

Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



Open House
Friday, March 29, 2024
10 am to 12 pm



Office of Financial Services
Purchasing Department

P.O. Box 38
Oakdale, New York 11769-0901
(631) 563-0334
Fax: (631) 589-5268

March 21, 2024

Re: RFP No. 1628 – Building for Sale 3525 Sunrise Highway, Great River, New York.

The Suffolk County Water Authority (SCWA), a public benefit corporation based in Oakdale, New York, seeks proposals for the purchase of a Business 1 Zoned 13,280 +/- square foot Office Building located on a 2 acre +/- parcel at 3525 Sunrise Highway in Great River, Islip, SCTM #500-299-1-11. The property will be available for inspection on March 29, 2024, between 10 am and 12 pm and upon request. Inspections may be scheduled outside normal business hours.

Proposal Instructions / Deadline for Submission: Proposals will be accepted electronically; prospective bidders must submit their proposals via the following website:

www.BidNetDirect.com/new-york.

Proposal shall include company overview, relevant history, and qualifications. Proposals will be received by the Purchasing Manager of said Authority not later than 11:00 a.m. EST on **May 10, 2024**.

Interested bidders are invited to submit via e-mail or through BidNet, any questions on this RFP to Mr. John Deubel, Purchasing Manager at John.Deubel@scwa.com. Questions and answers pertaining to this proposal may be viewed at www.scwa.com by clicking on Vendors. **Contractors must be registered and must log in to access contract documents, questions, answers and addenda.** It shall be the bidder's responsibility to regularly check the websites www.scwa.com or www.BidNetDirect.com/new-york, for updated questions and answers, or addenda. Questions must be received no later than 11:00 a.m., three (3) business days prior to bid date.

Bids physically delivered to the SCWA, facsimiles, or emails of unsealed proposals will not be accepted under any circumstances.

Schedule

The following Project Schedule is provided for information only. Suffolk County Water Authority reserves the option of amending the schedule as deemed necessary.

RFP Transmitted to Proposers	March 21, 2024
Inspection	March 29, 2024, between 10 am and 12 pm
Close of Contractor Questions	May 7, 2024
RFP Due Date	May 10, 2024
Contract Award Date	TBD

**SUFFOLK COUNTY WATER AUTHORITY
BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
RFP NO. 1628**

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN: The Suffolk County Water Authority (SCWA), a public benefit corporation based in Oakdale, the purchase of a Business 1 Zoned 13,280 +/- square foot Office Building located on a 2 acre +/- parcel at 3525 Sunrise Highway in Great River, Islip, SCTM #500-299-1-11. The property will be available for inspection on March 29, 2024 between 10 am and 12 pm and upon request. Inspections may be scheduled outside normal business hours.

Deadline for submission – Your proposal must be submitted, not later than **May 10, 2024, 11:00 a.m.**, EST. Bids will only be accepted electronically; prospective bidders must submit their bids via the following website: www.BidNetDirect.com/new-york.

Request for Proposal (RFP) documents are available for you to download by login in to the following websites www.scwa.com or www.BidNetDirect.com/new-york. Questions and answers will also be posted on the public websites noted above.

Bids must be accompanied by a bid deposit in the form of a certified or bank check, subject to collection, made payable to the SCWA in the amount of \$1,000.00. The successful bidder(s) will receive a credit towards the purchase price equal to the bid deposit. Checks will be returned to the unsuccessful bidders upon award of the contract. Within thirty (30) business days of being selected, the successful bidder must execute a contract of sale with the SCWA for the purchase of the parcel on terms approved by the SCWA. Absent a fully executed contract of sale, the SCWA is not be obligated to sell the property to the successful bidder. A draft contract is located on SCWA's website. Failure to enter into the contract may result in forfeiture of the bid deposit. The contract of sale may include a contingency for financing or town or other approvals acceptable to the SCWA. A down payment of ten percent (10%) of the purchase price will be required under the contract. The parcel is being sold in an "as is, where is" condition. The parcel is currently exempt from paying real estate taxes. Upon the sale, the exemption will expire.

Bids made contingent on receipt of land use approvals or containing financing contingencies must fully detail the bidder's proposal, the approvals required, and the bidder's experience in obtaining such approvals in the past. Conditioned bids must contain a proposed closing schedule.

The successful bidder(s) will be required to pay any transfer fees associated with each conveyance, including the New York State Transfer Tax.

