



**CITY OF HUDSON
DEPARTMENT OF PUBLIC WORKS
520 WARREN STREET
HUDSON, NEW YORK 12534**

May 30, 2023

Subject: **ADDENDUM # 1 - REQUEST FOR PROPOSALS
WATERFRONT DEVELOPMENT OPPORTUNITY – ADAPTIVE REUSE
HISTORIC DUNN WAREHOUSE**

Dear Sir / Madam:

Attached please find Addendum No. 1 to the above referenced Request for Proposals (RFP). Please review the information contained in this Addendum carefully.

A copy of “Addendum Acknowledgement” page, bearing an original signature, must be included with your submission in response to the subject Request for Proposals.

Key Events and Dates

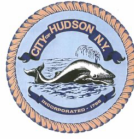
Proposal Due Date	6/08/2023 (5:00PM)
Interviews / Presentations (not earlier than)	6/12/2023
Notice of Award (not earlier than)	6/19/2023

If you have any questions or require further clarifications please contact Peter Bujanow, Commissioner of Public Works at PBujanow@cityofhudson.org.

Sincerely,

**Peter Bujanow
Commissioner of Public Works**

Attachment



**CITY OF HUDSON
REQUEST FOR PROPOSALS**

WATERFRONT DEVELOPMENT OPPORTUNITY – ADAPTIVE REUSE

ADDENDUM NO. 1

ADDENDUM ISSUE DATE: MAY 30, 2023

ALL PROPOSERS ARE HEREBY NOTIFIED THAT THE FOLLOWING CLARIFICATIONS SHALL BE MADE TO THIS REQUEST FOR PROPOSALS:

PROPOSER QUESTIONS AND RESPONSES

QUESTION A: *May we add floor area to the building in either an addition or in the form of additional interior floors?*

⇒ **Response:** *Yes - Any building additions / modifications submitted in your proposal will be reviewed and considered.*

QUESTION B: Does the proposal eventually have to go through the Historic Commission during the approval process?

⇒ **Response:** *No - The Dunn Warehouse property is not located in the “Hudson Historic District” – see map attached. However, depending on the proposed plan, a review may be required by other respective Federal, State or Local entities.*

QUESTION C: Are there any architectural drawings of the building that you can share?

⇒ **Response:** *No – Architectural drawings for the Dunn Warehouse building are not available from the City of Hudson. However, please refer to the following “links” to access comprehensive structural information and limited drawings for the Dunn Warehouse building:*

- Dunn Warehouse Adaptive Reuse: Redevelopment Analysis and Master Plan
https://cms3.revize.com/revize/hudsonny/document_center/Dunn%20Warehouse/Dunn%20Adaptive%20Reuse.pdf
- Appendix #3: Structural Assessment Report (2015)
https://cms3.revize.com/revize/hudsonny/document_center/Dunn%20Warehouse/Appendix%203.pdf

QUESTION D: Can you share the list of parties that attended the site walk through?

⇒ **Response:** *The following Entities participated in the “site visit / building walkthrough” (Note: The “site visit / building walkthrough” was non-mandatory):*

- *PCJ Development*
- *CTA Architects*
- *Whale Theatre*
- *OPM*
- *A Squared*
- *Probuildero Corp*

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WATERFRONT DEVELOPMENT OPPORTUNITY – ADAPTIVE REUSE
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QUESTION E: Can we buy the building, perform the repairs, and lease it to an arts and music organization for openings and performances?

⇒ **Response:** *Qualified Yes - Subleasing arrangements will be considered in your proposal but may require further review, follow up and submission of additional information. Please review “Paragraph H”, “Project Development Vision” as outlined on page 8 of the Request for Proposals and consider “how the space will be designed to accommodate a flexible range of uses” in your response.*

REFERENCE DOCUMENTS

1. Resource / Reference Hyperlinks - Dunn Warehouse RFP – Waterfront Development Opportunity, one (1) page
2. Tax Map, Dunn Warehouse property, two (2) parcels encircled, Source: Columbia County Real Property Services.

ALL OTHER TERMS AND CONDITIONS OF THE ORIGINAL REQUEST FOR PROPOSAL SHALL REMAIN THE SAME.

(PLEASE CONTINUE TO NEXT PAGE)

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WATERFRONT DEVELOPMENT OPPORTUNITY – ADAPTIVE REUSE
ADDENDUM NO. 1**

***PLEASE SIGN AND ATTACH THIS ADDENDUM ACKNOWLEDGEMENT
PAGE TO YOUR PROPOSAL.***

PROPOSALS WILL NOT BE CONSIDERED WITHOUT A SIGNED ADDENDUM

SIGNATURE: _____

PRINTED NAME: _____

FIRM NAME: _____

FIRM ADDRESS: _____

OFFICE PHONE: _____

CELL PHONE: _____

E-MAIL ADDRESS: _____

DATE: _____

DUNN WAREHOUSE RFP – WATERFRONT DEVELOPMENT OPPORTUNITY – RESOURCE HYPERLINKS

- ⇒ Dunn Warehouse Adaptive Reuse: Redevelopment Analysis and Master Plan
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Dunn%20Adaptive%20Reuse.pdf
- ⇒ Appendix #1: Existing Conditions Maps (2013)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%201.pdf
- ⇒ Appendix #2: Core Riverfront (C-R) District Zoning and Parking Requirements (2015)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%202.pdf
- ⇒ Appendix #3: Structural Assessment Report (2015)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%203.pdf
- ⇒ Appendix #4: Marketplace Profiles (2010)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%204.pdf
- ⇒ Appendix #5: Occupation and Industry Clusters, Columbia County (2012)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%205.pdf
- ⇒ Appendix #6: Traffic Count Map (2015)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%206.pdf
- ⇒ Appendix #7: Drive Time Map (2015)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%207.pdf
- ⇒ Appendix #8: Detailed Cost Estimate (2015)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%208.pdf
- ⇒ Appendix #9: Qualified Rehabilitation Expenses (2015)
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%209.pdf
- ⇒ Truck Route Traffic Study:
https://cms3.revize.com/revize/udsonny/162901_rsc_cor_d_rpt_FINAL_REV_FS_2021%2009%2027.pdf
- ⇒ Empire State Trail Connectivity: https://www.cityofhudson.org/news_detail_T10_R396.php
- ⇒ Hudson Parking Improvement Study: <https://cms3.revize.com/revize/udsonny/Hudson%20Parking%20Final%20Presentation.pdf>
- ⇒ Promenade Hill Park Revitalization:
<https://dos.ny.gov/news/nys-department-state-and-city-hudson-announce-completion-new-21-million-promenade-hill-park>
- ⇒ Hudson Strategic Investment Plan - Funds Availability:
New York State Downtown Revitalization Initiative, April 2018, Capital Region REDC
https://www.ny.gov/sites/default/files/atoms/files/Hudson_DRI_Plan.pdf
- ⇒ Environmental Issues and Current Condition:
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3> (use site code 411005).
- ⇒ Structural Assessment Summary:
https://cms3.revize.com/revize/udsonny/document_center/Dunn%20Warehouse/Appendix%203.pdf
- ⇒ Zoning:
<https://ecode360.com/HU0410>
- ⇒ Climate Adaptive Design
<https://bit.ly/hudsonCAD>



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