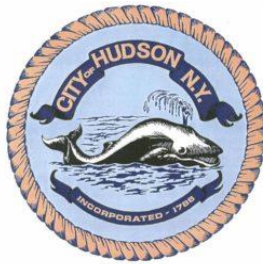


CITY OF HUDSON



REQUEST FOR PROPOSALS

ADAPTIVE RE-USE FEASIBILITY STUDY

FORMER HUDSON LIBRARY



City of Hudson

520 Warren St., Hudson, NY 12534

Issue Date: September 22, 2021

Proposal Due Date: October 22, 2021

A. PURPOSE

The City of Hudson is requesting proposals from qualified firms to complete an adaptive reuse feasibility study for the former historic Hudson Area Library building located at 400 State Street, Hudson, New York, 12534. The City of Hudson is considering whether to utilize the aforementioned property to accommodate and consolidate various citywide programs and services in an existing historical building that will be donated to the City of Hudson. The availability of sufficient on-site parking for city services consumers is a factor to be considered.

B. COMMUNITY DESCRIPTION

The City of Hudson is located in western Columbia County, approximately 120 miles north of New York City, and 40 miles south of Albany, on the eastern shore of the Hudson River. The Columbia County seat, Hudson encompasses 2.3 square miles, and includes a population of roughly 5,900 people, 2,400 households in the City.

C. BUILDING/SITE FACTS

- Current Owner: Galvan Initiatives Foundation
- Current Use: Vacant
- Site Area: 0.39 acres
- Existing Buildings: One
- Total Sq. Ft. of Buildings: 13,148+/- square feet
- Total Gross Floor Area: 22,000+/- square feet
- The subject site obtains its potable water from the City of Hudson.
- The subject site disposes of its sewage to the City of Hudson municipal sewer.

D. HISTORY OF THE FORMER LIBRARY BUILDING

The property, located in the center portion of the City, also known as the Hudson Almshouse, Hudson Lunatic Asylum, Hudson Orphan and Relief Association, and Hudson Area Association Library, is an imposing stone structure on State Street at the head of Fourth Street, was built in 1818 as the Almshouse for the City of Hudson. A substantial rear addition built between about 1884 and 1889. The building consists of a three-story central section with two-story flanking wings constructed of dressed limestone. From 1959 to 2016, the building served as Hudson Area Library and in 2008 it was added to the National Register of Historic Places. In 2011, the building was sold to Eric Galloway. In April 2016, the Library moved from 400 State St. to the historic Hudson Armory at 51 N 5th St. The library is now a tenant in the Galvan Armory, and 400 State Street is currently owned by the Galvan Foundation. Note: See additional historic information at the end of this document.

E. RFP KEY EVENTS AND DATES

<u>Event</u>	<u>Date</u>
Issuance of RFP	9/22/2021
Building Walk-Through / Site Visit	9/29/2021 @ 3:00PM
Deadline for RFP Questions	10/06/2021 (5:00PM)
Post Responses to RFP Questions	10/08/2021
Proposal Due Date	10/22/2021 (5:00PM)
Interviews/Presentations (not earlier than)	10/25/2021
Notice of Award (not earlier than)	11/01/2021

F. BUILDING WALK THROUGH / SITE VISIT

A guided building walk-through / site visit is scheduled for promptly **3:00 PM on September 29, 2021**. **All interested proposers are requested to convene at the former Hudson Area Library, 400 State St., Hudson, front entrance**, for a tour and overview of the property and building interior. The walk-through is expected to last approximately one (1) hour.

G. POTENTIAL BUILDING / PROPERTY USES

The City of Hudson has been considering the repurposing of the Hudson Area Library Building and has determined that the following non-exclusive list of uses may be well suited for the adaptive reuse of the building and the property on which it is located:

- To move all current City offices into one building, including the Council Chambers, Code Enforcement, and all the offices currently housed in City Hall.

H. SCOPE OF SERVICES

1. Assessment of Building/Property (Existing Asset Assessment):

The selected consulting firm will be responsible for assessing the current condition of the building and the property it is located on and shall identify and/or review the following items (from an engineering/architectural/code compliance perspective):

- Existing and likely structural defects;
- Existing and likely building code deficiencies, including but not limited to:
 - Electrical systems and wiring
 - Mechanical systems
 - Plumbing systems
 - Building code violations
- Existing and potential mold issues or other conditions that might impair air quality
- Existing environmental deficiencies
- Existing water, sewer and storm drainage capacities
- Any reports that must be completed (as determined through an assessment of all existing support documentation regarding air quality, removed underground storage tanks, asbestos removal, etc.)
- The basic condition of the property upon which the building is located
- Any improvements that could be made to enhance the energy efficiency of the building
- And any other related items reasonably connected to the above detailed items.

⇒ **As an integral component of this assessment, the selected consulting firm shall provide cost estimates related to the remediation and/or correction of any detected deficiencies and cost estimates for the making of any improvements.**

H. SCOPE OF SERVICES (continued)

2. Adaptive Re-Use Assessment:

The selected consulting firm will be responsible for analyzing the building and property, within the context of any issues identified through the existing asset assessment, and within the context of potential property/building listed herein to identify:

- Whether any of the proposed and/or potential uses of the building/property are not appropriate;
- How the existing building and floor space may be best utilized to provide a mix of proposed and/or potential uses in a functional and logical manner; and
- Any improvements required to the building/property (including available parking) to adaptively re-use the existing building/property for those uses detailed herein and/or identified by the advisory committee.

⇒ **As an integral component of this assessment, the selected consulting firm shall provide cost estimates related to any improvements that would be required to repurpose the building/property for identified uses.**

⇒ **Additionally, the selected consulting firm shall provide detailed estimates of the anticipated operational and/or upkeep costs associated with the adaptive reuse of the building/property.**

3. Sustainability

Initial programming meetings shall define specific sustainable goals and references to “sustainability” including, but are not limited to, energy efficiency and zero net energy, renewable energy, water use reductions, greenhouse gas reductions, green procurement, reduced toxins in the built environment and landscaping, green innovation, and resiliency/adaptation to climate changes.

4. Public Engagement/Communication:

The selected consulting firm, as detailed above, shall attend at least two (2) meetings of the Common Council (which will be held in a town-hall format) and shall be available, as needed to discuss the completion of the adaptive reuse feasibility study with the Common Council and relevant stakeholders. The selected consulting firm shall provide a quote for its attendance at any additional meetings and public functions on a per occasion basis.

5. Supporting Analysis:

The selected consulting firm should be prepared to analyze the layout, and floor space of the existing building and provide recommendations as to how a mix of these uses (and any other uses identified and prioritized by the City of Hudson) could be most efficiently and cost-effectively established.

6. Historic Building Credits and Grant Opportunities

The selected consulting firm shall also provide assistance with identifying and analyzing appropriate funding sources, historic building credits and grant opportunities for identified uses.

