



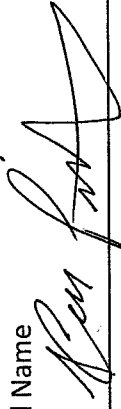
New City Hall Vision RFP

FORM MUST BE COMPLETED AND SIGNED TO BE CONSIDERED

Name & Address of Company Submitting Proposal:

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

Authorized Representative Submitting Proposal:

Kevin Prunty
Printed Name

Signature
VP of Real Estate
Title

Telephone:

(518) - 213 - 1053

E-mail Address:

Kprunty@firstcolumbia.com

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 First Columbia 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 City Hall Vision

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

First Columbia LLC

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

N/A day of _____ in the year _____.

(SEAL OF CORPORATION)

N/A

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.

W-9

Form
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

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.
FIRST COLUMBIA, LLC

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

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

☒ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

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

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

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

5 Address (number, street, and apt. or suite no.) See instructions.
22 CENTURY HILL DRIVE

6 City, state, and ZIP code
LATHAM, NY 12110

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

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

Sign Here

Signature of U.S. person

Date

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.

Cat. No. 10231X

Form **W-9** (Rev. 11-2017)



PROPOSAL

TROY CITY HALL

549 RIVER STREET . Troy . New York

Prepared: June 2024

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FIRST COLUMBIA
INNOVATIVE BUILDING & MANAGEMENT

June 28, 2024

FIRST COLUMBIA
INNOVATIVE BUILDING & MANAGEMENT

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

Re: RFP New City Hall Vision

Dear Mr Spring;

On behalf of the entire team at First Columbia, we are pleased to submit our proposal for a new turnkey City Hall located at 549 River Street, Troy, New York. We have created a significant structure that will provide a striking facility that will meet the City's requirements yet also create an enjoyable place to work for employees and visitors. 549 River Street is centrally located throughout the City of Troy and will be designed as one of the finest city halls within the Capital Region.

For over 30 years, First Columbia has focused on delivering innovative building solutions developed on budget and on time that also meet our tenants/owners requirements. While there is more detail to learn about the City's needs, we feel our first concept at a building design for the new City Hall is a perfect fit for the future needs of the City and its citizens.

We are pleased to submit a proposal outlining the services First Columbia will provide to your organization. Should you have any questions, please do not hesitate to contact me. I can be reached by phone at 518.213.1053 or via email at kprunty@firstcolumbia.com. We value our continued relationship with the City of Troy and are eager to continue contributing to its success.

Regards,



Kevin Prunty
VP of Real Estate
First Columbia LLC

PROPOSAL

CITY HALL . TROY . NEW YORK

First Columbia is pleased to submit a turn-key city services building at 549 River Street. We look forward to continuing our relationship and supporting the City’s continued growth and prosperity.

SUMMARY

SITE:

- Property..... 549 River Street, Troy NY 12180
- Owner..... City of Troy
- Developer..... First Columbia LLC
- Square Feet..... 45,000 SQ.FT. with Public Space
- Parking..... On-Site, 100+ Spaces
- Property Management..... First Columbia Property Services

