

**STATE OF CONNECTICUT  
CONNECTICUT DEPARTMENT OF  
TRANSPORTATION**



**ADDENDUM NO. 3  
REQUEST FOR PROPOSALS FOR THE TRANSIT-ORIENTED DEVELOPMENT  
OF THE STAMFORD PARKING GARAGE  
(STOD71312)**

**DUE DATE:** October 9, 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. 3  
DATE: September 5, 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:

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) “Addenda Deadline” revised to 9/12/2012;
- b) “Proposal Due Date” revised to 10/09/2012;
- c) All subsequent Items have revised dates.

**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 Dates	By 8/10/2012
Mandatory Meeting with the CT DOL – Prevailing Wage 10 am - DOT Training Center 2780 Berlin Turnpike Newington, CT	8/20/2012
Mandatory One-on-one Meetings	Week of 8/20/2012
“RFI/Comment Deadline”	8/28/2012
Final Date to Submit Request to Modify Team	8/14/2012
Department’s Response to Request to Modify Team	8/24/2012
“Addenda Deadline”	9/12/2012
“Proposal Due Date”	2:00 p.m. EST 10/09/2012
Notification of Interview Dates	By 10/15/2012

Interviews	10/22/2012 & 10/23/2012
Department's Requests for Proposal Clarifications & Responses (as needed including One-on-One Meetings as needed)	10/29 - 11/20(Tentative)
Notification of Preferred Proposer	December 2012
Negotiation Period	January 2013
Final Approvals of Development Agreement and intra-Proposer agreements	January 2013

#### Section 4.1.1 Informational Meeting

The following is added to the end of Section 4.1.1:

The Department held a mandatory information meeting regarding prevailing wage law on August 20, 2012. The purpose of that meeting was not for the purpose of excluding those who were unable to attend from submitting a response to the RFP.

Section 9.4.2 Authorization Documents Subsections (1) Legal Structure and (2) Governance Documents Subsection 9.4.2 (1) & (2) are deleted in their entirety and replaced with this like-named Subsections:

- (1) Legal Structure. The Proposer shall describe in detail the organizational and legal structure of the Proposer and include any changes in the Proposer's organization since the RFQ/CP submittals, including any changes in Key Member or Key Personnel, which shall have been previously approved by the Department per subsection 4.1.3, using Form C. Include a copy of the Department's approval for each such change.
- (2) Governance Documents. A copy of the articles of its incorporation and bylaws, the joint venture agreement, partnership agreement, limited liability company operating agreement, or equivalent organizational documents for the Proposer and each Key Member (and their constituent entities), using Form B, which documents shall be consistent with the responsibilities to be undertaken by the Proposer and Key Members under the Development Agreement.

#### Section 9.6.3 Funding Plan: The Garage Improvements and TOD Improvements

New Items (5) & (6) is added after Item (4) of Section 9.6.3:

- (5) The Proposers Financial Plan must not show a State contribution in excess of \$35 million. Such Financial Plan must also demonstrate that, at the time of submission of the Proposer's Proposal, such Proposer has all the financing and funding (exclusive of the up to \$35 million state contribution) in place to undertake the Garage Improvements.
- (6) No Proposal should include Tax Incentive Financing (TIF) that is not already approved and committed to the Project.

#### Section 11.1.2(1) Other Technical

Item (1) of Section 11.1.2 is deleted in its entirety and replaced with this like-named Section:

- (1) TOD Improvements (Volume II). This will include not only meeting the minimum statutory requirements, but also the demonstrated quality of the development vision and proposal in relation to the requirements set forth in this RFP as well as other generally preferred transit-oriented development design and programming standards. Other considerations will include the extent to which the Proposer's Proposal includes new transit-oriented development that is being directly generated by the CTDOT TOD Project, the extent to which the Proposer demonstrates the ability to implement the planned transit oriented development in a successful and timely manner as well as the Proposal's promotion of economic development

and growth within the transit area, the City of Stamford, and the State of Connecticut in terms of new jobs, economic spending, and taxes.

