \$500 million. BBL is a leader in the construction industry, ranking among the nation's Top 400 Contractors in ENR (Engineering News Record) magazine.

BBL currently employs approximately 400 highly talented and experienced construction, design, and management professionals. Our knowledge and expertise ensures that proper design and construction solutions are used on each of our projects. Our delivery process saves our clients time and money, while assuring them they will receive a high quality, successful project that will support their desired business goals.

We deliver a wide variety of construction projects including financial institutions, car dealerships, healthcare, hospitality, multifamily housing, commercial office, K-12 and higher education, sports and recreation facilities, veterinary facilities, government, retail, storage facilities, high technology, manufacturing, retail and industrial projects.

With over fifty years of experience, BBL has built a reputation as an industry leader. Our history of success is a result of our solid commitment to quality and an established record of delivering projects on-time and in-budget. Whether it's from our corporate office in Albany, New York or our regional office in Charleston, West Virginia, all our clients receive the same professional service and high-quality construction.



National Rankings

BUSINESS REVIEW TOP CONTRACTORS
1

ENR NEW YORK TOP CONTRACTORS
10

ENR TOP 100 DESIGN-BUILD FIRMS
50

ENR TOP 400 CONTRACTORS
197



★ 50 ★
★ Years ★
1973 | 2023

BBL

Historic Renovation Experience

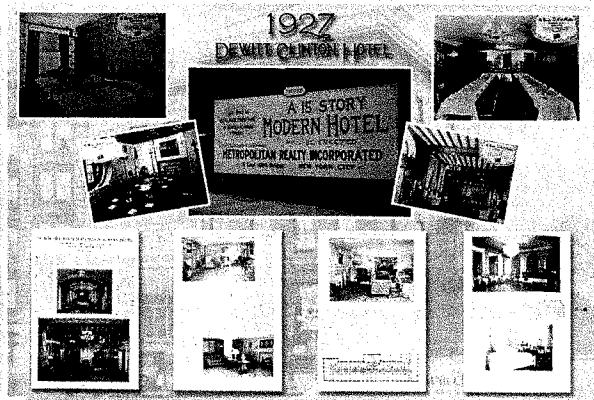
BBL has completed and continues to provide its expertise for a large number of historic renovation projects throughout New York State. The renovations consist of hotels, theaters, factories, and mixed-use buildings being reused as multi-family apartments, office space, salons, restaurants, retail space, and financial centers.

Our extensive experience has given us a deep understanding of what is required to restore these historic structures and the importance of preserving a building's incredible original character. We feel that these projects are important not only for their aesthetic value but for what the character of a historic building means to a community. These incredible structures have stood the test of time and deserve to be brought back to their original glory while taking advantage of the modern efficiencies that were not available during the time of their original construction.

One of the properties that BBL brought back to life is the Renaissance Hotel in downtown Albany. This historic structure was previously known as the DeWitt Clinton Hotel. The 400-room luxury hotel originally opened in October 1927. Nationally-renowned architect Kenneth Franzheim (1890-1959) designed the eleven-story building with a combination of Classical Revival and Beaux Arts inspired elements on the exterior and Classical and Colonial Revival inspired elements in the interior. The building had fallen into extreme disrepair and required extensive restoration. Local artisans and skilled workers were enlisted to restore woodwork, plaster medallions, inset fixtures, finishes, and the original terrazzo flooring. Some of the most critical components of the interior rehabilitation was focused on returning the first floor – the main lobby, elevator lobby, and arcade – to its historic configuration.

The project won several awards for renovation, preservation, and design:

1. Engineering News Record (ENR)
Best Project 2016-Renovation/Restoration
2. Preservation League of New York State
Excellence in Historic Preservation 2016
3. Historic Albany Foundation
2016 Preservation Merit Award
4. NYS Office of Parks Recreation & Historic Preservation
New York State Historic Preservation Award (2015)
5. AIA Rochester, NY Chapter
AIA Rochester Design Award



BBL

Historic Renovation Experience

Project	City	State	Services	SF	Units	Type	Style
132 State Street	Albany	NY	D/B	9,500		Historic Renovation	Mixed Use Retail/Office
134 State Street	Albany	NY	D/B	18,000		Historic Renovation	Mixed Use Retail/Office
140 State Street	Albany	NY	D/B	9,100	4	Historic Renovation	Mixed Use Apartments
160 Myrtle Ave. @Hudson Park Apartments	Albany	NY	D/B	58,000	75	Historic Renovation	Apartments
400 River Street	Troy	NY	D/B	12,000	12	Historic Property	Apartments
538 Erie Boulevard Apartments	Syracuse	NY	D/B	56,600	33	Historic Renovation	Apartments
Addis Building	Syracuse	NY	D/B	45,000	18	Historic Renovation	Mixed Use Apartments
Alfred E. Smith Building	Albany	NY	CM	650,000		Historic Renovation	Government
Amity Street Apartments	Cohoes	NY	D/B	16,010	13	Historic Renovation	Apartments
Arthur May School Redevelopment - Phase 1	Poughkeepsie	NY	D/B	36,000	24	Historic Property	Mixed-Use Apartments
Chasan Building	Troy	NY	D/B	34,000		Historic Renovation	Retail/Office
Equinox Hotel and Resort	Manchester	VT	CM	100,000	135	Historic Renovation	Hotel
Fifteenth Street Housing	Troy	NY	D/D/B	50,000	214	Mixed Historic and New	Scattered Site Apartments
Foster Luxury Apartments	Schenectady	NY	D/B	20,000	12	Historic Renovation	Apartments
Kiernan Plaza	Albany	NY	D/B	46,000		Historic Renovation	Mixed Use Retail/Office
Mill Lane Apartments @ 108 State Street	Schenectady	NY	CM	145,000	74	Mixed Historic and New	Mixed Use Apartments
New York State Court of Appeals Hall	Albany	NY	CM	125,000		Historic Renovation	Government
Oak Knitting Mill Commons	Syracuse	NY	D/B	74,000	38	Historic Renovation	Mixed Use Apartments
Palace Theater	Albany	NY	CM	140,000		Historic Renovation	Retail
Proctor's Theater Restoration	Troy	NY	D/B	36,000		Historic Renovation	Mixed Use Retail/Office
Renaissance Albany Hotel	Albany	NY	D/B	200,000	203	Historic Renovation	Hotel
Saratoga Townhomes	Saratoga Springs	NY	D/B	27,000	7	Mixed Historic and New	Condo
The Lofts at Harmony Mills Apartments	Cohoes	NY	GC	124,000	96	Historic Renovation	Apartments
The News Apartments	Troy	NY	CM	150,000	101	Historic Renovation	Mixed Use Apartments
The Royce Residence, formerly Clinton Plaza Apartments	Syracuse	NY	CM	258,000	305	Renovation	Apartments
Wellington Row	Albany	NY	D/B	34,000		Historic Renovation	Mixed Use
Total Completed				2,473,210	1,364		