I. REFERENCE DOCUMENTS – RFP ATTACHMENTS

1. "Asbestos Renovation Survey/Inspection for Building 400 State St, Hudson, NY 12534", prepared for Galvan Asset Management, Inc. by Spectrum Environmental Associates, Inc." (Link to document placed on Hudson website)
2. "Phase I Environmental Site Assessment Report, Former Hudson Library" prepared for Galvan Initiatives Foundation by Hennessy Engineering & Consulting." (Link to document placed on Hudson website)
3. "The Galvan Foundation, Existing Basement Plan, Drawing Number EX-100.00, Dated 12/3/2020, one (1) page
4. "The Galvan Foundation, Existing First Floor Plan, Drawing Number EX-101.00, Dated 12/3/2020, one (1) page
5. "The Galvan Foundation, Existing Second Floor Plan, Drawing Number EX-102.00, Dated 12/3/2020, one (1) page
6. "The Galvan Foundation, Existing Third Floor & AtticPlan, Drawing Number EX-103.00, Dated 12/3/2020, one (1) page
7. Survey of Property of Galvan Partners LLC, Fourth Ward, City of Hudson, Columbia County, New York, Dated 12/7/2011, one page

J. MINIMUM QUALIFICATIONS AND EXPERIENCE

All Proposers responding to this Request for Proposal (RFP) shall meet the following Minimum Qualifications and Experience:

- Demonstrated experience, and a proven track record, providing architectural, engineering and related services to develop and implement projects, particularly feasibility studies, in a timely, and cost-effective manner.
- Firms shall have a proven track record in providing such services as a prime design/engineer professional.
- Experienced staff with thorough knowledge of their area of expertise and a proven track record in providing architectural, engineering and related services.
- Experienced subconsultants, including specialty sub-consultants, with thorough knowledge and a proven track record in providing architectural, engineering and related services.
- Extensive relevant experience with projects of similar size, scope, and budget.
- Project estimating capabilities.
- Experience with projects utilizing sustainability best practices.
- Experience designing USGBC LEED projects with successful certification.
- Licensed Architect(s) with current New York State Registration.
- Licensed Professional Engineer and/or Engineering Sub-consultant(s) with current New York State Registration.
- Experience with public sector/municipal government projects is preferred.

K. INTERVIEW

The City of Hudson the right to determine whether interviews will be necessary. The purpose of the interview is to further document the proposer's ability to provide the required services and to impart an understanding of how specific services will be furnished. The proposed lead principal, as well all other key personnel proposed to provide the services must be present and participate in the interview. The interview will be evaluated on the basis of whether it substantiates the characteristics and attributes claimed by the proposer in its written response to this Request for Proposals and any other information requested by the City of Hudson prior to the interview.

L. SUBMISSION OF PROPOSALS

By submitting a proposal, consulting firms represent that they have thoroughly examined and become familiar with the scope of work outlined in this Request for Proposal and are capable of performing the work to achieve the objectives. Proposals should show that the firms have sufficient and appropriate resources to complete the project. Proposals must identify the person who will lead the project, and the location of their primary office. Any proposed sub-contractors must be identified in the proposal.

M. CONTENT OF PROPOSAL

The following is a list of required information that must be provided by the proposer. Provide your response in the same order in which it is requested using numbered side tabs that correspond with each of the numbered items below.

1. Cover Letter: Provide a letter of introduction with a brief description of your firm, indicating the location of primary office for the performance of the study, the type of firm, areas of specialization, project lead, and any staff members who would participate in the analysis, meetings and report.

- Include a company name, a contact name and title, contact information, website address, and any sub-contractors who would be used.
- The name, title, telephone number, fax number and email address of the individual within your firm who will be City of Hudson primary contact concerning this Request for Proposals.
- The primary contacts name, title, telephone number, fax number and email address for each sub consultant who will perform work under this contract.
- A statement to the effect that your firm is willing to perform all services identified and will abide by the terms of the Request for Proposals, including all attachments.

⇒ **The cover letter must be signed by the individual(s) authorized to bind your firm contractually. Indicate the title or position that the signer holds within your firm. The City of Hudson reserves the right to reject a proposal that contains an unsigned cover letter.**

2. Timeline: Provide a proposed, detailed timeline outlining how much time the study will take and when you could complete the various phases.

3. Key personnel: Include the biographies of personnel who will work on the project and indicate what their roles will be.

- Provide a description of your firm's organization, team makeup including sub-consultants and the resumes of partners, principals, associates and other key staff proposed to provide services to the City of Hudson and indicate how their skills and experience will be relevant to the project.
- Provide license numbers or copies of registration certificates, as appropriate. Provide a copy of the Certificate of Authorization to provide Engineering Services in New York State from the State Education Department.

M. CONTENT OF PROPOSAL (continued)

4. References: For your firm and any sub-contractor provide references and brief descriptions of three (3) relevant projects worked on in the past two (2) years.

- Reference projects should be similar in nature to this project.
- Describe briefly the types of services provided for each relevant project, the duration of the project and the current status.
- For each reference project provide the client's name, the name and title of the client's primary contact person, and the contact person's email and phone number.

5. Approach: Provide a detailed description of your firm's approach to providing the requested scope of services.

6. Budget: Include a detailed budget for services required for the completion of the project, including a detailed listing of the cost for each activity/task, and any other costs (such as for travel and materials). Provide documentation indicating your firm's Overhead and Profit Multiplier and that of your sub-consultants (if any).

N. SUBMISSION OF PROPOSALS

Proposals must be submitted in both printed and digital (PDF) formats.

Please submit three (3) complete print copies of your proposal and any other required documents in an opaque sealed envelope clearly marked "**Proposal – Former Hudson Library Adaptive Re-Use Feasibility Study**", with the name and address of the responding firm identified.

Where the U.S. Postal Service or other delivery service is used, the sealed envelope shall be enclosed in a separate envelope with the notation "Proposal Enclosed" on the face thereof.

All documents must be received, **no later than 5:00 p.m. on October 22, 2021** at the following address:

Peter Bujanow
Commissioner of Public Works
520 Warren Street
Hudson, New York 12534

In addition to mailing the proposal, **please submit one (1) electronic copy** of the proposal with all other documents in PDF format and with the subject line clearly identified as "**Proposal – Former Hudson Library Adaptive Re-Use Feasibility Study**", shall be **emailed no later than 5:00 p.m. on October 22, 2021**, to the following email address: pbujanow@cityofhudson.org

1. The proposal submitted is the document upon which the City of Hudson will make its initial judgment regarding each proposer's qualifications, methodology, and ability to provide the requested services.

Submission of any proposal indicates an acceptance of the conditions contained in this Request for Proposals unless the submitted proposal clearly and specifically states otherwise.

N. SUBMISSION OF PROPOSALS (continued)

2. By submitting a proposal, consulting firms represent that they have thoroughly examined and become familiar with the scope of work outlined in this Request for Proposals and are capable of performing the work to achieve the objectives.
3. Proposals should show that the firms have sufficient and appropriate resources to complete the project.
4. Proposals must identify the person who will lead the project, and the location of their primary office.
5. Any proposed sub-consultants must be identified in the proposal.