Form B is deleted in its entirety and replaced with the attached like-Named Form

Proposers are also being informed that a number of items have been uploaded to the SharePoint site for their use. These include but are not limited to the following:

- Recent Title Information – Acquisitions

- Recent Title Information – Releases and Encumbrances

Proposers are reminded that responses to Request for Information(s) RFIs to RFP No.:STOD71312, this Addendum or any other Addendum to this RFP will also be posted to the SharePoint site at:

<http://sharepoint.jacobs.com/sites/CONNDOT/SitePages/Home.aspx>

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FORM B

INFORMATION ABOUT PROPOSER AND KEY MEMBERS

*(To be signed by authorized signatory(ies) of Proposer/Key Members)*

1.0 Name of Proposer/Key Member: \_\_\_\_\_

2.0 Type of entity: \_\_\_\_\_

3.0 Principal address: \_\_\_\_\_

\_\_\_\_\_

Telephone

\_\_\_\_\_

Facsimile

4.0 If the Proposer's/Key Member's organization (or any member, partner or joint venturer of the Proposer/Key Member) is a corporation, **include copies of articles of incorporation and bylaws for each corporation certified by an appropriate officer** and answer the following (copy this section if necessary for multiple corporations):

4.1 Name of corporation: \_\_\_\_\_

4.2 Relationship of corporation to the Proposer/Key Member: \_\_\_\_\_

4.3 Date of incorporation: \_\_\_\_\_

4.4 State of incorporation: \_\_\_\_\_

4.5 President's name: \_\_\_\_\_

4.6 Vice President's name(s): \_\_\_\_\_

4.7 Secretary's name: \_\_\_\_\_

4.8 Treasurer's name: \_\_\_\_\_

5.0 If the Proposer's/Key Member's organization (or any member, partner or joint venturer of the Proposer/Key Member) is a partnership (including general partnerships, limited partnerships and limited liability partnerships), **include copies of partnership agreements for all tiers certified by an appropriate individual** and answer the following (copy this section if necessary for multiple partnerships):

5.1 Name of partnership: \_\_\_\_\_

5.2 Relationship of partnership to the Proposer/Key Member: \_\_\_\_\_

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5.3 Date and state of organization of partnership: \_\_\_\_\_

\_\_\_\_\_

5.4 Full names and addresses of all partners (state whether general or limited partners):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6.0 If the Proposer's/Key Member's organization (or any member, partner or joint venturer of the Proposer/Key Member) is a joint venture, **include copies of joint venture agreements for all tiers certified by an appropriate individual** and answer the following (copy this section if necessary for multiple joint ventures):

6.1 Name of venture: \_\_\_\_\_

6.2 Relationship of venture to the Proposer/Key Member: \_\_\_\_\_

6.3 Full names and addresses of all members (at all tiers):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7.0 If the Proposer's/Key Member's organization (or any member, partner or joint venturer of the Proposer/Key Member) is a limited liability company, **include copies of organizational documents certified by an appropriate individual** and answer the following (copy this section if necessary for multiple companies):

7.1 Name of company: \_\_\_\_\_

7.2 Relationship of company to the Proposer/Key Member: \_\_\_\_\_

7.3 Date of organization: \_\_\_\_\_

7.4 State of organization: \_\_\_\_\_

7.5 Manager's name (if any): \_\_\_\_\_

7.6 Members' names: \_\_\_\_\_

\_\_\_\_\_

7.7 Officers' names (if any): \_\_\_\_\_

\_\_\_\_\_

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8.0 If the Proposer/Key Member (or any member, partner or joint venture partner of the Proposer/Key Member) is an individual or an entity other than a corporation, partnership, limited liability company or joint venture, **include copies of organizational documents for all tiers certified by an appropriate individual** and describe such person or entity and name all principals (copy this section if necessary for multiple entities):

STATE OF \_\_\_\_\_ )

)

COUNTY OF \_\_\_\_\_ )

The undersigned, being first duly sworn, deposes and says that \_(he/she)\_\_\_\_\_ is the \_(title)\_\_\_\_\_ of \_(company name)\_\_\_\_\_, which entity is a \_(shareholder, partner, joint venture member or other)\_\_\_\_\_ of \_(Proposer's/Key Member's name)\_\_\_\_\_, a \_(corporation, partnership, limited liability company, joint venture or other)\_\_\_\_\_, the entity submitting this Form, and that the answers to the foregoing questions and all other statements therein are true and correct.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name Printed)

\_\_\_\_\_  
(Name Printed)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Title)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Notary Public in and for said County and State

[Seal]

My commission expires: \_\_\_\_\_.