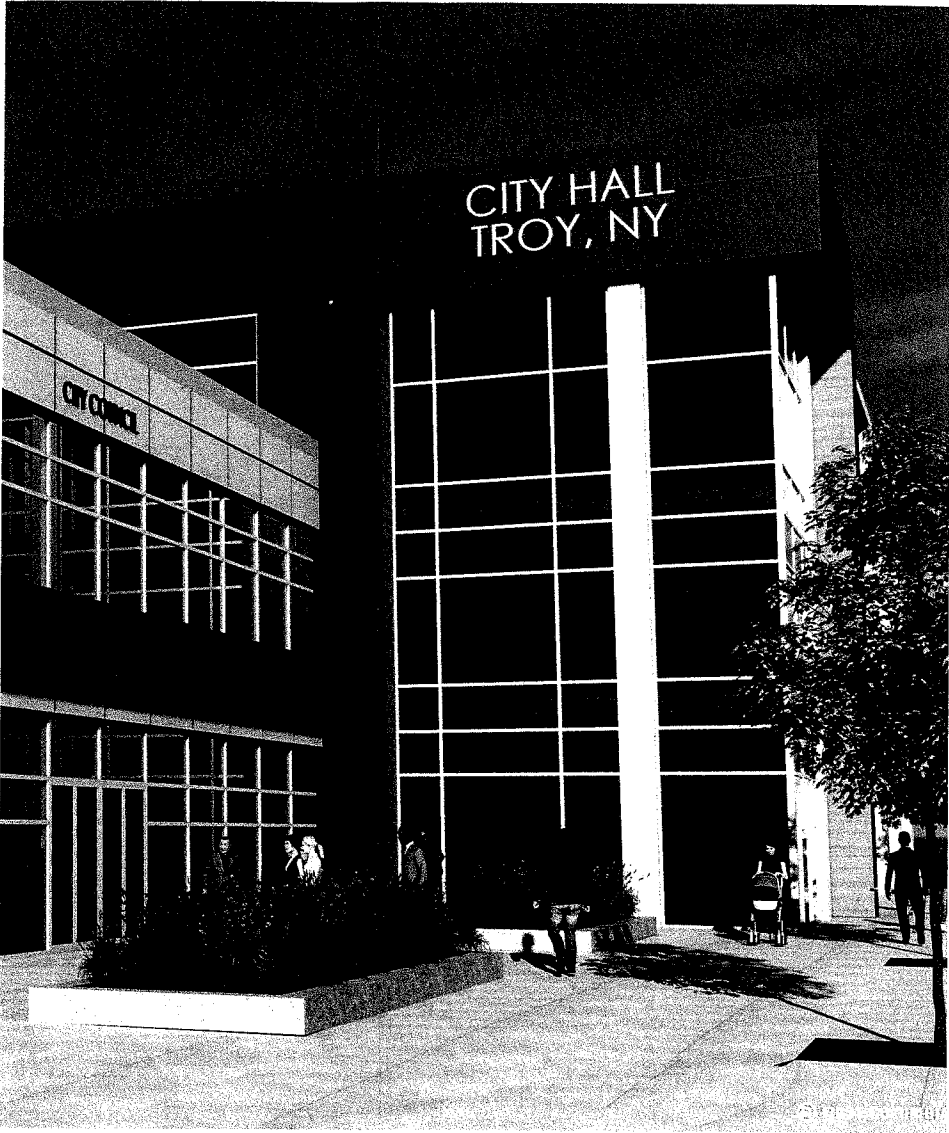
TURN-KEY PRICE: to be provided upon receiving detailed Scope of Work from the City of Troy