O. QUESTIONS & SPECIFICATION CLARIFICATIONS:

All inquiries with respect to this Request for Proposals shall be in writing directed to the following address:

Peter Bujanow
Commissioner of Public Works
pbujanow@cityofhudson.org

1. All questions must be submitted in writing by email, specifically citing the particular proposal section and paragraph number.
2. Questions received less than four (4) business days prior to the date of submission of proposals will not be answered.
3. Only questions answered by formal written Addenda will be binding. Oral or other interpretations or clarifications will be without legal effect.
4. Proposers should note that all clarifications and exceptions, including those related to the terms and conditions of the contract are to be resolved prior to the submission of a proposal.
5. A list of all substantive inquiries received along with relevant responses will be posted on the City of Hudson website, www.cityofhudson.org.
6. In addition, any changes, additions or deletions to this Request for Proposals will also be posted on the City of Hudson website, www.cityofhudson.org, along with the electronic version of this Request for Proposals.
7. Respondents are urged to check the City of Hudson website frequently for notices of any clarification of or changes, additions, or deletions to this Request for Proposals.
8. A proposer may withdraw a proposal any time prior to the final due date and time by written notification, signed by an authorized agent, to the contact person identified above. The proposal may thereafter be resubmitted, but not after the final due date and time. Modifications offered in any other manner, oral or written, will not be considered.

O. QUESTIONS & SPECIFICATION CLARIFICATIONS: (continued)

9. If a proposer discovers an ambiguity, conflict, discrepancy, omission or other error in this Request for Proposals, the proposer should immediately notify the contact person identified in above. Notice of such error or omission should be submitted prior to the final due date and time for submission of proposals. Modifications shall be made by addenda to this Request for Proposals. Such clarifications will be given by written notice to all parties who have received this Request for Proposals.
10. If a proposer fails, prior to the final due date and time for submission of proposals, to notify the City of Hudson of a known error or an error that reasonably should have been known, the proposer shall assume the risk of proposing. If awarded the contract, the proposer shall not be entitled to additional compensation or time by reason of the error or its late correction.
11. A proposer indicates its acceptance of the provisions and conditions enumerated in this Request for Proposals by submitting a proposal.
12. By submitting a proposal, the proposer covenants that the proposer will not make any claims for or have any right to damages because of any misinterpretation or misunderstanding of the specifications or because of lack of information.
13. Other than the contact person identified above, or their designee(s), prospective proposers shall not approach City of Hudson employees during the period of this Request for Proposals process about any matters related to this Request for Proposals or any proposals submitted pursuant thereto.

P. SELECTION CRITERIA:

Responses to this Request for Proposals will be evaluated on the following criteria:

- The professional qualifications, verified references and project specific experience of the prime consultant and any sub-consultants in developing Feasibility Studies for Adaptive Re-Use of municipal buildings and creating plans that help to identify and solve key problems in building re-use challenges. **(30 points maximum).**
- A documented history of successful performance on engagements of similar type, size and scope. Examples provided should demonstrate how the scope, scale, and context of the project is relevant to the Adaptive Re-Use Feasibility Study as described in the Scope of Services section of this Request for Proposals. **(25 points maximum).**
- A demonstration of approach for 1) understanding the project, 2) completing the scope of work, 3) commitment for meeting the stated requirements and 4) ability to meet project deadlines, as evidenced by consultant's proposal. **(20 points maximum).**
- Demonstrated staffing and/or capacity of the project team and sufficient resources to complete all of the tasks for all required scope of services. **(15 points maximum).**
- The proposed cost of the study. **(10 points maximum).**

Q. OPTIONAL SERVICES:

Proposers may submit quotes for optional services they believe may enhance the quality of the completed feasibility study and/or aid in the efficient and comprehensive completion of this study. However, the final determination as to the suitability of such optional services shall be made entirely by the City of Hudson.

R. TERMS AND CONDITIONS

- 1. Incurred Costs:** This Request for Proposals does not commit the City of Hudson to award a contract or to pay any costs incurred in the preparation of a response to this request. The City of Hudson will not be liable in any way for any costs incurred by respondents in replying to this Request for Proposals.
- 2. Right to Cancel:** The City of Hudson reserves the right to cancel this Request for Proposals at any time and to decide not to consider any or all of the respondents submitting information in response to this request.
- 3. Severability:** If any terms or provisions of this Request for Proposals are found to be illegal or unenforceable, then such term or provision shall be deemed stricken and the remaining portions of this document shall remain in full force and effect.
- 4. Collusion:** By submitting a proposal, a firm implicitly states that its proposal has not been made in connection with any other competing firm submitting a separate response to this Request for Proposals, is in all respects fair, and has been submitted without collusion or fraud.
- 5. Oral Presentation/Interview:** Oral presentations may or may not be conducted. If presentations are requested, it should be noted that they would be for fact-finding purposes, not negotiations.
- 6. Scope of Services:** The final scope of services may be negotiated between the bidder and the City of Hudson depending upon any optional services proposed.
- 7. Required Insurance:** The selected consultant shall purchase, at its own expense, and furnish proof of Commercial General Liability, NYS Worker's Compensation and NYS Disability Benefits insurance containing approved coverage limits protecting the owner from claims which may arise out of or result from the performance or non-performance of the consultant and shall maintain coverage until final acceptance of the work by the City of Hudson. The consultant shall not commence work under the Contract until the consultant has obtained all the insurance required.
- 8. Non-Discrimination:** In accordance with Federal, State and local law and all other applicable laws, the City of Hudson does not discriminate on the basis of race, color, religion, national origin, age, sex, height, weight, marital status, or a handicap unrelated to an individual's ability to perform the job.

R. TERMS AND CONDITIONS: (continued)

9. Disclaimer: The City of Hudson reserves the right to reject any and all bids, or portions thereof, for any reason. Additionally, the City of Hudson reserves the right to adjust the scope of work as needed for the completion of a high-quality feasibility study.

10. Assignment / Transference of Agreement: The selected firm is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of the resulting agreement or its rights, title, or interest therein or its power to execute such an agreement to any other person, company or corporation without prior express consent and approval in writing from the City of Hudson.

11. City of Hudson Rights and Prerogatives: The City of Hudson reserves the right to exercise the following prerogatives:

- To accept or reject any or all proposals and amend, modify or withdraw this Request for Proposals.
- To correct any arithmetic errors in the proposals.
- To change the final due date and time for proposals.
- To accept or reject any of the firm's employees or proposed sub-consultants assigned to provide services on this project and to require their replacement at any time. The proposer shall obtain the written approval of the City of Hudson of changes to the technical proposal after it is submitted, including any changes with respect to sub-consultants. The City of Hudson shall have the right to reject any proposed change to the proposer's technical proposal.
- To waive or modify any irregularities in proposals received after prior notification to the proposer. This will in no way modify the RFP documents or excuse the proposer from full compliance with its requirements.
- To consider modifications to proposals at any time before the award is made, if such action is in the best interest of the City of Hudson.
- To request a revised cost proposal from firms selected as finalists.
- To accept a proposal for the engagement containing other than the lowest cost proposal
- To interview proposers prior to selection.
- To reject any proposal containing false or misleading statements or that provides references that do not support an attribute or condition claimed by the proposer.
- To begin negotiations with the next most responsive proposer to this RFP should the City of Hudson be unsuccessful in negotiating a contract with the selected proposer within a reasonable time frame.
- To contract with more than one firm.