SCWA will not pay a fee of any kind to a real estate agent, broker or any individual related to services related to obtaining a purchaser of the building.

The SCWA reserves the right to consider the bids for seventy-five (75) days after bid opening, waive any informalities, negotiate with one or more bidders for the right to purchase the property, or to reject any or all bids submitted.

Bids physically delivered to the SCWA, facsimiles, or emails of unsealed proposals will not be accepted under any circumstances.

Minority and Women Owned Businesses are encouraged to bid.

For information call 631-563-6032.

By Order of the
SUFFOLK COUNTY WATER AUTHORITY

Jeffrey W. Szabo
Chief Executive Officer

**SUFFOLK COUNTY WATER AUTHORITY
 BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
 RFP NO. 1628**

Building Specifications		Utilities	
Year Built	circa 1971	Electric	1200 amp service with sub panels on each floor
Total Building Area	13,280 s.f.	Heat/AC	Roof mounted gas fired forced warm air and AC. Separate units for each floor
First Floor	7,964 s.f.	Solar	10 KW photovoltaic system (solar panels). Installed circa 2010
Second Floor	5,316 s.f.	UPS	150KVA UPS system
Foundation	Poured Concrete Slab	Generator	100 kW Diesel
		Property Specifications	
Frame	Steel	Size	86,684 s.f.
		Zoning	Business 1
Exterior walls	Brick	Parking	4:1 Parking
Roof	Flat, asphalt covering. Replaced circa 2007	Frontage	363 feet of frontage along Sunrise Highway
Doors/Windows	Metal entry, solid core interior/fixed thermal	SCTM	500-299-1-11
Interior Finish	Suspended ceilings, painted drywall, carpet and vinyl flooring, recessed lighting	Access	Sunrise Highway Connetquot Avenue - Permanent Ingress/Egress Easement over SCTM #500-299-1-10
Lavatories	2 on each floor	Taxes	Exempt - Assessed at \$425,000
Vaults	There is a vault on each floor that is 10' x 12'	Minimum Bid	
Additional	Elevator, front and rear stairways, interior access to the roof, and kitchen area on each floor	\$ 2,600,000.00	

**Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River**



Front of building, left side of front.

~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

CALL: 631-292-6032 Or Visit WWW.SCWA.COM

Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



Front of building, right side of front.

~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

CALL: 631-292-6032 Or Visit WWW.SCWA.COM

Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



Right side view of front parking lot.

~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Building for Sale
3525 Sunrise Highway Great River



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~ 2 Acres

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Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