Currently in Progress/Design

Project	City	State	Services	SF	Units	Type	Style
Arthur May School Redevelopment - Phase 2	Poughkeepsie	NY	D/B	38,000	26	Historic Property	Mixed-Use Apartments
Barnett Mills Apartments	Rensselaer	NY	D/B	92,240	73	Historic Renovation	Mixed-Use Apartments
The Century House Apartments	Latham	NY	D/B	130,000	105	Mixed Historic and New	Mixed-Use Apartments
Total In Progress				260,240	204		

TOTAL

2,733,450 1,568

Abbreviations: CM = Construction Management D = Develop D/B = Design/Build D/D/B = Develop/Design/Build GC = General Contractor

BBL



Syvertsen Rigosu Architects, PLLC (SRA) is a professional architectural firm that was founded in August of 1998 by Kenneth D. Syvertsen, based upon the following simple principles:

- Excellent Client Service
- Project Diversification
- Grow and Maintain an Excellent Reputation

After joining the firm in August of 2006, Dennis Rigosu became a partner in July 2011 to assist in the continuation of excellent client service and expanding the firm's project diversity.



Client Service

SRA believes that our first responsibility is to our clients. Above all else, we believe in being an advocate for our clients from a project's inception through completion. Through this belief, we can provide our clients with innovative and cost-effective design solutions, highly accurate and complete construction documents, and a high level of responsive service from conceptual design to post-occupancy. We urge you to contact any of our references listed in the proposal. This is not a list of a "selected few" individuals, but rather a broad spectrum of our recent clients who we have worked with within the last few years.

Project Diversification

SRA believes that it is essential to do several different types of projects. By specializing in only one field of practice, a firm can become limited in their project approach, proposed design solutions, etc. By striving for a diverse practice, we can offer unique or nontraditional design concepts and solutions that come from other market sectors. Our recent portfolio includes several projects throughout the United States for:

- Industrial Projects: Baker Hughes, Plug Power, GE, and GE Global Research
- Office/Corporate Projects: Goldman Sachs, New Balance, and Sysco Foods.
- Cogeneration Projects: Union College, and St. Joseph's Hospital Health Center.
- Transportation: Amtrak

Also, we are in the process of completing the first High-Energy Computed Tomography Project in the world for Baker Hughes in Cincinnati, Ohio. This diversification helps us provide complete design solutions to all of our clients.

Reputation

SRA does not measure success based upon firm rankings or billings, but on something much more important, our reputation. Our reputation is built upon providing clients with excellent service and satisfaction by producing quality designs within reasonable budgets and schedules. Our reputation is so important to us that we do not pursue every potential project. Each potential project is evaluated to determine if it is an appropriate fit for our office so that we can ensure that we can continue to meet the needs and high standards of our current clients.

A testament to the firm's philosophy is the number of repeat clients and referrals. Currently, 95% of all of our work is a direct result of past clients or referrals from past clients.

**SYVERTSEN RIGOSU
architects**

Three-Dimensional Computer Modeling

SRA is at the forefront of utilizing computer capabilities in all facets of the architecture profession. Today it is quite common for many firms to utilize computer-aided drafting and design (CADD), but unfortunately many only utilize it for two-dimensional drafting which is a small step removed from old fashioned drafting boards. Syvertsen Rigosu Architects believes that every building project should be generated as a three-dimensional computer model. A three-dimensional computer model has the following benefits:

- Easier Visualization
- Easily Review Design Solution Alternatives
- The exactness of Construction Drawings

The use of three-dimensional computer-generated modeling allows clients to see and experience first hand what their building or space looks like long before construction documentation has even begun. This has been a tremendous asset to our work since the majority of our clients are not familiar with reading stagnant two-dimensional drawings. We find that when a person can view a three-dimensional computer model and understand the new space that is being created, the person better understands the proposed design solution, and they can better communicate their thoughts and ideas.

