

**STATE OF CONNECTICUT  
CONNECTICUT DEPARTMENT OF  
TRANSPORTATION**



**ADDENDUM NO. 1  
REQUEST FOR PROPOSALS FOR THE TRANSIT-ORIENTED DEVELOPMENT  
OF THE STAMFORD PARKING GARAGE  
(STOD71312)**

**DUE DATE:** September 24, 2012 AT 2 P.M. EST

**DESCRIPTION:** Stamford Transportation Center Parking Garage  
and Transit-Oriented Development

**SUBMITTAL LOCATION:** Connecticut Department of Transportation  
Attn: Scott Hill, Manager of Bridges and Facilities  
2800 Berlin Turnpike  
Newington, CT 06111

**ADDENDUM NO. 1  
DATE: July 31, 2012**

The Connecticut Department of Transportation provides the following items as modifications to the Request for Proposals for the Transit-Oriented Development of the Stamford Parking Garage:

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The following section number and title is added:

12.13 Compliance with Prevailing Wage Laws

Section 1.3 Project Minimum Requirements

Section 1.3 is deleted in its entirety and replaced with this like-named Section

The Department has identified the following seven (7) **“Minimum Requirements”** as essential to the success of Project:

- (1) Demolition of the Original Garage;
- (2) Provision of temporary parking prior to demolition and during construction of the Replacement Garage(s) within the Acceptable Walking Distance, and at the same number of spaces of those being removed from commuter use;
- (3) Provision of the Replacement Garage(s) with the New Parking Spaces and within Acceptable Walking Distance and in public commuter use within three (3) years of NTP;
- (4) Provision of Station Place Improvements;
- (5) Provision of a new Parking Access and Revenue Control System (PARCS);
- (6) Provision of TOD Improvements that meet TOD statutory requirements; and
- (7) CTDOT monetary contribution will not exceed \$35 million in tax-exempt bond proceeds and which may be used only toward **“Eligible Costs”** as defined in Section 3.3.1.

Proposers must address and demonstrate compliance with these Minimum Requirements in their Proposals in order to proceed to full evaluation of the Technical and Financial merits of their Proposals. Notwithstanding the same, Proposers should address all submission requirements of Sections 9 and 10; and the Selected Proposer will be required to comply with additional requirements included in this RFP beyond the Minimum Requirements, including the Performance Criteria, the provisions of the Development Agreement, and applicable laws, regulations, codes; including federal and state prevailing wage laws. For budgeting and planning purposes, Proposals must, and will be deemed to have, taken into account such additional requirements.

Section 2.0 Schedules – Subsection 2.1 RFP Schedule/Submittal Deadlines – Table 1

Table 1 is deleted in its entirety and replaced with this like-named Table 1. The modifications to Table 1 consisted of a) deleting the reference and date related to “Notice of Competitive Range Selection” b) changing the notification date of the one-on-one meetings to August 8, 2012;

**Table 1 - Target RFP Schedule**

<b>Item</b>	<b>Deadline</b>
Release of RFP to Short-listed Proposers	7/13/2012
Proposer’s Site Visit Period	7/19/2012 – 8/14/2012
Notification of One-on-one Meeting Schedule	8/8/2012
<b>“RFI/Comment Deadline”</b>	8/14/2012
Final Date to Submit Request to Modify Team	8/14/2012
Department’s Response to Request to Modify Team	8/24/2012
<b>“Addenda Deadline”</b>	8/28/2012
<b>“Proposal Due Date”</b>	2:00 p.m. EST 9/24/2012
Notification of Interview Dates	By 10/05/2012
Interviews	Week of October 15
Department’s Requests for Proposal Clarifications & Responses (as needed including One-on-One Meetings as needed)	10/22 - 11/14(Tentative)
Notification of Preferred Proposer	By 11/30/2012
Negotiation Period	December 2012
Final Approvals of Development Agreement and intra-Proposer agreements	December 2012