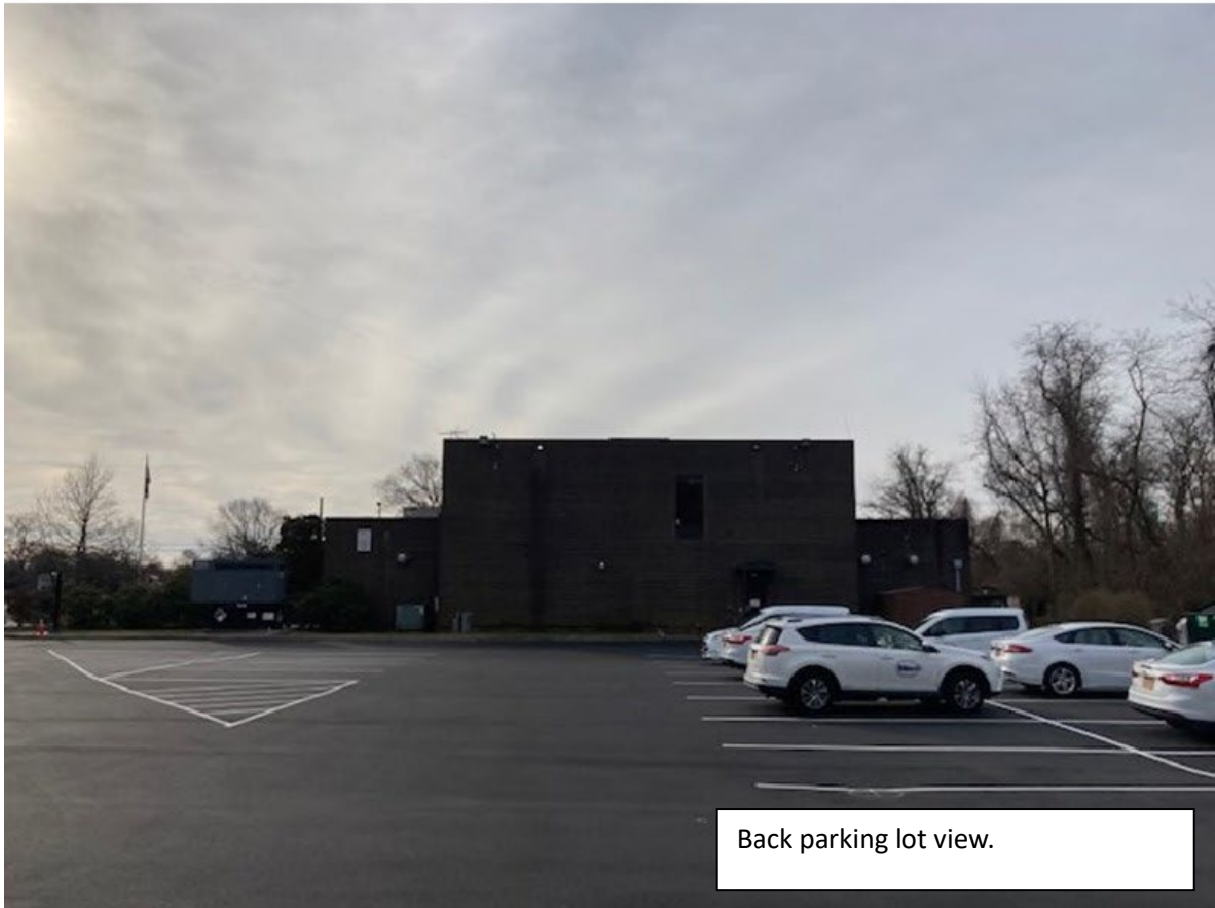
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

CALL: 631-292-6032 Or Visit WWW.SCWA.COM

Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



Back parking lot view.

~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Building for Sale
3525 Sunrise Highway Great River



~ 12,000 Sq/Ft of Office Space

~ 2 Acres

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3525 Sunrise Highway Great River



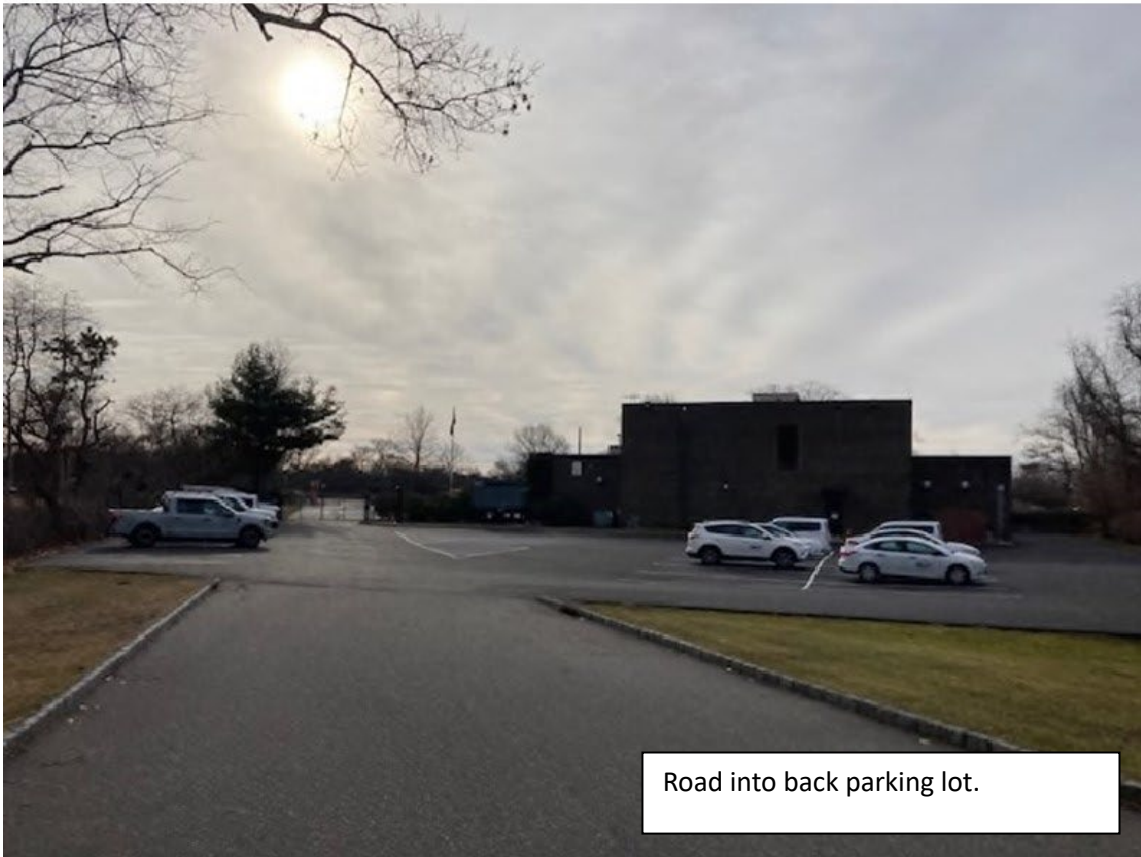
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