12. Modification of Contract: Any modification to the original contract signed between the successful proposer and the City of Hudson will require the mutual consent of the successful proposer and the City of Hudson. Any contract or amendments thereto will be considered effective only after approval by the appropriate City of Hudson authorities.

13. Interpretation: The contract shall be construed and interpreted in accordance with the laws of New York State. New York State shall be the forum for disputes.

R. TERMS AND CONDITIONS: (continued)

- 14. Public Announcements:** Upon selection of the successful proposer and contract execution, public announcements or news releases pertaining to the contract shall not be made without prior written consent of the City of Hudson.
- 15. Negotiation:** After completion of the selection process, the City of Hudson will commence finalization of the project scope and fee negotiations with the selected firm(s).
- 16. Notification** Upon completion of the selection process, City of Hudson will notify all firms of its decision. Notification will be sent to the primary contact only. Shortly after notification the selected firm(s) will be posted on the City of Hudson website.

S. INSURANCE AND LIABILITY REQUIREMENTS:

The selected proposer will be required to procure and maintain at its own expense the following insurance coverage:

- (a) Workers' Compensation and Employer's Liability Insurance: Must show evidence of Worker's Compensation insurance at New York State statutory limits, a policy or policies providing protection for employees in the event of job-related injuries;
- (b) Disability and Paid Family Leave Benefits Insurance: Must show evidence of insurance at New York State statutory limits, a policy or policies providing protection for employees in the event of off-the-job-related injuries or illness;
- (c) Commercial General Liability (CGL): A policy or policies of comprehensive general liability insurance of general liability limits of \$1,000,000 per occurrence/\$2,000,000 aggregate;
- (d) Errors and Omissions/ Professional Liability Insurance: A policy or policies of errors and omissions insurance with limits of not less than one million dollars (\$1,000,000.00). The successful proposer shall supply and maintain insurance which defends, indemnifies and holds harmless the City, its officers, employees and agents from and against any and all liability, damages, claims, demands, costs, judgments, fees, attorney's fees or loss arising directly out of acts or omissions hereunder by the contractor or third party under the direction or control of the contractor in an amount not less than \$1,000,000. Said insurance must be issued by an insurer licensed to do business in the State of New York and must have an A.M. Best rating of not less than "A"
- (e) Excess/Umbrella Insurance: A policy or policies of insurance with limits of \$2,000,000 per occurrence/\$2,000,000 aggregate.

Each policy of insurance required shall be in form and content satisfactory to the City of Hudson Corporation Counsel, and shall provide that:

- (a) The City of Hudson is named as an additional named insured on a primary and non-contributing basis.
- (b) The insurance policies shall not be changed or cancelled until the expiration of thirty (30) days after written notice to the City of Hudson Corporation Counsel's Office.
- (c) The insurance policies shall be automatically renewed upon expiration and continued in force unless the City of Hudson Corporation Counsel's Office is given sixty (60) days written notice to the contrary.

S. INSURANCE AND LIABILITY REQUIREMENTS: (continued)

No work shall be commenced under the contract until the selected proposer has delivered to the City of Hudson Corporation Counsel, or her designee, proof of issuance of all policies of insurance required by the Contract to be procured by the selected proposer.

If at any time, any of said policies shall be or become unsatisfactory to the City of Hudson, the selected proposer shall promptly obtain a new policy and submit proof of insurance of the same to the City for approval.

Upon failure of the selected proposer to furnish, deliver and maintain such insurance as above provided, this Contract may, at the election of the City of Hudson, be forthwith declared suspended, discontinued or terminated.

Failure of the selected proposer to procure and maintain any required insurance shall not relieve the selected proposer from any liability under the Contract, nor shall the insurance requirements be constructed to conflict with the obligations of the selected proposer concerning indemnification.

T. MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES AND SERVICE-DISABLED VETERAN OWNED BUSINESSES

The City of Hudson contributes to the economic development of New York State, Columbia County and the City of Hudson by assisting and supporting Minority and Women Owned Business Enterprises and Service-Disabled Veteran-Owned Businesses (MWBE/SDVOB) through its procurement process.

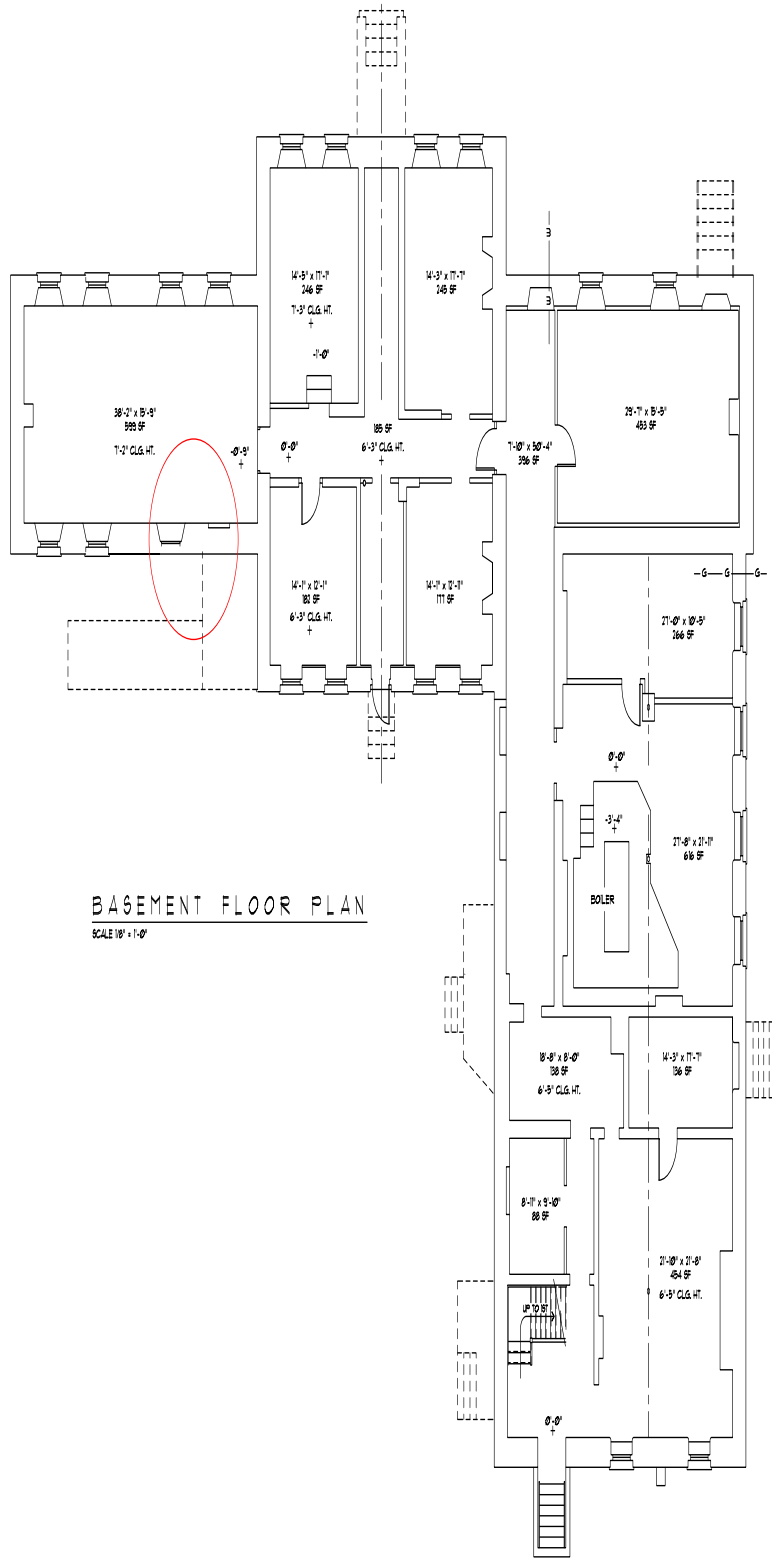
As part of this Request for Proposals (RFP), and consistent with New York State Article 15A and 17B of the Executive Laws, the City of Hudson strongly encourages all firms to submit proposals that utilize partnerships, joint ventures, or sub-consultant arrangements with New York State certified MWBE and SDVOB firms for this procurement. To help identify NYS Certified MWBE firms contact Empire State Development at www.esd.ny.gov/doing-business-ny/mwbe, and for NYS Certified SDVOB firms contact www.ogs.ny.gov/veterans.

