

**STATE OF CONNECTICUT
CONNECTICUT DEPARTMENT OF
TRANSPORTATION**



**ADDENDUM NO. 4
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. 4
DATE: September 12, 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:

Table of Contents

Add the following to the end of the Section – Forms:

FORM G: CERTIFICATE OF THE SECRETARY

Section 3.3 Project Funding - Subsection 3.3.4

Subsection 3.3.4 is deleted in its entirety and replaced with this like-named Subsection:

3.3.4 Proposer must comply with the Connecticut Art In Public Spaces Program, which requires the dedication of not less than 1% of the cost of construction or renovation of publicly accessible state buildings be allocated for the commission or purchase of artwork for the building. For the purposes of this RFP the value for the Connecticut Art in Public Spaces shall be \$350,000.00

Section 7.3 Comments Regarding Contractual Provisions

Section 7.3 is deleted in its entirety and replaced with this like-named Section:

Schedule 1 to this RFP sets forth a form of Development Agreement between the Department and the Selected Proposer. Such form contemplates that certain provisions of the Development Agreement are dependent upon the Proposal selected, so will be completed after selection. The Department in its discretion also may consider changes requested by the Selected Proposer to other specific terms and conditions set forth in Schedule 1, but it is the Department's intention that the Final Development Agreement shall substantially follow the form attached. The Department is not obligated to accept any proposed changes to the form attached.

Subsection 9.4.2 (7) Authorization Documents

Subsection 9.4.2 (7) is deleted in its entirety and replaced with this like-named Subsection:

(7) Secretary's Certification. A Certificate of the Secretary, provided on Form G, of each entity required to submit material under subsections (2), (4), or (5) of this Section 9.4.2 under which the Secretary

certifies that such submissions have not been modified or amended and are in full force and effect as of the date of such certificate. The certificate must be dated no greater than 7 days prior to the Proposal Due Date.

Section 9.5 Tab 3 – Technical Proposal:

The following paragraph is added after the first paragraph:

Describe the Proposer's overall vision for the Garage Improvements and TOD Improvements, consistent with the Project Elements and Requirements in Table 2.

Section 9.6.2 Development Vision and Program: Garage Improvements and TOD Improvements
Section 9.6.2 is deleted in its entirety and replaced with this new-named Section:

9.6.2 Development Program: Garage Improvements and TOD Improvements

- (1) Describe the general approach to project financing and ownership approach as envisioned by the Proposer for the Garage Improvements and TOD Improvements, consistent with the Project Elements and Requirements in Table 2.
- (2) Include a detailed development program for each parcel proposed to be developed, including both public and private land. This development program should include details on the type of use, number of units, square footage, and proposed location for each use. Include a detailed phasing schedule for the TOD project completion and lease-up, including the date on which the Proposer intends to commence tenant and subtenant improvements and operations and maintenance responsibilities. **This phasing plan should also describe the timing of how and when project costs will be funded and/or financed.**
- (3) For the TOD Improvements, include a proposed lease-up strategy, sub-tenant mix, and overall program. Note: Proposers are encouraged, although not required, to submit letters of interest or intent from prospective subtenants.
- (4) Include a discussion of how the proposed TOD Improvements will contribute to the use of the Stamford Station, the Garage Improvements, and complement surrounding uses.
- (5) Include a discussion of how the proposed TOD will contribute to the local, State, and regional economy in terms of jobs, spending, wages, and tax revenues.

Section 10.4 Volume III: Schedule Proposal; including all subsections
All references to WBS Level VI are hereby changed to WBS Level IV.

ATTACHMENT 1 - GLOSSARY OF DEFINED TERMS

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

"South State Street surface parking lot" – 112 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.

Forms

Form E - Debarment and Suspension Certification is deleted in its entirety and replaced with the attached like-named Form.

Form G - CERTIFICATE OF THE SECRETARY is hereby added to the RFP.
Transit-Oriented Development Agreement

Schedule 2

The following is added to the end of Schedule 2:

Section 2.0 – Submittals and Review Durations

Design submittals are to include an interim submittal, 30% Design, 60% Design, Pre-Final Design, and Final Design Stages. These submittals will be reviewed and comments will be provided by CTDOT. Expect most CTDOT submittal reviews to occur within 21 calendar days. Other State Agency reviews, if required, will be the responsibility of the developer to coordinate and schedule. The Developer will need to provide a written response to all CTDOT comments prior to the next submittal.

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:

Quality Management Plan Requirements are provided as an example of what CTDOT would expect for a project of this type.

FINAL REPORT Task 120 STC Parcel A.pdf

FINAL REPORT Task 120 STC Parcel B.pdf

STC Lane Count - July 2012.pdf

Various Reports related to the operating costs of the station and garage over a recent time frame.