Back parking lot view from right side of building.

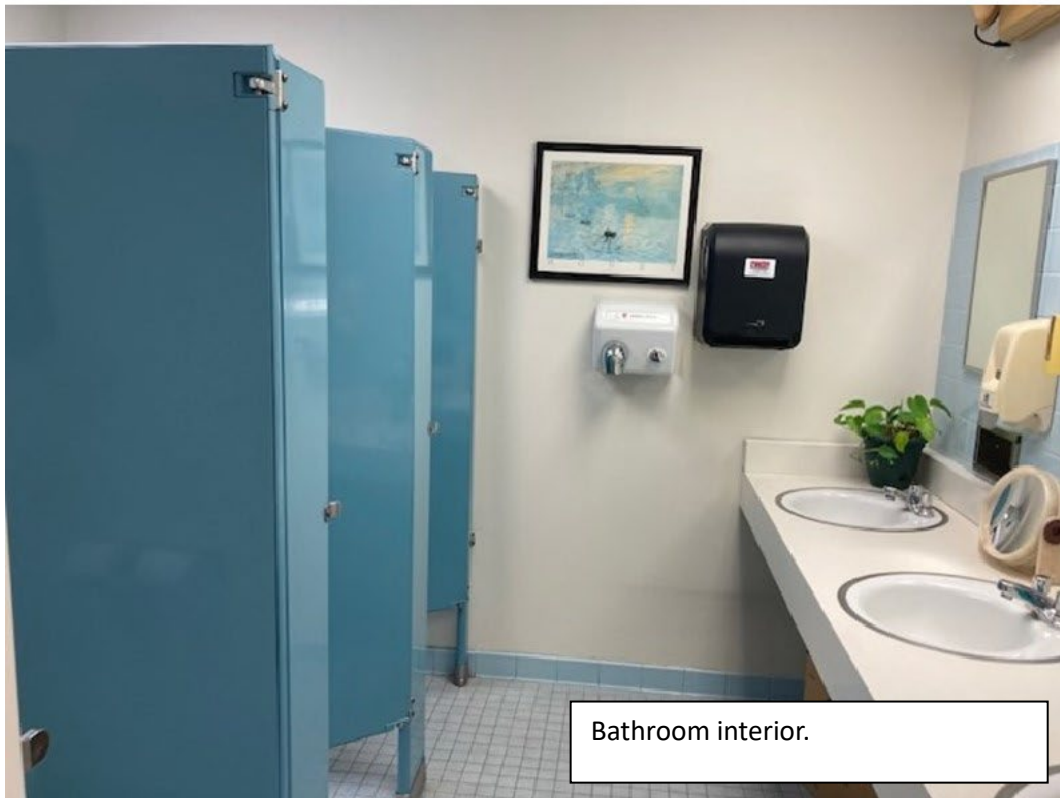
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Suffolk County Water Authority
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~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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~ 2 Acres