U. IMPORTANT NOTICE – CONTACT RESTRICTIONS:

A restricted period is currently in effect for this Procurement and it will remain in effect until approval of the Contract. Proposers are prohibited from contact related to this procurement with any City of Hudson employee other than the designated contact listed for this Procurement:

Peter Bujanow
Commissioner of Public Works
PBujanow@cityofhudson.org

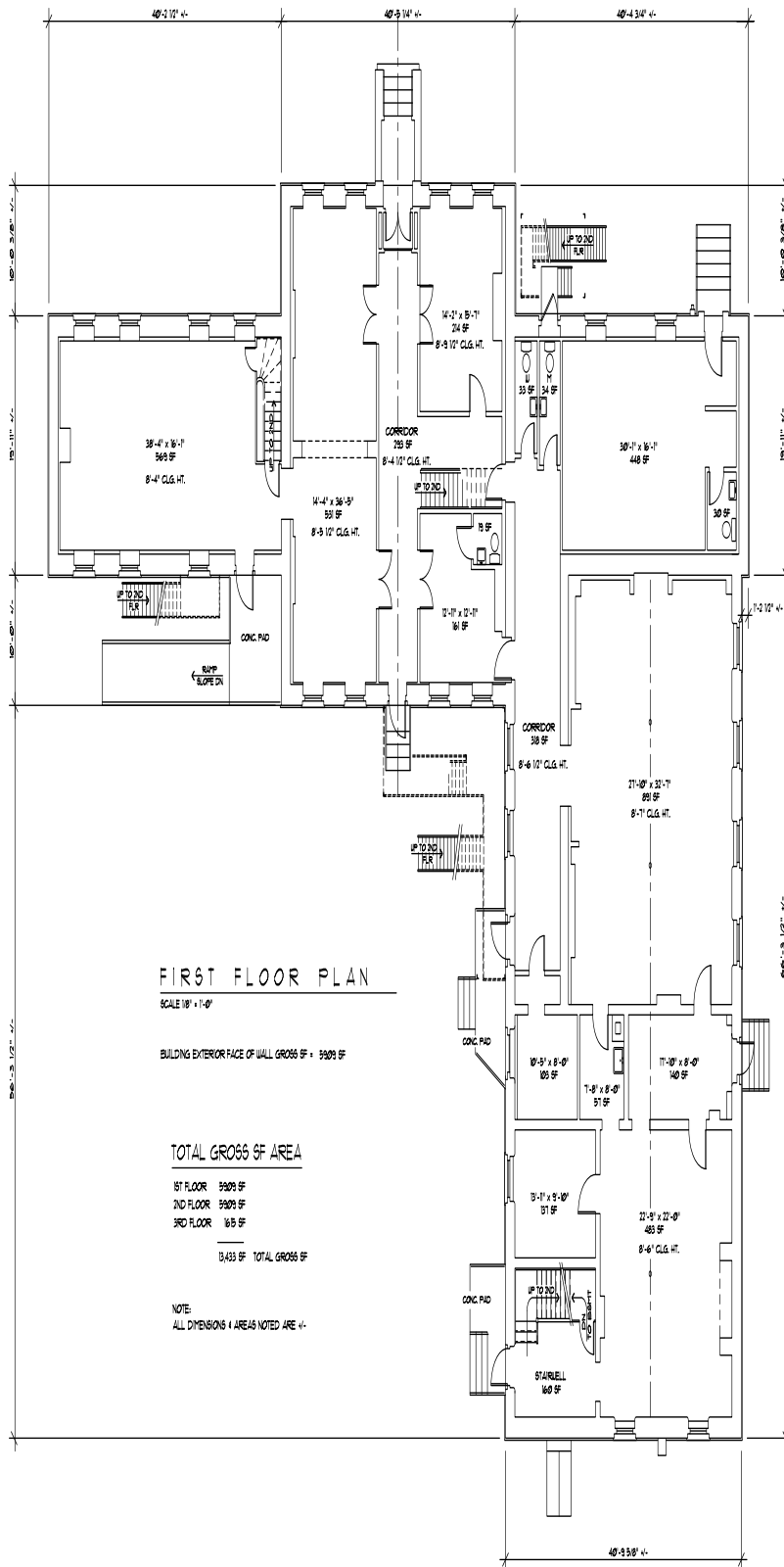
END.



BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

THE GALVAN FOUNDATION	
PROJECT: NEW CITY HALL 400 STATE STREET HUDSON, NEW YORK	
EXISTING BASEMENT PLAN	
SEAL & SIGNATURE	DATE: 12.3.20
	PROJECT NO.: CH-01
	DWG. BY: EG
	DWG. NO.: EX-100.00
	3/17/2020 11:07 AM





FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

BUILDING EXTERIOR FACE OF WALL GROSS SF = 9909 SF

TOTAL GROSS SF AREA

1ST FLOOR	9909 SF
2ND FLOOR	9909 SF
3RD FLOOR	165 SF
3,433 SF TOTAL GROSS SF	

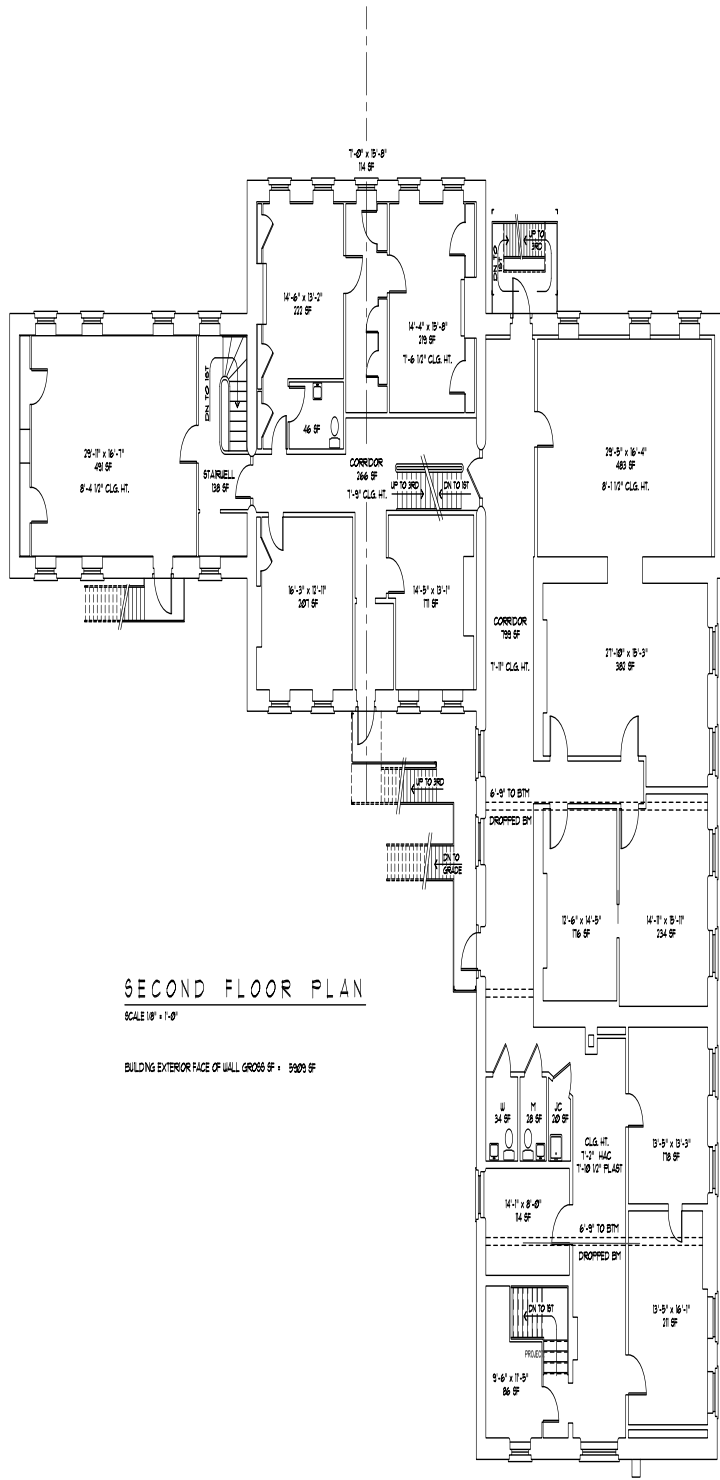
NOTE:
ALL DIMENSIONS & AREAS NOTED ARE +/-

THE GALVAN FOUNDATION

NEW CITY HALL
400 STATE STREET
HUDSON, NEW YORK

EXISTING FIRST FLOOR PLAN

SEAL & SIGNATURE	DATE: 12.3.20
	PROJECT NO. CH-01
	DWG. BY: EF
	DWG. NO.:
	EX-101.00
	3/16" PAPER (2020) 1/8" X 1/4"



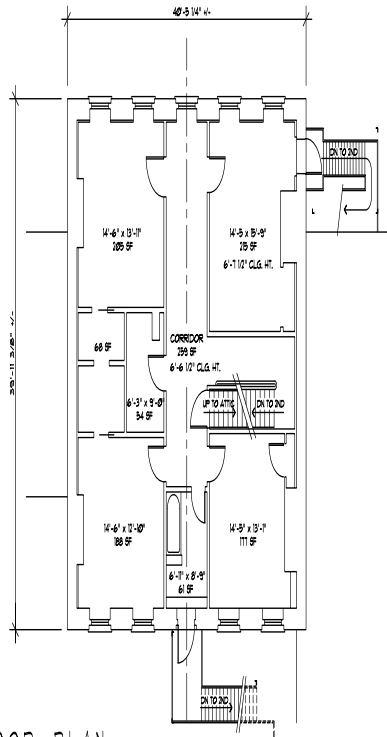
SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

BUILDING EXTERIOR FACE OF WALL GROSS SF : 5909 SF

THE GALVAN FOUNDATION	
PROJECT: NEW CITY HALL 400 STATE STREET HUDSON, NEW YORK	
EXISTING SECOND FLOOR PLAN	
SEA. & SIGNATURE	DATE: 12.2.00
	PROJECT NO. CH-01
	DWG. BY: GS
	DWG. NO.:
	EX-102.00
	07 FEB 2002 1 17 A

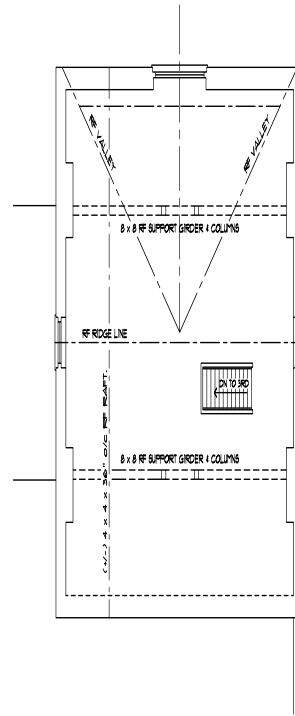




THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

BUILDING EXTERIOR FACE OF WALL GROSS SF = 165 SF



ATTIC FLOOR PLAN

SCALE 1/8" = 1'-0"