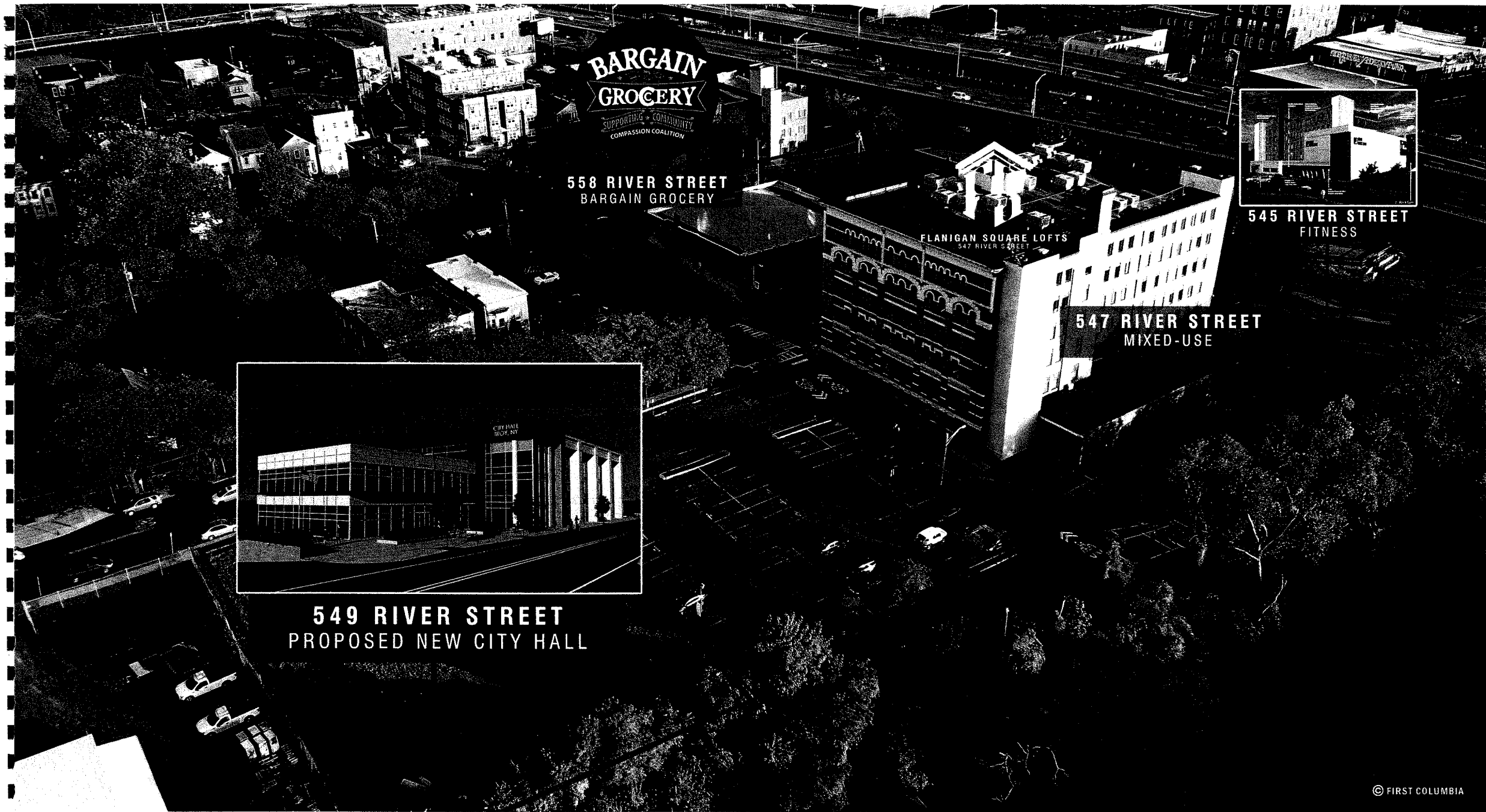
BENEFITS:

- On-Site Amenities:* Event + Meeting Space, Outdoor Patio, Access to RiverWalk
- Centralized Location:* 549 River Street is located in the center of the City making it easy for the public
- Bus Access:* Site is on a Bus Route with a bus stop in front of building

OWNERSHIP OPPORTUNITY: Fee simple, turn-key development

PREVIOUS DEVELOPMENTS: For over 30 years, First Columbia has developed a multitude of properties including; Pioneer Bank Headquarters (60,000 SQ.FT.), Anthem BlueCross (150,000 SQ.FT.), AngioDynamics Headquarters (54,000 SQ.FT.), BlueShield (82,000 SQ.FT. and 32,000 SQ.FT.).





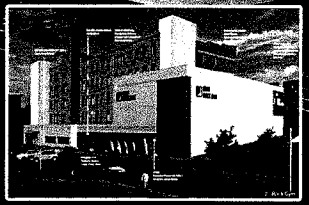
**BARGAIN
GROCERY**

SUPPORTING + COMMUNITY
COMPASSION COALITION

558 RIVER STREET
BARGAIN GROCERY

FLANIGAN SQUARE LOFTS
547 RIVER STREET

547 RIVER STREET
MIXED-USE



545 RIVER STREET
FITNESS



549 RIVER STREET
PROPOSED NEW CITY HALL

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549 River Street is located within the new Flanigan Square Transformation Block. Bargain Grocery recently completed a 20,000 SF grocery store, Central Rock Gym has begun construction at 545 River Street, and Flanigan Square Lofts a new affordable multi-family mixed use property has started demo. 549 River Street has a central location with easy access for the public and will a part of a major neighborhood transformation.