Section 3.2 Project Elements – Table 2 Project Elements and Requirements

Table 2 Element # 5 is deleted in its entirety and replaced with this like-named Table 2 Element #5. The modifications to Table 2 consisted of adding the South State Street surface parking lot to the “Installation of Parking Access and Revenue Control System (“PARCS”) Replacement and Integration”;

5	Installation of Parking Access and Revenue Control System (“PARCS”) Replacement and Integration	<ul style="list-style-type: none"> <li>▪ Replace current PARCS according to Schedule 3 with a new system which integrates the revenue collection and space availability information for the South State Street surface parking lot, Department’s 2004 Garage and the Replacement Garage(s).</li> <li>▪ If the Replacement Garage is not located on the Original Garage site, PARCS must include a practical and effective system to notify customers as to the availability of commuter parking spaces.</li> <li>▪ Completed and in public commuter use within three (3) years from the issuance of the NTP.</li> </ul>
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Section 4.1Pre-Submission – Subsection 4.1.1

Subsection 4.1.1 is deleted in its entirety and replaced with this like-named Subsection

The Department may elect to hold joint informational meetings with all prospective Proposers at any time prior to the Proposal Due Date. Such meetings may be mandatory or optional. The Connecticut Department of Labor (“CTDOL”) will be present at a mandatory informational meeting to address the issue of whether any portion of the project is subject to the prevailing wage

requirements of section 31-53 of the Connecticut General Statutes. Proposers are strongly encouraged to attend optional meetings. Proposers should bring appropriate members of its Key Personnel, or specific personnel, if requested by the Department. All Proposers are responsible for and deemed to have knowledge of all information presented at optional meetings, even if not present.

The Department will endeavor to respond in writing to questions, if any, raised at such meeting(s). In the event that the Department determines that formal clarification or change of RFP Documents is warranted, the Department will issue formal Addenda.

#### Section 4.1 Pre-Submission – Subsection 4.1.2

Subsection 4.1.2 is deleted in its entirety and replaced with this like-named Subsection

In addition to any joint informational meetings, the Department may hold one or more mandatory one-on-one meetings with one or more Proposers prior to the Proposal Due Date. CTDOL will be present at such one-on-one meetings to address Proposer's questions regarding the evaluation of particular components of the Proposer's project and the applicability of prevailing wage. Failure of a Proposer to attend any such meetings may result in elimination of that Proposer from further consideration (except where significant extenuating circumstances have prevented the Proposer from attending the meeting), and any Proposal submitted by that Proposer may be rejected. The Department will notify each Proposer in writing of the date, time and location, rules, requirements and protocols for such meetings and the names or positions of Proposer's Key Personnel that are to attend. The purpose of these meetings is for the Department to obtain clarification or further information. The purpose of the meetings is not for the Department to answer questions from the Proposers. If, as a result of such meetings, the Department determines that formal clarifications or changes to the RFP Documents are warranted, the Department will issue formal written clarifications or Addenda. Information from the one-on-one meetings process may be used by the Department to revise the RFP Documents. Written responses to questions asked during one-on-one meetings will be provided to all Proposers.

#### Section 4.1 Pre-Submission – Subsection 4.1.3.3

Subsection 4.1.3.3 is deleted in its entirety and replaced with this like-named Subsection

Key Personnel is any position and the named personnel who will occupy the most important positions and roles for successful development and implementation of the Project, as identified in the Proposer's SOQ/CP and Subsection 10.6.1 of this RFP.

#### Section 6.0 POST – SELECTION PROCESS – Subsection 6.1.2

Subsection 6.1.2 is deleted in its entirety and replaced with this like-named Subsection.

**6.1.2** If, in the Department's sole discretion, it determines that the Selected Proposer is not responsive to the negotiation process, or that the parties will be unable to reach a mutually-acceptable Development Agreement, the Department may terminate negotiations with the Selected Proposer. In the Department's sole discretion, negotiations may also be terminated if negotiations are not concluded or acceptable progress made within thirty (30) days after selection of the Selected Proposer. The Department, at its sole discretion, will then continue the process of negotiation with the next highest-ranked Proposer until the Department either successfully negotiates the Development Agreement or cancels the Project RFP process.