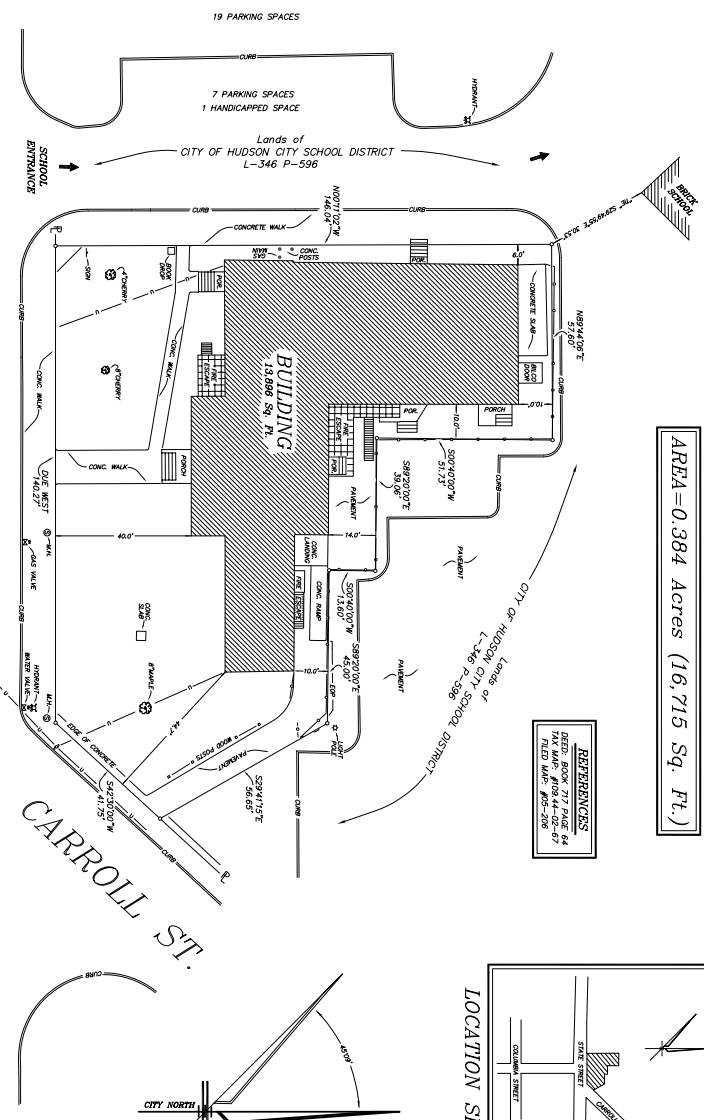
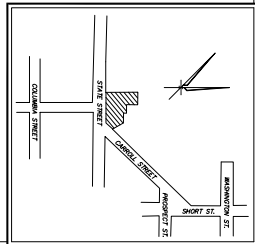
LOW HEADROOM SLOPING EXPOSED STRUCTURE

THE GALVAN FOUNDATION	
PROJECT: NEW CITY HALL 400 STATE STREET HUDSON, NEW YORK	
EXISTING THIRD FLOOR & ATTIC	
SEA, & SIGNATURE	DATE: 12.2.00
	PROJECT NO: CH-01
	DWG. BY: ES
	DWG. NO.: EX-103.00
	CF PER: 2000 1/8" x 1/8"



AREA = 0.384 Acres (16,715 Sq. Ft.)

REFERENCES
 DEPT. ROOM 717 PAGE 44
 TAX MAP #10344-02-67
 FILED MAP #5-208

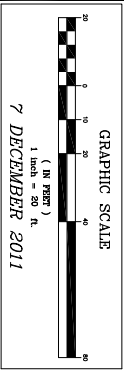


SURVEY OF
 PROPERTY OF
GALVAN PARTNERS LLC
 FOURTH WARD, CITY OF HUDSON, COLUMBIA COUNTY, NEW YORK

(UNLAWFUL ALTERATION OR ADDITION TO THE SURVEY SHALL BE AT THE PERFORMER'S RISK AND WITHOUT LIABILITY TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AREA SHOWN ON THIS SURVEY.)

PLASS, ROCKWELL & NUCCA LLC
 PROFESSIONAL LAND SURVEYORS
 1000 WEST 10TH STREET
 CLAMBUK, N.Y. 12118
 TEL: (518) 781-7121 FAX: (518) 781-8584
 plassen@plassen.com

N.Y.S. LIC. NO. 049394 L.S.



2447 DRW 11

SUBMISSION ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the below-named Respondent acknowledges that all responses and representations contained in this Proposal, including the Statement of Qualifications, References, Rates, and any attachments, are true and correct. The undersigned person affirms that he or she has authority to sign this Proposal on behalf of Respondent.

(date)

(signature)

(printed name and title)

(printed name of firm)

(printed address of firm)

STATE OF _____)

COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____ to me known and known to me to be the same person(s) described in and who executed the within instrument, and he/she (or they severally) acknowledged to me that he/she (or they) executed the same.

**NON-COLLUSIVE PROPOSAL CERTIFICATE
PURSUANT TO NEW YORK STATE GENERAL MUNICIPAL LAW SECTION 103-D**

By submission of this proposal, each proposer and each person signing on behalf of any proposer certifies, and in the case of a joint proposal each party thereto, certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

(1) The prices in the proposal have been arrived at independently, without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other proposer or with any competitor;

(2) Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the proposer and will not knowingly be disclosed by the proposer prior to the opening, directly or indirectly, to any other proposer or to any competitor; and

(2) No attempt has been made or will be made by the proposer to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

(date)

(signature)

(printed name and title)

(printed name of firm)

(printed address of firm)

ACKNOWLEDGMENT BY PROPOSER NOTARY PAGE

IF INDIVIDUAL OR INDIVIDUALS:

STATE OF _____)

COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____ to me known and known to me to be the same person(s) described in and who executed the within instrument, and he/she (or they severally) acknowledged to me that he/she (or they) executed the same.

IF CORPORATION:

STATE OF _____)

COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____ to me known, who, being by me sworn, did say that he/she resides at (give address) _____; that he/she is the (give title) _____ of the (name of corporation) _____, the corporation described in and which executed the above instrument; that he/she knows the seal of the corporation, and that the seal affixed to the instrument is such corporate seal; that it was so affixed by order of the board of directors of the corporation, and that he/she signed his/her name thereto by like order.

IF PARTNERSHIP:

STATE OF _____)

COUNTY OF _____) SS.:

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the individual who executed the foregoing, and who, being duly sworn, did depose and say that he/she is a partner of the firm of _____ and that he/she has the authority to sign the same, and acknowledged that he/she executed the same as the act and deed of said partnership.

HISTORY OF THE FORMER LIBRARY BUILDING



1818 to 1830—ALMSHOUSE

The imposing stone structure located on State Street at the head of Fourth Street was built in 1818 as the almshouse for the City of Hudson. Under the New York laws of 1778, towns and cities were responsible for the care of their own poor. Previously, the poor of Hudson had been sheltered in a house, also located on State Street, which had been purchased for the purpose in 1801 from Daniel Allen.

The new almshouse was built by Ephraim Baldwin, under the supervision of a building committee made up of Dr. John Talman, Judah Paddock, and Barnabus Waterman. The construction costs, according to *A Visible Heritage*, were \$5,100. The plan for the almshouse was based on a plan drawn by Robert Jenkins, and the building is related in style to Robert Jenkins' own house on Warren Street, which was built in 1811 and is today the home of the Hendrick Hudson Chapter of the D.A.R. In *A Visible Heritage*, Ruth Piwonka and Roderic Blackburn call the almshouse building "a unique local example of surviving Federal architecture intended for institutional use."



HUDSON LUNATIC ASYLUM.