Creating a building model in three dimensions is very similar to constructing the building with bricks and mortar. This helps us foresee and address many of the potential conflicts that could occur long before a shovel has touched the ground. The added benefit of producing extremely well thought out and accurate drawings is that excellent drawings lead to well-crafted work.

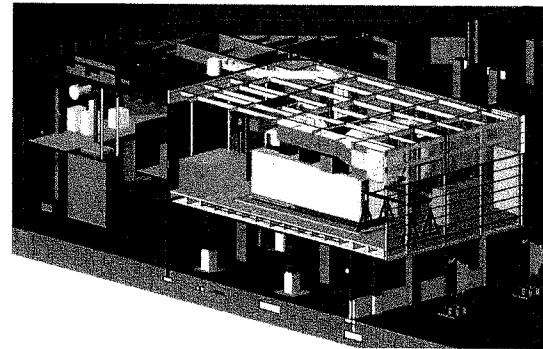


Figure 1: St. Joseph's Hospital Cogen Facility

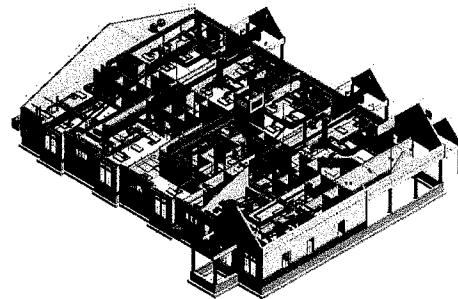


Figure 2: CEO Daycare



Figure 3: DynaBil Industries – Rendering

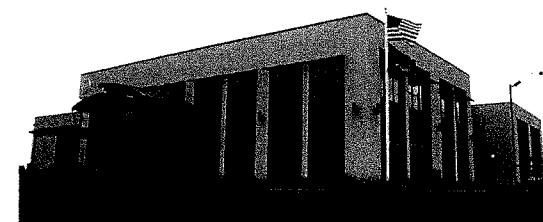
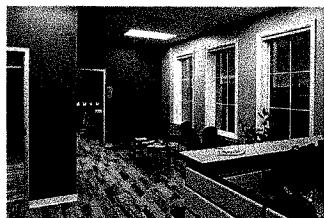


Figure 4: DynaBil Industries - Final Building 33

Proctor's Theater

Troy, New York



SQUARE FOOTAGE
81,000 SF Historic Theater & Office

SERVICES
Owner
Construction Management
Property Manager

Constructed c. 1914 by local entrepreneur Frederick Freeman Proctor, the double-balcony auditorium, originally designed for vaudeville performances, was converted into a motion picture theater soon after it opened. Once a grand historic landmark, Proctor's Theater has been vacant since 1977. The massive structure, with its nearly half-block long facade, behind which a vacant five-story office building is situated, severely deteriorated over time. The deserted and blighted appearance had a chilling effect on the area. For years potential developers, otherwise interested in the attractive and historical buildings located nearby, were reluctant to invest due to the large vacant expanse created by Proctors, creating a ripple effect of disinvestment along the Fourth Street corridor.

The redevelopment of historic Proctor's Theater in Troy began in late 2010. Purchased by Columbia Development, redevelopment was made possible with the assistance of a Restore NY grant and historic tax credits. The project included the complete renovation of the 21,000 square foot office building and the stabilization, remediation and facade restoration of the 60,000 square foot theater.

Columbia BBL
Development Companies

Renaissance Albany Hotel

Albany, New York



SQUARE FOOTAGE
198,400 SF Historic Hotel

SERVICES

Owner
Construction Management
Property Manager

AWARDS

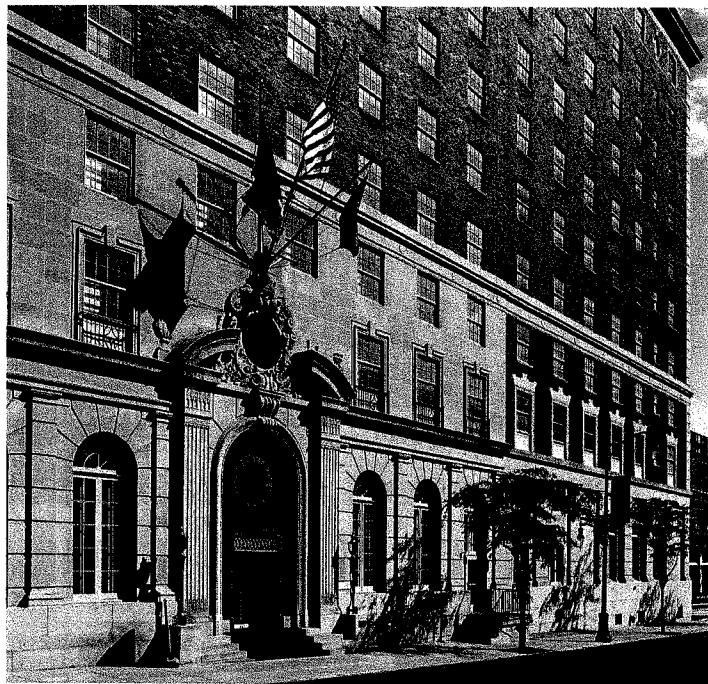
ENR
Best Project 2016-Renovation/Restoration

Preservation League of New York State
Excellence in Historic Preservation 2016

Historic Albany Foundation
2016 Preservation Merit Award

NYS Office of Parks Recreation & Historic
Preservation
New York State Historic Preservation
Award (2015)

AIA Rochester, NY Chapter
AIA Rochester Design Award



The historic and architecturally significant DeWitt Clinton was originally developed in 1927 and functioned as an upscale hotel across the street from the State Capitol. The property enjoyed a reputation as a high profile destination, especially among both state and federal lawmakers and politicians visiting the Capitol. Hotel operations ceased in 1975 and the building was eventually converted into low-income housing. For years, state and local government and the private sector worked diligently together to revitalize the DeWitt Clinton as a hotel operation.

