

Erie Canal Harbor Development Corporation – Donovan Office Building RFP

| # | Question | Response |
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| 1 | Section 1.2 indicates the Site is divided into three parcels, D1, D2, and D3. Parcel D3 is anticipated to be developed as public open space. Can all or a portion of D3 be incorporated into the D1 and D2 site to be used as part of the overall project? Under this scenario, D3 would not for public open space. | ECHDC will consider proposals that include incorporation of all or a portion of D3 into the overall project submitted by the developer. Pursuant to 3.2.13 of the RFP, any deletions or additions to the scope of the project should be clearly stated with justification and recommendations as to why the changes are being proposed. |
| 2 | If available, please send a current appraisal. | A copy of the appraisal is available on disc through the ECHDC contact person named in the RFP. |
| 3 | Section 3.2.4 requires that construction costs be disclosed. We request that our proposal disclose the overall project costs but omit the detail of costs as outlined on Section 3.2.4. If we are selected as designated developer then the detailed costs will be provided. | The proposed detail of costs must be provided in the developer's response to the RFP. |
| 4 | Section 3.2.7 requires that a 10-year proforma be provided in the Proposal. We request that the proforma be omitted from the Proposal. If we are selected as designated developer then the proforma will be provided. | ECHDC will accept proposals without the 10-year proforma as detailed in the RFP. However, in the event the proposal is short-listed for consideration by ECHDC, the required proforma must be made available to ECHDC at its request, prior to any designation as preferred developer. |
| 5 | Section 3.2.9 requires that a certificate of occupancy be obtained by 1/1/14. Please confirm that the certificate of occupancy will cover the core and shell and the 25% minimum occupancy only. | Yes, the required certificate of occupancy covers the core and shell and the 25% minimum occupancy only. |
| 6 | Section 3.2.11(A) indicates that the Proposal must include a letter of intent or lease for at least 25% of the building. We request that our proposal commit to the 25% minimum but the LOI's and leases be omitted from the proposal. If we are selected as designated developer then the LOI's and/or leases will be provided. | ECHDC will accept proposals without copies of the letters of intent or lease as required by the provisions of the RFP provided the proposal provides a commitment of same. However, in the event the proposal is short-listed for consideration by ECHDC, the terms of the conditions of the letter of intent or lease must be provided to ECHDC when requested by ECHDC. Actual copies of the letter of intent or lease will be required to be provided prior to the actual designation as preferred developer. |
| 7 | Please provide the abstract of title and or title insurance policies for the parcels. | A copy of the title commitment is available on disc through the ECHDC contact person named in the RFP. |
| 8 | Please provide a copy of the most recent boundary survey for each of the parcels. | A copy of the boundary survey is available on disc through the ECHDC contact person named in the RFP. |
| 9 | Please provide the Soil Management Plan referred in the URS Phase II. | No soil management plan exists. |
| 10 | Please provide documentation confirming that the USTs identified by the URS Phase II were properly removed, disposed of and backfilled in accordance with applicable regulations. | The documentation requested is available for review through the ECHDC contact person named in the RFP. |

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| 11 | Please provide documentation confirming that all Asbestos has been properly removed and disposed of in accordance with applicable regulations. | <p>All asbestos outlined in URS's Asbestos study has been removed with the exception of 2880lf of wall caulk at the tank structure, 1458 sq. ft. black roof flashing and 2000 sq. ft. of transite panels surrounding the buss duct.</p> <p>Documentation requested is available for review through the ECHDC contact person named in the RFP.</p> |
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