Prime Location on Sunrise Highway

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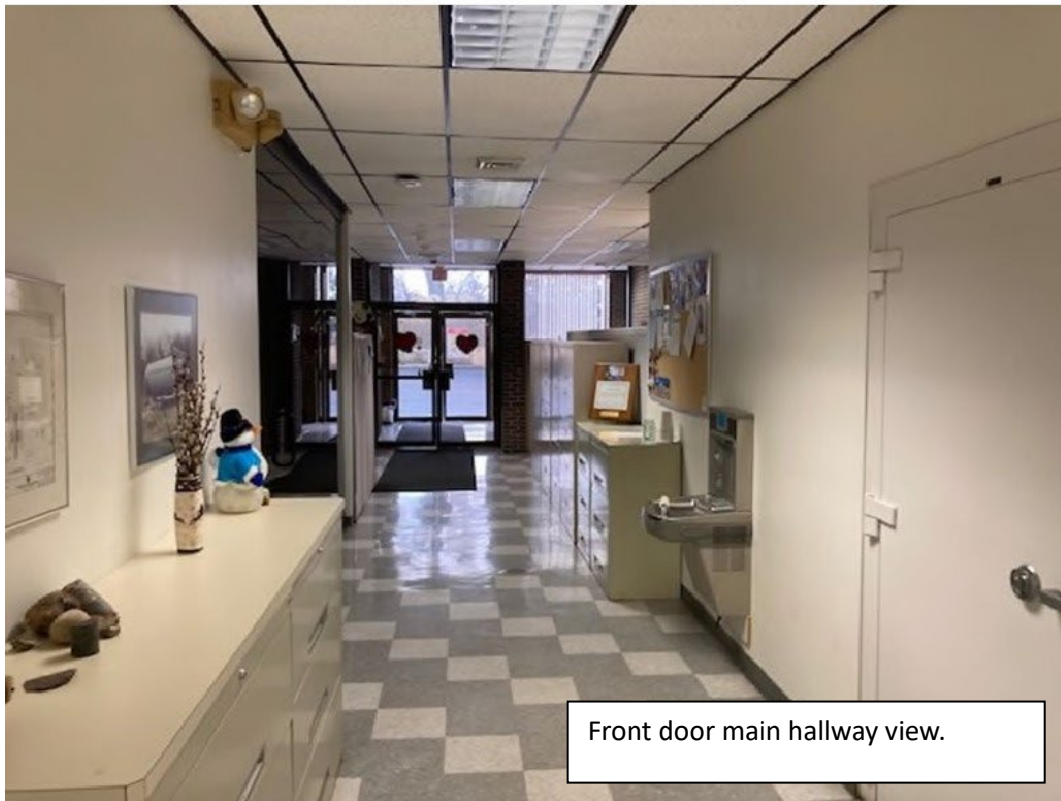
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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3525 Sunrise Highway Great River



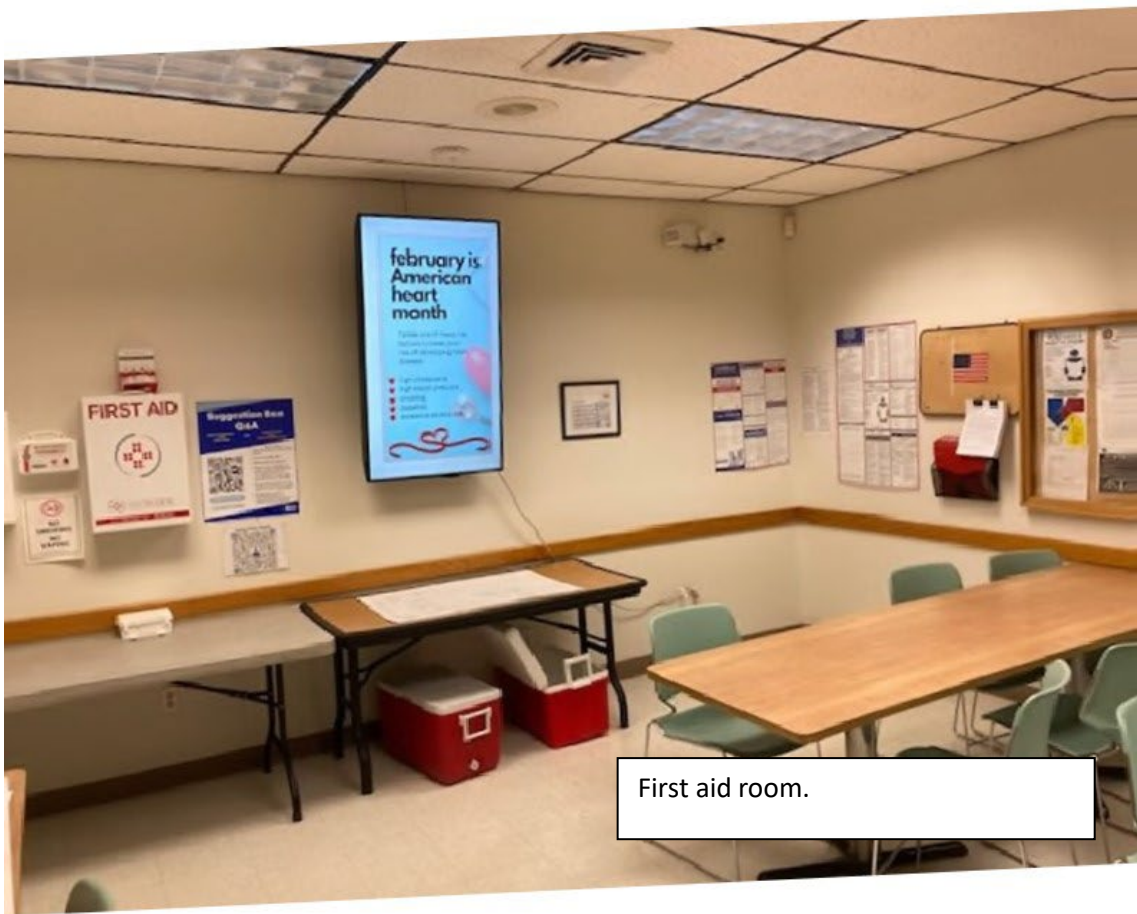
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Suffolk County Water Authority Building for Sale 3525 Sunrise Highway Great River