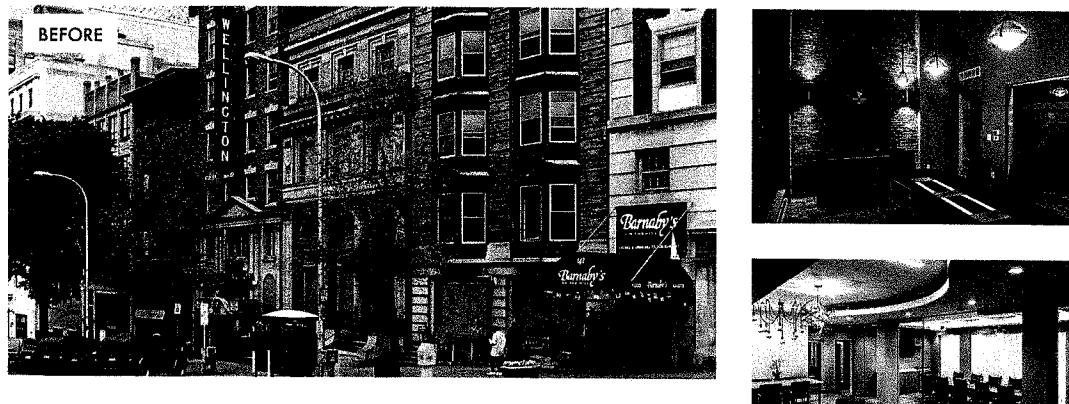
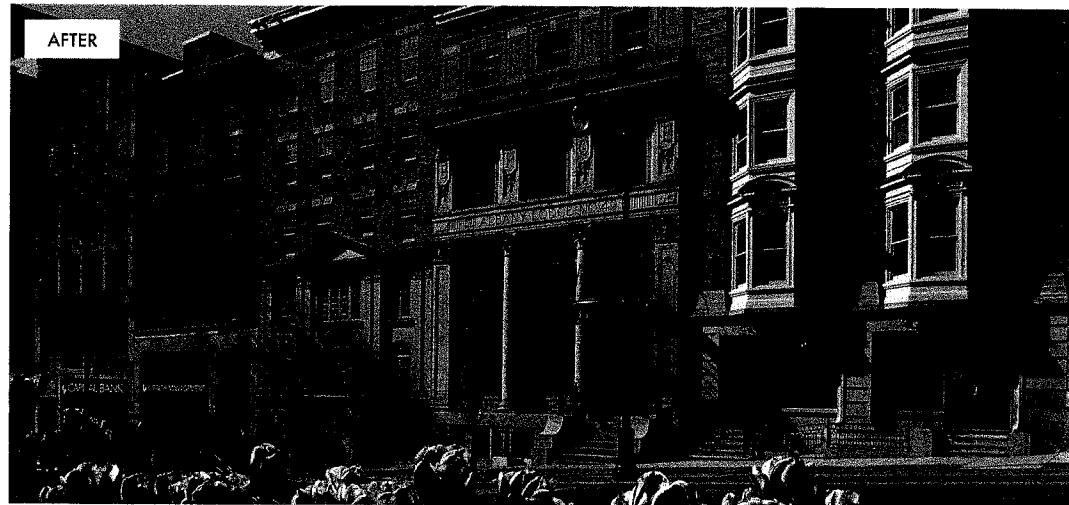
Columbia Development purchased the DeWitt Clinton in 2006 when the building was in a state of disrepair. The level of complexity associated with its rehabilitation to historic standards and an estimated \$1.6 million in environmental remediation put the project on hold for a number of years. With the assistance of grants and historic tax credits, the building's renovation resumed in 2014.

Completed October 2015, the Renaissance Albany Hotel reopened its doors as a full service, lifestyle, luxury hotel by Marriott. The 200,000 square foot hotel now features 203 rooms, a full service restaurant, banquet and event space. Located across from the State Capitol, the hotel is within short walking distance to the Empire State Plaza, the NYS Legislative Office Building, the Hudson River and is also attached to the Albany Capital Center via a walkway over Howard Street.

Columbia BBL
Development Companies

Wellington Row

Albany, New York



The Wellington Row project consists of four buildings located at 132, 134-136 and 140 State Street. In 2006, Columbia Development purchased the Wellington Row Buildings from their former owner. At the time, the buildings were in a grave state of disrepair. In 2008, Columbia completed the first phase of the project by removing all asbestos containing materials from the buildings, stabilizing the structures or demolishing those parts that were beyond repair, carefully removing and cataloging hundreds of pieces of the historic Hotel Wellington's facade, removing and preserving the cornice of the Berkshire Hotel, installing new roofs to make the buildings weather tight, and securing the buildings to prevent further vandalism and deterioration. The buildings, thanks to the effort and commitments of many, experienced their second phase of rehabilitation and were completed Fall of 2015.

