



**City of Beacon
One Municipal Plaza
Beacon, New York 12508**

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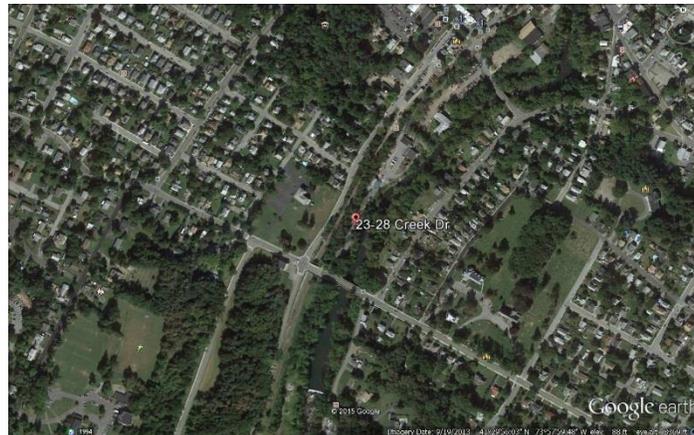
City Administrator
Anthony J. Ruggiero, M.P.A.

Request for Qualifications and Proposals:

23-28 Creek Drive Beacon, New York 12508

Released June 12, 2017

Responses due 3:00 p.m., Monday, July 10, 2017



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I. About the City of Beacon

Purpose of this Request

The City of Beacon is seeking a qualified developer to collaborate with the City and Beacon community in the development of a site along the Fishkill Creek. The City wishes to work with a developer who demonstrates a good track record, sound financial backing, and a commitment to implementing a creative, high quality development in a timely manner. The project site is located in the Light Industrial (LI) zoning district. The subject property (Tax ID #30-6054-37-037625) is approximately 2.6 acres in size and located along Fishkill Avenue. The property formerly contained the City's Department of Public Works facility. All submissions must specifically identify the use proposed and a projected timeline for completion and purchase price. All proposals will be considered.

About the City

The City of Beacon is located in the Hudson River Valley, 60 miles north of New York City in the southwest corner of Dutchess County. The City's population of 13,839 has remained relatively stable over the last 50 years, while the population of Dutchess County has grown steadily. The City is approximately 5 square miles in size and is bordered by the Hudson River and the Town of Fishkill. It is located along Interstate 84 which provides immediate connection to the New York State Thruway, the Taconic State Parkway, and has commuter rail service to New York City via Metro North Railway. Stewart International Airport is eight miles away where six airlines provide service to all major U.S. hubs, including Chicago and Raleigh Durham.

Beacon is noted for its proximity to numerous historical sites and large cities. It is minutes away from Bannerman's Castle and West Point. The City is nestled at the foot of famous Mount Beacon with Scenic Hudson's park serving as a trailhead to hiking in the Hudson Highlands. Its waterfront has trails, fishing piers, and a kayak/canoe pavilion and launch area. Numerous art galleries, restaurants, and antique shops populate Beacon's Main Street. The former Nabisco plant was completely renovated and is now occupied by Dia:Beacon, Riggio Galleries, which houses Dia Art Foundation's renowned collection of art from the 1960s to the present.

Beacon is governed via the mayor-council system. The mayor is elected in a city-wide vote. The City Council consists of six members – two are elected At-Large and the remaining four are elected from one of four wards.

The City of Beacon participates in the Dutchess County Department of Emergency Response, has a full time Police Department, and a combination paid and volunteer Fire Department that provides fire suppression, rescue, and emergency medical first response. Beacon Volunteer Ambulance Corps is a combination paid and volunteer agency that provides Advanced Life Support medical care within the city. Services provided to Beacon residents ranges from garbage collection, street and highway maintenance, and municipal water and sanitary sewer service.

II. Property Location and History:

The subject property is a level parcel bordered by the Fishkill Creek and currently inactive Metro North railroad tracks, between Route 9D and Churchill Street. The property contains buildings related to the public works operation – a three-bay garage with attached office, main garage, tire shed, tool shed, salt shed, and carpenter’s shed.

A portion of the City’s Greenway Trail will run through the property, adjacent to the Fishkill Creek and will be a requirement of any property development, through the site plan development process.

III. Zoning and Utility Services:

The property is currently zoned as the LI, Light Industrial Zoning District, however, with a number of developments in the area, the City believes that this site is now best suited for residential development and/or other compatible uses.