1830 to 1850—LUNATIC ASYLUM

Around 1830, Columbia County established a poor farm on land purchased from John C. Hogeboom, and the poor of Hudson, together with paupers from the towns throughout the county, were moved to the county poor farm. In May 1830, Dr. Samuel White, who had been practicing medicine in Hudson since 1795, established a lunatic asylum in the building, which he ran himself, assisted by his son, Dr. George H. White. Dr. White was a pioneer in the humane care of the mentally ill. An advertisement of his institution, published in 1841 and quoted in Ellis' *History of Columbia County*, stated that "in the first ten years three hundred patients were admitted, most of whom were cured, and all were benefitted." Dr. White's asylum closed when the state asylum at Utica opened, and his patients were transferred there.

1851 to 1865—ACADEMY FOR YOUNG WOMEN

In 1851, the Hudson Female Academy was established in the building, under the direction of Rev. J. B. Hague. The school enjoyed a "high reputation" and attracted students from as far away as Detroit, Milwaukee, the West Indies, and Europe. Henry Ary, who painted the portrait of George Washington that hangs in the Common Council chamber in City Hall, as well as numerous views of Mt. Merino, the South Bay, the Hudson River, and the City of Hudson, was on the faculty and taught drawing and painting to fourth-year students.

An 1853 catalog of the academy offers this description of 400 State Street:

The building occupied by the Academy, was originally erected at a cost exceeding twelve thousand dollars. By an additional outlay it has been perfectly adapted to its present use. It is situated on a gentle eminence, commanding a view almost unrivalled in extent and magnificence. It contains a large and beautiful schoolroom, recitation rooms, and numerous other apartments, arranged for carrying on to the best advantage, the work of instruction. Hair Mattresses are used throughout the sleeping apartments. Each room is carpeted, and furnished with table, bureau, &c., and in the arrangements generally regard has been had to comfort and elegance.

In 1865, the Hudson Female Academy moved to a building at the corner of First and Warren Streets, and by 1878, when Ellis' *History of Columbia County* was published, it was no longer in existence.

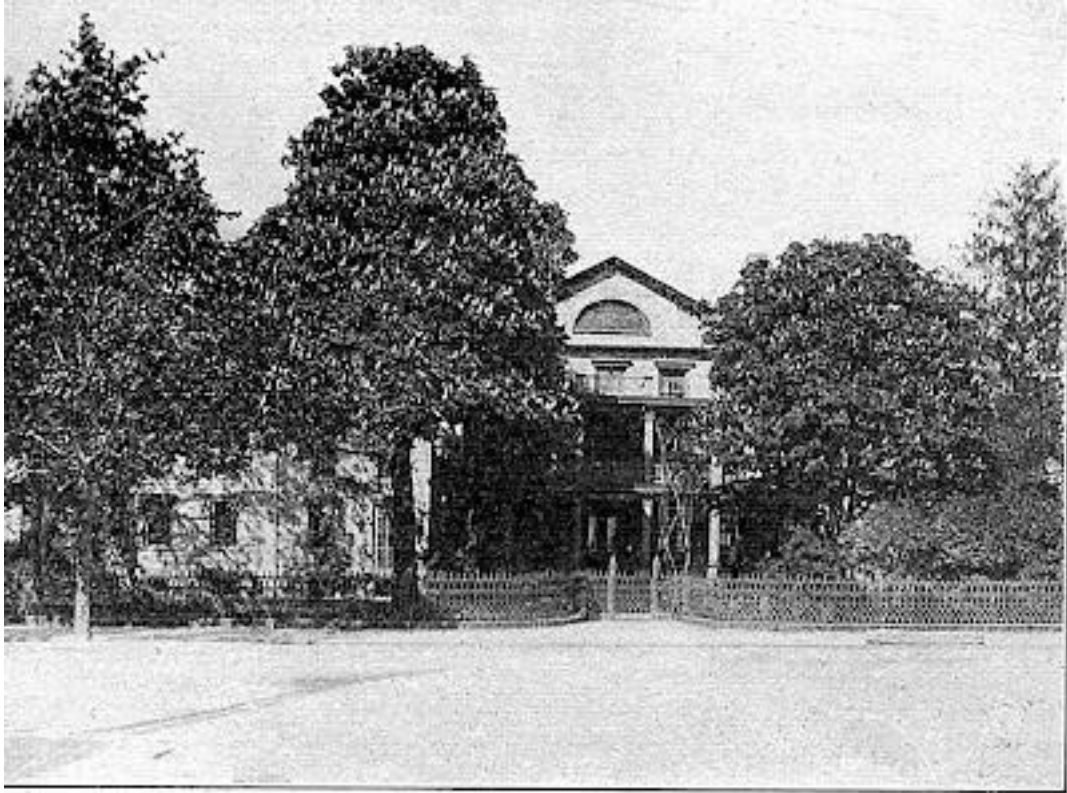
1865 to 1881—PRIVATE RESIDENCE

When the Hudson Female Academy relocated, the building on State Street became the private residence of one of the school's trustees, George H. Power. Power was a major force in the development of ferries and river transportation in Hudson.

Born in Hudson in 1817, he began his career on the river at the age of seventeen as the master of a vessel owned by Jeremiah Bame. Eventually George Power became the owner of the New York and Hudson Steamboat Company, the Hudson and Athens Ferry, and the Hudson and Catskill Ferry. The ferry boat that ran between Hudson and Athens bore his name. He was one of the original trustees of the Hudson City Savings Institution (now Hudson River Bank & Trust) and served two terms as the mayor of Hudson.

His, Father, Captain John Power, had come to Hudson from Adams, Massachusetts, in 1790 and began boating on the river as early as 1804 or 1805. He founded the freighting firm of Power, Livingston & Co. and owned the first steamboat in Hudson, the Bolivar.

George Power lived at 400 State Street from 1865 until 1881, when he sold the building to the Hudson Orphan and Relief Association and moved to 218 Warren Street, the grand mansion built by Thomas Jenkins, the richest of the original Proprietors.



1881 to 1957—ORPHANAGE

From 1881 to 1957, the Hudson Orphan and Relief Association operated a home for orphans and needy children in the building.

In 1957, the organization, then called the Children's Home of Columbia County, ceased providing institutional custodial care for children, and the orphanage building and grounds were given to the Board of Education of the Public School System of Hudson with the stipulation that a children's library be developed in the building.

1959 to 2016—HUDSON AREA LIBRARY

In 1959, 400 State Street became the home of the Hudson Area Library.

The Hudson Area Library Board of Trustees bought the building from the school district in 2005 and embarked on an ambitious plan to restore the building. After \$300,000 was invested in replacing the roof on the central structure and the east and west wings, the capital campaign foundered, a \$250,000 grant for masonry repair could not be matched, and, in 2011, new leadership on the board sold the building to Eric Galloway.

The Library moved from 400 State Street to the historic Hudson Armory at 51 N 5th Street in April 2016. The library is now a tenant in the Galvan Armory, and 400 State Street is owned by the Galvan Foundation.

END.