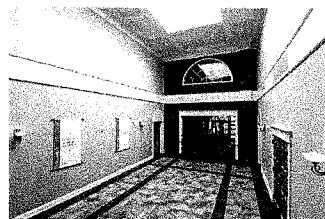
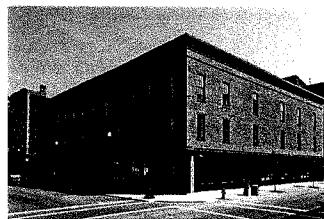
Columbia **BBL**
Development Companies

SQUARE FOOTAGE
34,000 SF Historic Mixed-Use
Office, Retail & Residential
Redevelopment

SERVICES
Owner
Construction Management
Property Manager

Chasan Building

Troy, New York



SQUARE FOOTAGE
33,500 SF Historic Office

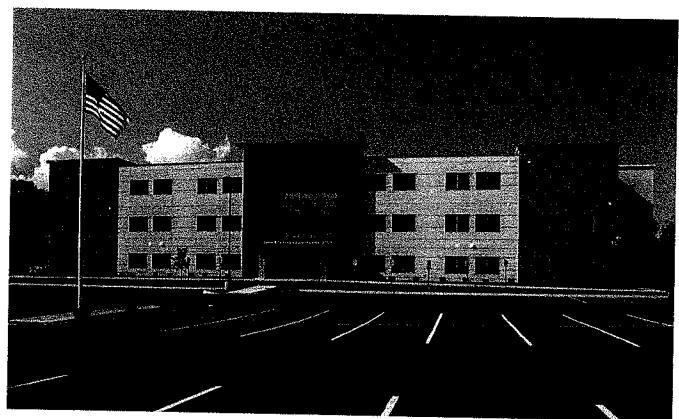
SERVICES
Owner
Construction Management
Property Manager

The redevelopment of The Chasan Building began in late 2010. The project was a complete renovation of a 33,500 square foot, three-story, Greek Revival-style structure, built circa 1840. Renovations on the once industrial site focused on all three floors and included constructing partitions with steel studs to form business offices and meeting space. All utilities were updated to provide new energy efficient service units and fixtures throughout the building.

The three story building has three separate basements under approximately 50% of the building's footprint. Some of the significant project components included the restoration of the existing painted brick facade to its original natural brick surface, large radius and eyebrow windows, a two story clear atrium space with skylight and restoration of the existing wood floors.

The building has been listed on the National Register of Historic Places since 1986 and is occupied by Rensselaer Polytechnic Institute.

Capital Region BOCES
Career & Technical Education (CTE) and Maywood Special Education Academy
Albany, New York



SQUARE FOOTAGE

204,212 Total SF Education
• 164,425 CTE Building
• 39,787 Special Education

SERVICES

Construction Management
Property Manager

FACILITY INCLUDES

- Teaching and Production Kitchens
- Pet Tech Lab
- Nursing Lab
- Sterile Processing Labs
- Machining Lab
- Automotive & Diesel Lab
- Auto Body and Paint Lab
- MEP Trade Shops
- Separate Special Education Building



Capital Region BOCES works in partnership with 24 different school districts in Albany, Schenectady, Schoharie and Southern Saratoga counties. The organization delivers more than 300 programs and services designed to support the entire educational process.

The new Albany Capital Region BOCES Campus consists of two BOCES Facilities. The Career & Technical Education (CTE) Training Facility and the Special Education Building.

This project included planning, development and construction of the career and technical facility plus a special education building, as well as extensive site work. The education facility includes extensive industrial workspaces, laboratories, and the latest technology and equipment for each career and technical program.

PlugPower - Vista Tech

Slingerlands, NY



SQUARE FOOTAGE

407,000 Total SF Technology

- 300,000 SF Manufacturing & Warehouse
- 50,000 SF Office
- 57,000 SF Mezzanine

SERVICES

Owner

Construction Management

Property Manager

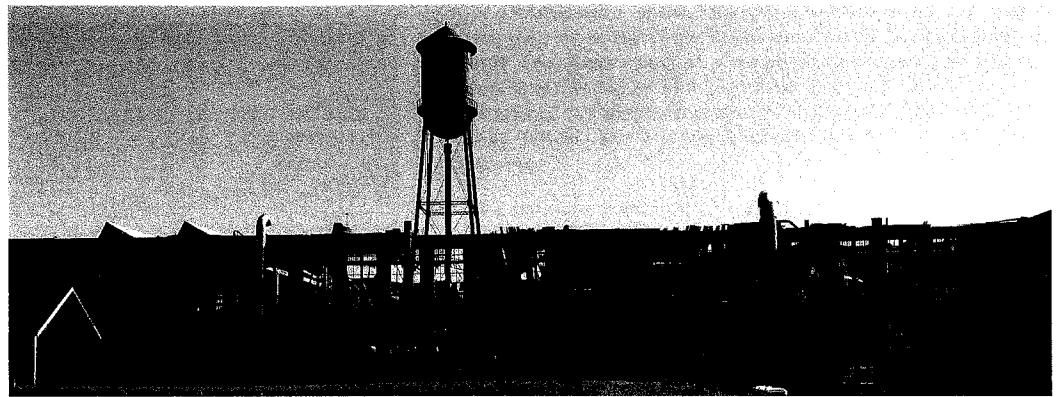
AWARDS

Albany Business Review BRED Awards
Project of the Year

Construction of a new, 350,000 square foot office, manufacturing, and warehouse facility for Plug Power at the Vista Technology Park. The facility includes manufacturing space for the company's GenDrive fuel cells. The hydrogen fuel cells are drop-in power solutions that can be used in existing electric material handling equipment fleets in manufacturing warehouses across the country as a green alternative to gas powered engines. The new location also includes extensive warehouse and service areas, as well as office space.