The following utility and other service is available to the site:

- Water service from City of Beacon
- Sanitary sewer service from City of Beacon
- Electric and gas service from Central Hudson Gas & Electric
- Cable, TV, telephone, and data service from Cablevision
- Telephone and data service from Verizon

IV. Site inspection and additional documentation

The property is being sold “as is.” Additionally, the building may be demolished. All respondents are strongly urged to visit the site to inspect it before submitting a response. Respondents wishing to visit the site can be done with the Building Inspector Tim Dexter on **Monday, June 21, 2017** between **9:00 a.m. – 10:00 a.m.** AND **1:00 p.m. – 2:00 p.m.**

City of Beacon Zoning Code

Zoning requirements and restrictions can be found in the City of Beacon Code & Charter (Section 223-17(C)) online at www.cityofbeacon.org under “Residents/Forms and Documents”

<http://www.cityofbeacon.org/Government/Forms.htm>

City of Beacon Zoning Map

Find the Zoning Map at: www.cityofbeacon.org under “Residents/Forms and Documents”

<http://www.cityofbeacon.org/Government/zba.htm>

City of Beacon Comprehensive Plan

Find the entire City of Beacon Comprehensive Plan online at www.cityofbeacon.org under “Government/Boards & Committees/Comprehensive Plan Committee”

<http://www.cityofbeacon.org/Government/cpc.htm>

Site Plan prepared for the City of Beacon Existing Highway Garage Greenway Trail, Lanc & Tully Engineering and Surveying, P.C., dated June 1, 2016

http://www.cityofbeacon.org/Pdf/Greenway_Trail_Conceptual_Plan.pdf

V. Required content for Proposals

A respondent must submit the following information in order for the proposal to be considered.

1. Introduction

A cover letter must include the name, address, phone number, fax number, email, Federal ID number (if applicable), and Business ID number (if applicable) for the person or entity submitting the proposal. The cover letter should describe your proposed plan for the building, why you are interested in this particular parcel, and what your organization can bring to the parcel's development that would be in the public's interest of the City and community residents.

2. Planning Process

Please describe your development team's expectations for how the visioning and planning processes would take place.

3. Conceptual development plan and uses

Provide a conceptual development plan for the property (site plan, conceptual floor plans and building elevations) and a description of proposed or potential uses on the property including:

1. The project timetable including start and completion of the following

- a) Planning and any other required approvals
- b) Demolition (if required)
- c) Construction/Alteration

2. Construction details including the following

- a) Building height, sq. ft., number of stories
- b) Construction type, finishes, and materials
- c) Building use group for each story, if residential the number and type of units and number of bedrooms
- d) Schematic floor plans and building elevations
- e) Building amenities for public or tenant use

3. Site details including

- a) Parking schedule and a detailed explanation of how you will comply
- b) Trash removal plan
- c) Any public amenities

4. Detailed financial information including

- a) Projected project budget
- b) Your ability to finance the project
- c) Purchase price

5. Your design team including

- a) Project architect
- b) Project civil engineer

6. Developer background

- a) Other properties owned in the City of Beacon
- b) Number of years in business
- c) List of similar project(s) completed or in progress with associated costs

IV. Submission information

Respondents shall submit the requested information in digital form via email attachment, download link, or on a CD-ROM, in either Adobe PDF or Microsoft Word DOC format. The maximum file size for a submission shall be 20 MB. Proposals should be submitted on letter size page format, with plans and elevation drawings a minimum size of 11”x17”, four (4) hard copies must be submitted to the following agency and contact person:

Etha Grogan
Assistant to the City Administrator
City of Beacon
One Municipal Plaza, Suite One
Beacon, New York 12508
egrogan@cityofbeacon.org
phone: 845.838.5002 fax: 845.838.5026

Due date

All responses must be received by 3:00 p.m., Monday, July 10, 2017

Disclaimers

The City of Beacon RFP does not guarantee that a respondent will be selected. The City is not responsible to any respondent for the cost of their proposal preparation. The information in this Request for Qualifications and Proposals is being provided to assist with the proposal but is not guaranteed.

Selection criteria

Submissions will be evaluated according to the following criteria:

- 1. Prior experience of the development team, particularly on similar projects**
- 2. Ability of the developer to assemble a team with all requisite disciplines**
- 3. Past performance of projects comparable in size and scope**
- 4. Demonstrated financial capabilities**
- 5. Projected time frame for completion of project**
- 6. Projected benefits of the project to the community**

Selection process

- a) All submissions will be reviewed by the City staff and consultants and a report will be generated for the Mayor and City Council. Following a review of all submissions, a limited number of respondents may be selected for interviews or be asked to submit a more detailed proposal.
- b) The successful respondent will be selected by the Mayor and City Council.
- c) The respondent selected will be expected to enter into a contract within 45 days with a detailed list of conditions of sale reflecting the City's expectations along with timelines for zoning approvals (if necessary), Building Permits and Certificates of Occupancy.
- d) The City reserves the right to reject all submissions. Notification of the City's decisions will be provided to all respondents.