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>

CONNECTICUT DEPARTMENT OF TRANSPORTATION

2800 Berlin Turnpike
Newington, Connecticut 06111

REQUEST FOR PROPOSALS NO. STOD71312

FORM E

DEBARMENT AND SUSPENSION CERTIFICATION

(To be signed by authorized signatory of Proposer, and each Key Member)

The undersigned, under penalty of perjury or false statement, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal or state entity.
- Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal or state entity within the past 5 years.
- Does not have a proposed debarment pending.
- Has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any manner involving fraud or official misconduct within the past 5 years.
- Has not within the past 5 years had one or more public transactions (federal, state or local) terminated for cause or default.

If there are any exceptions to this certification, insert the exceptions in the following space.

Note: Providing false information may result in criminal prosecution or administrative sanctions.

Date: _____

Signature

Title

[Duplicate as necessary for use by Proposer and each Key Member.]

REQUEST FOR PROPOSALS NO. STOD71312

FORM G

CERTIFICATE OF THE SECRETARY

_____ [date of Proposal]

This Certificate is provided in connection with a proposal (the "Proposal") dated _____ [insert date] and submitted to the Connecticut Department of Transportation in response to that certain Request for Proposals for the Transit Oriented Development of the Stamford Parking Garage, dated July 13, 2012, as amended (the "RFP"). The entity signing the Proposal is referred to in this Certificate as the "Proposer" and the signatory for the Proposer is referred to as the "Proposer Signatory." The Proposer Signatory or (in the event the Company (as defined hereinafter) is not the Proposer) the signatory for the Company is also referred to as the "Company Signatory."

I, the undersigned, the _____
[Secretary/Manager/General Partner/Member, etc.] of _____
[insert name of corporation, limited liability company, partnership, joint venture, etc.], a
_____ [corporation, limited liability company, partnership, joint venture,
etc.] organized under the laws of the State/Commonwealth of _____
[insert State/Commonwealth of organization] (the "Company"), do hereby certify as follows:

1. Attached hereto as Attachment A is a true, complete and correct copy of the _____ [Certificate of Incorporation/Articles of Organization/Certificate of Formation, etc.] of the Company, as amended to date (the "Charter"), which Charter has not been modified or amended and is in full force and effect as of the date hereof.
2. Attached hereto as Attachment B is a true, complete and correct copy of the _____ [Bylaws/Operating Agreement/Partnership Agreement/Joint Venture Agreement etc.] of the Company, as amended to date (the "Governing Document"), which Governing Document has not been modified or amended and is in full force and effect as of the date hereof.
3. The Company is a [corporation, limited liability company, partnership, joint venture, etc.] duly organized and validly existing under and by virtue of the law of the State/Commonwealth of _____ [insert State/Commonwealth of organization]. Attached hereto as Attachment C-1 are true, correct, and complete copies of good standing or legal existence certificates for the Company from such State/Commonwealth.
4. If the Company organized and existing in a State/Commonwealth other than the State of Connecticut, attached hereto as Attachment C-2 is a true, correct, and complete copy of a certificate of authority for the Company, issued by the Connecticut Secretary of the State, to do business in the State of Connecticut.

REQUEST FOR PROPOSALS NO. STOD71312

5. If the Company is the Proposer, attached hereto as Attachment D-1 is a true, complete and correct copy of resolutions duly and validly adopted by the Company's [Board of Directors/Manager/Members/General Partner/Partners, etc.] as of _____ [insert date], which resolutions are in full force and effect on the date hereof and have not been amended, modified or rescinded since their adoption, authorizing the following:
- (a) the execution, delivery, and performance of the Proposal by the Proposer;
 - (b) the execution and delivery by the Proposer of all other documents necessary to submit the Proposal in a manner consistent with the RFP;
 - (c) the negotiation of the Proposal with CTDOT and the making of commitments to CTDOT that will be binding on the Proposer; and
 - (d) the Proposer Signatory to act of behalf of the Proposer for all of the foregoing.
6. If the Company is a manager, member, partner, joint venturer, or similar affiliate (a "Constituent Entity") of the Proposer, or if the Company is a Constituent Entity of any such Constituent Entity of the Proposer, attached hereto as Attachment D-2 a true, complete and correct copy of resolutions duly and validly adopted by the Company's [Board of Directors/Manager/Members/General Partner/Partners, etc.] as of _____ [insert date], which resolutions are in full force and effect on the date hereof and have not been amended, modified or rescinded since their adoption, authorizing the following:
- (a) the execution and delivery by the Company of the resolutions described in Section 5 above;
 - (b) the execution and delivery by the Company of all other documents necessary for the Proposer to submit the Proposal in a manner consistent with the RFP; and
 - (c) the Company Signatory to act of behalf of the Company for all of the foregoing.
7. The persons named below are, as of date hereof, the duly elected and qualified incumbent of the offices of the Company and the signatures appearing to the right of their names below is the genuine signature of such officer:

REQUEST FOR PROPOSALS NO. STOD71312

Name

Title

Signature

_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the date first set forth above.

By: _____

Name: _____

Title: _____