CONCEPTUAL

549 RIVER STREET . TROY . NEW YORK

CITY HALL
TROY, NY

CITY COUNCIL

CONCEPTUAL

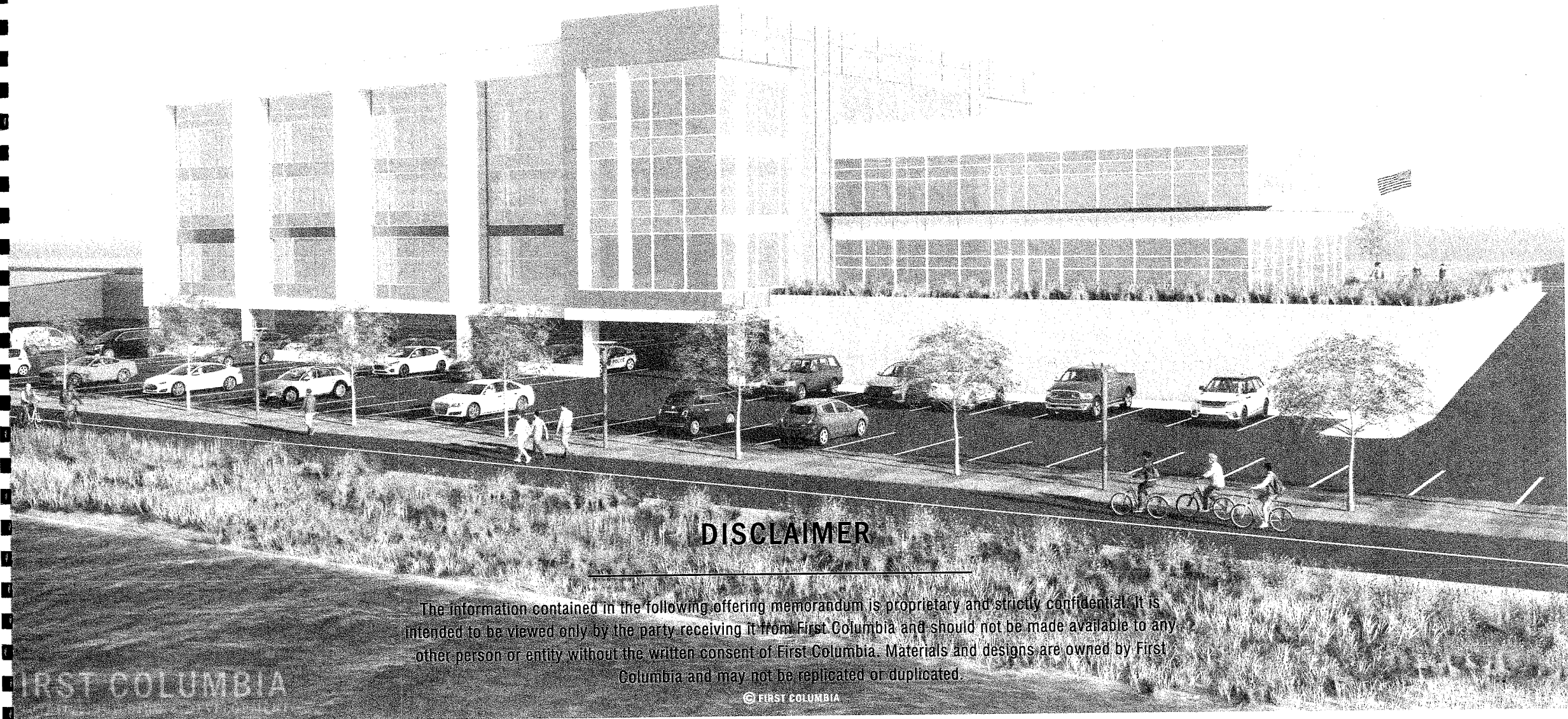
549 RIVER STREET . TROY . NEW YORK



CONCEPTUAL
OUTDOOR PUBLIC SPACE

CITY HALL
TROY, NY

CITY HALL
TROY, NY



DISCLAIMER

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FIRST COLUMBIA
INNOVATIVE BUILDING & MANAGEMENT

CONTACT

KEVIN PRUNTY . Vice President of Real Estate
(o) 518.213.1053 | (e) kprunty@firstcolumbia.com | www.FIRSTCOLUMBIA.com