#### Section 9.6 Tab 4- Financial Proposal

The following section number and text is added:

9.6.8 An analysis, as to each component of the Project, as to whether prevailing wage applies to such component.

Section 10.0 TECHNICAL PROPOSAL CONTENTS – Subsection 10.2.3 **Operations and Maintenance Proposals**

Subsection 10.2.3 is deleted in its entirety and replaced with this like-named Subsection.

The Proposer shall describe how it plans to operate and maintain the 2004 Garage during demolition and construction, and its plan to operate and maintain the 2004 Garage and Replacement Garage(s) after the Project's completion for the designated three (3) years. The Proposer must provide a description of the overall project management structure and personnel for the management of the garage operations.

Subsection 10.5.4(3) Safety and Convenience

Subsection 10.5.4(3) is deleted in its entirety and replaced with this like-named Subsection and Part.

- (3) Describe the plans for maintenance and snow removal including deicing of travel paths during demolition and construction and after completion of the Project including during the period of the TOD Improvements.

Subsection 11.1.2(3) Other Technical

Subsection 11.1.2(3) is deleted in its entirety and replaced with this like-named Subsection and Part.

- (3) Commuter Safety, Convenience and Amenities (Volume IV). This assessment will consider the level the overall commuter and pedestrian experience that is presented through thoughtful design and programming. Of paramount importance is the precise location of the Replacement Garage(s) with a preference for a single location. Also considered will be to what level the Proposer's plan to execute the public and private development program, as required in this RFP, is done in a manner that minimizes impacts to commuters, existing residents and workers during construction. Other offerings that will be evaluated include (i) the attention to safety and convenience issues such as protecting commuters from the elements when accessing Stamford Station, maintenance and snow removal during demolition and construction and project completion; (ii) signage and other information that will be provided to the commuters regarding parking locations and availability; (iii) to what degree the traffic in the vicinity of the Stamford Station may be improved; (iv) to what degree the amenities exceed the public arts requirements; and (v) improvements for pedestrians and cyclists.

Section 12.4 Compliance with Laws

Section 12.4 is deleted in its entirety and replaced with this like-named Section.

All Proposals are subject to the requirements and policies contained in this RFP, the laws of the United States, and the conditions, policies, procedures, regulations, and laws of the State of Connecticut; including prevailing wage laws.

Add the following Section

12.13 Compliance With Prevailing Wage Laws

As may be requested by CTDOT, CTDOL will evaluate final proposals and predetermine the applicability of prevailing wage to the Project components. To the extent that the Proposer is a contractor within the meaning of Section 31-53(e) of the Connecticut General Statutes, said contractor will be responsible for ensuring that any contractor or subcontractor employing workers on any portion of the Project which has been determined by the CTDOL to be subject to the prevailing wage laws of the State of Connecticut

shall pay a rate of wage on an hourly basis that conforms with the requirements of Section 31-53 of the Connecticut General Statutes.

Each Proposer acknowledges that, notwithstanding a predetermination by CTDOL that a particular Project component is not subject to prevailing wage, such predetermination would not be binding upon a court. The Development Agreement shall provide that the Proposer shall bear the risk that a court could later determine that prevailing wage applies to a Project component(s) for which CTDOL has determined that prevailing wage does not apply.

#### ATTACHMENT 1 - GLOSSARY OF DEFINED TERMS

The following term is deleted in its entirety and replaced with the following term:

“Key Personnel” means any position and the named personnel who will occupy the most important positions and roles for successful development and implementation of the Project, as identified in the Proposer’s SOQ/CP and Subsection 10.6.1 of this RFP.

Add the following term:

“South State Street surface parking lot” – Approximately 126 parking space lot bounded to the north by I-95, to the East by Washington Boulevard, to the south by South State Street and the west by the Rippowam River.

Proposers are reminded that any Request for Information(s) RFIs to RFP No.:STOD71312, this Addendum or any other Addendum to this RFP must be submitted to CTDOT via its SharePoint site at: <http://sharepoint.jacobs.com/sites/CONNDOT/SitePages/Home.aspx>