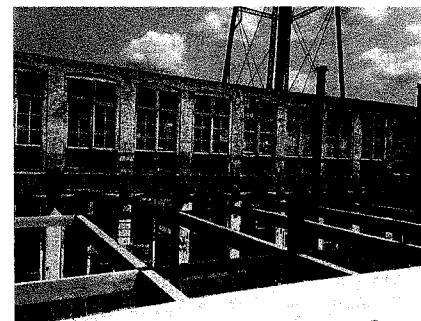
Plug Power is an alternative energy technology company which focuses on the design, development, commercialization and manufacture of hydrogen and fuel cell systems used in material handling and stationary power markets. Its fuel cell system solution is designed to replace lead-acid batteries in electric vehicles and industrial trucks.

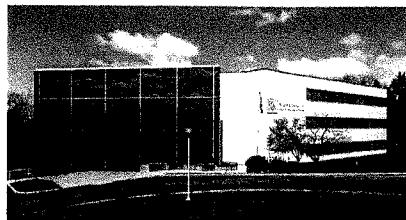
Columbia **BBL** **sra**



SYVERTSEN Architecture, PLLC has been retained by New York State Office of Parks, Recreation, and Historic Preservation to provide professional architectural design services for the rehabilitation of the former Bleachery Building, which is listed on the National Register of Historic Places. The building is part of the Cluett Peabody complex that operated adjacent to the Hudson River on Peebles Island in Waterford, New York. Vacant since the 1970's, the 345'-0" by 105'-0" building had deteriorated to the point of near collapse.

The project includes the exterior stabilization of the deep structure, including roof, exterior walls, exterior openings, etc. The design called for a replication of original roofing design, specialty wooden deck flooring, asbestos abatement, and preservation of window framing and masonry. In addition, the northern four story section of the building was continually occupied during the rehabilitation work.





Rensselaer County Municipal Building

As a cornerstone of the "Reimagine Rensselaer County" initiative, the renovation of the Rensselaer County Municipal Building at 99 Troy Road stands as a testament to progress and innovation. Spearheaded by SRA in collaboration with key county departments, this ambitious project revitalized a 60,000-square-foot office building into a modern, efficient hub for essential county services.

This state-of-the-art facility now houses critical departments, including the Department of Motor Vehicles, Department of Aging, Veterans Services, Cornell Cooperative Extension, Legal, the County Executive, and more. Each department has been meticulously integrated to ensure seamless operations and enhanced service delivery for the residents of Rensselaer County.

The transformation of 99 Troy Road not only reflects the county's commitment to modernization but also highlights the collective effort to create a vibrant, functional space that meets the diverse needs of the community.



Department of Social Services

SRA has designed an efficient layout for the 100,000-square-foot building at 1600 7th Avenue with the goal of providing Social Services under one roof, revolutionizing the Social Services facilities. The significant investment by the County shows their commitment to improving county infrastructure, expanding essential services, and broadening public access to county government.

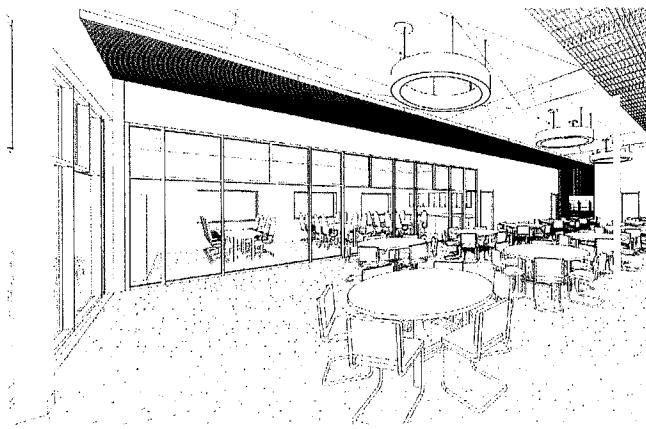
The newly renovated spaces houses critical departments such as Health, Mental Health, Employment and Training, and other vital offices. These enhancements are designed to foster a more efficient, welcoming environment where residents can easily access the support and resources they need.



Rensselaer County Probation Department

SRA played a key role in the strategic relocation of the Rensselaer County Probation Department from Flanigan Square to its new, dedicated home at 61 State Street in Troy. This significant move aligns with the County Executive's vision of consolidating departments from leased spaces into county-owned properties, thereby enhancing functionality and cost-effectiveness.

The new standalone facility at 61 State Street allows the Probation Department to better serve the community with a heightened focus and improved resources. This transition highlights the county's commitment to smart growth and responsible stewardship of public assets, ensuring that essential services are delivered efficiently and effectively.



Hoosick Falls Senior Center

The new Hoosick Falls Senior Center, scheduled for completion in early July, is a transformative project revitalizing a once-vacant 8,000-square-foot Family Dollar. Relocating from its former dilapidated building, the new state-of-the-art facility, designed by SRA, is set to become a vibrant hub for the senior community.

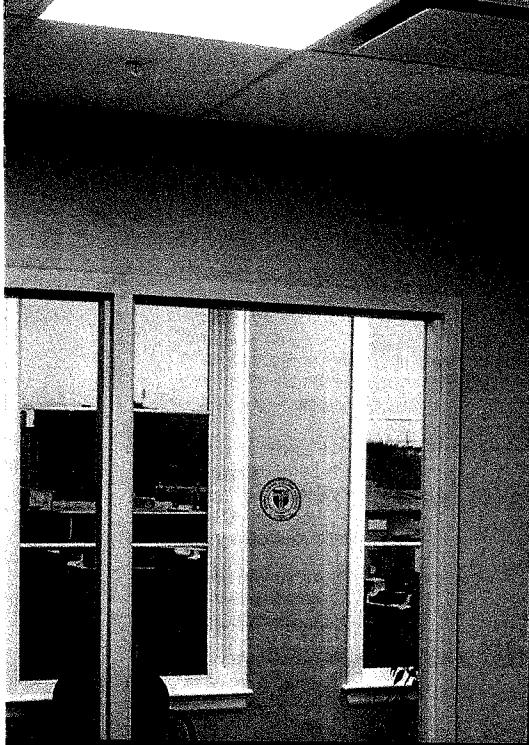
This modern center will feature a commercial kitchen to support the Meals on Wheels program, ensuring nutritious meals for our seniors. Additionally, the center will offer a theater, an Arts and Crafts Room, a workout room, and even a satellite office for the Department of Motor Vehicles.



East Greenbush Senior Center

Formerly known as the Rensselaer Senior Center, SRA designed a new facility in East Greenbush that is set to redefine senior community engagement. Scheduled for completion in late November, this 7,000-square-foot building offers ample parking and convenient access via a nearby bus line, ensuring ease of access for all our visitors.

The East Greenbush Senior Center will feature a state-of-the-art commercial kitchen to support the Meals on Wheels program, a theater, an Arts and "Living Room" for creative activities, a fully equipped workout room, and a Thrift Store. These amenities are designed to foster a vibrant, active, and supportive environment for our seniors.



SECTION 6

References



References

1

Capital Region BOCES
900 Watervliet-Shaker Road
Albany, New York 12205
Joseph P. Dragone, Ph.D
Director of Special Projects & Strategic Partnerships
Office (518) 862-4909 | Mobile (518) 860-9209
joseph.dragone@neric.org

Projects

Capital Region BOCES K-8 School, Colonie, NY
Tax-Exempt Lease
Team: Columbia, CIDC & BBL

Capital Region BOCES CTE, Colonie, NY
Tax-Exempt Lease
Team: Columbia, CIDC & BBL

Maywood Special Education Academy, Colonie, NY
Tax-Exempt Lease
Team: Columbia, CIDC & BBL

Capital Region BOCES CTE Extension, Colonie, NY
Tax-Exempt Lease (In Development)
Team: Columbia, CIDC & BBL

2

St. Peter's Health Partners
2212 Burdett Avenue
Troy, New York 12180
Kelly Hoffman
Regional Director, Real Estate and Leasing
(518) 857-0171
kelly.hoffman@sphp.com

Projects

258 Hoosick Street, Troy, NY
Private Lease
Team: Columbia & BBL

1735 Route 9, Clifton Park, NY
Private Lease
Team: Columbia & BBL

19 Warehouse Row, Albany, NY
Private Lease
Team: Columbia & BBL

425 New Scotland Avenue, Albany, NY
Private Lease
Team: Columbia & BBL

Columbia
Development Companies

BBL  **sra**

New City Hall Vision | Historic Proctor's Theater Proposal | RFP June 28, 2024 **44**



SECTION 7

Attachments





New City Hall Vision RFP

FORM MUST BE COMPLETED AND SIGNED TO BE CONSIDERED

Name & Address of Company Submitting Proposal:

Columbia Development Companies

302 Washington Avenue Extension

Albany, New York 12203

Authorized Representative Submitting Proposal:

Brandon L. Stabler

Printed Name

A handwritten signature in black ink, appearing to read "BRANDON L. STABLER".

Signature

Vice President

Title

Telephone:

Office (518) 862-9133

E-mail Address:

bstabler@columbiadev.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.

Columbia Development Companies

Company

Brandon L. Stabler

Authorized Representative

June 28, 2024

Date



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 _____ n/a _____ be
Name of Corporation

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

_____ n/a _____

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

_____ n/a _____

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

_____ n/a _____ day of _____ n/a _____ in the year n/a .

(SEAL OF CORPORATION)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Amsure 12 Computer Drive West PO Box 15044 Albany, NY 12212-5044	CONTACT NAME: Lisa M Angerami	
	PHONE: (A/C, No. Ext): 518 458-1800	FAX (A/C, No): 518 458-8390
INSURED BBL Construction Services, LLC 302 Washington Avenue Ext. PO Box 12789 Albany, NY 12212	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Travelers Indemnity Company	NAIC # 25658
	INSURER B: Starr Indemnity and Liability Company	38318
	INSURER C: Travelers Indemnity Company of CT	25682
	INSURER D: Navigators Insurance Company	42307
	INSURER E:	
INSURER F:		

COVERAGE	CERTIFICATE NUMBER:	REVISION NUMBER:				
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>						
INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X X	VTC2KCO8211A339IND	04/01/2024	04/01/2025	EACH OCCURRENCE \$2,000,000
						DAMAGE TO RENTED PREMISES (ea occurrence) \$1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:						
POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER						
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS Hired AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X X	VT2NECAP8211A340TC	04/01/2024	04/01/2025	COMBINED SINGLE LIMIT (ea accident) \$2,000,000
						BODILY INJURY (Per person) \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR CLAIMS-MADE X EXCESS LIAB <input type="checkbox"/> DED. <input type="checkbox"/> RETENTION \$	X X	1000585028241	04/01/2024	04/01/2025	EACH OCCURRENCE \$5,000,000
						AGGREGATE \$5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	X N/A	UB8M4153722425G	04/01/2024	04/01/2025	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Excess Liability		RK24EXC749604IV	04/01/2024	04/01/2025	\$5,000,000 Excess of Primary
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
Additional insured/Waiver of Subrogation coverage shown above (and marked with an X) apply only when such coverage is required by written contract signed by the insured prior to a loss.						
The City of Troy is named as an additional insured for General Liability, Automobile Liability and Excess/Umbrella Liability when required by written contract.						

CERTIFICATE HOLDER	CANCELLATION
City of Troy, City Hall 433 River Street Troy, NY 12180	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE	
	

Request for Taxpayer
 Identification Number and Certification

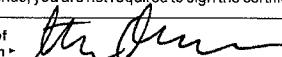
► Go to www.irs.gov/FormW9 for instructions and the latest information.

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
BBL LLC	
2 Business name/disregarded entity name, if different from above	
BBL CONSTRUCTION SERVICES, LLC	
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.	
<input type="checkbox"/> Individual/sole proprietor or <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate single-member LLC	
<input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P <small>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.</small>	
<input type="checkbox"/> Other (see instructions) ►	
5 Address (number, street, and apt. or suite no.) See instructions.	
302 WASHINGTON AVE EXTENSION 6 City, state, and ZIP code ALBANY, NY 12203	
7 List account number(s) here (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 <i>How to get a TIN</i> , later.																									
<table border="1"> <tr> <td colspan="4">Social security number</td> </tr> <tr> <td> </td><td> </td><td> </td><td>-</td><td> </td><td> </td><td> </td><td>-</td><td> </td><td> </td><td> </td><td> </td> </tr> </table>		Social security number							-				-												
Social security number																									
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OR <table border="1"> <tr> <td colspan="12">Employer identification number</td> </tr> <tr> <td>1</td><td>4</td><td>-</td><td>1</td><td>7</td><td>9</td><td>2</td><td>6</td><td>3</td><td>2</td><td> </td><td> </td> </tr> </table>		Employer identification number												1	4	-	1	7	9	2	6	3	2		
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1	4	-	1	7	9	2	6	3	2																
<small>Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</small>																									

Part II Certification	
Under penalties of perjury, I certify that:	
<ol style="list-style-type: none"> 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. 	
<small>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.</small>	

Sign Here 
 Signature of
 U.S. person ►

Date ► **03/06/2024**

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.

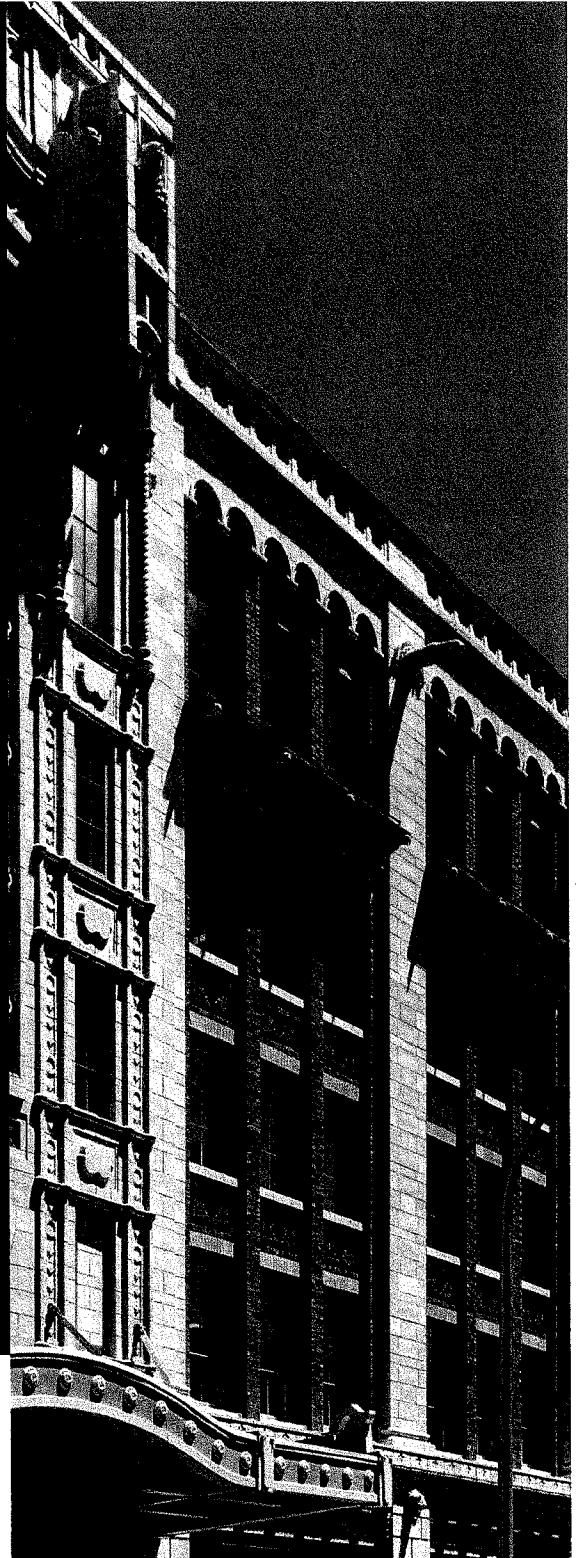
Purpose of Form

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.*



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