First aid room.

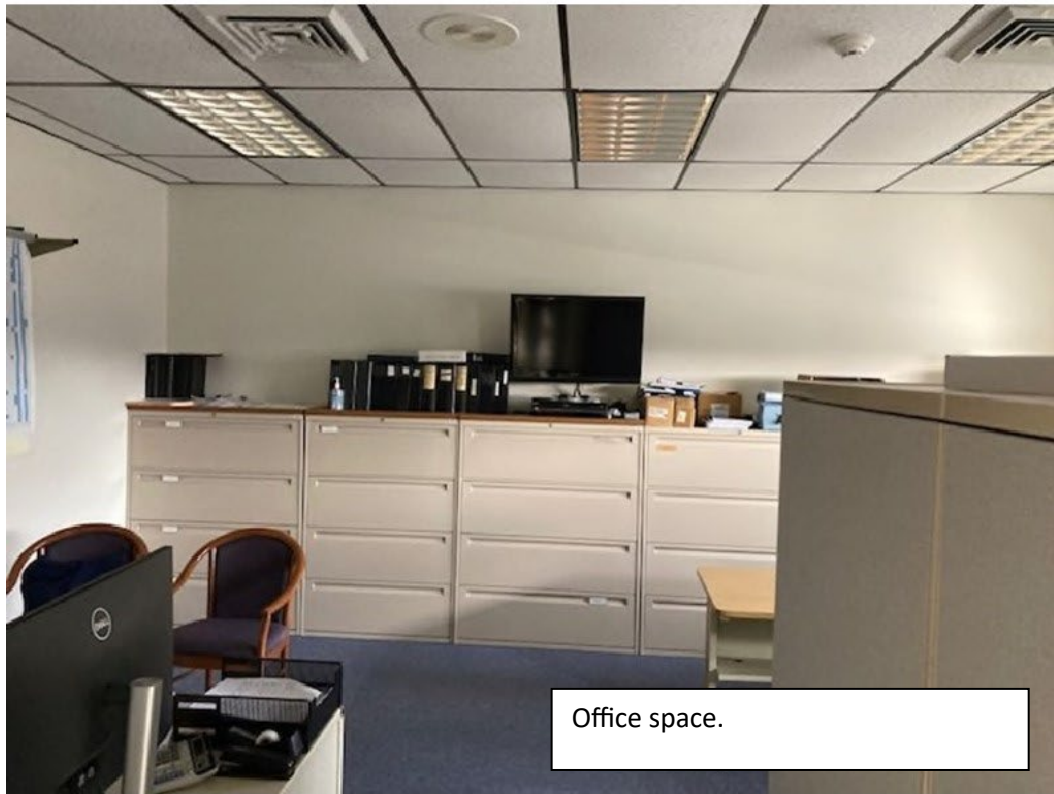
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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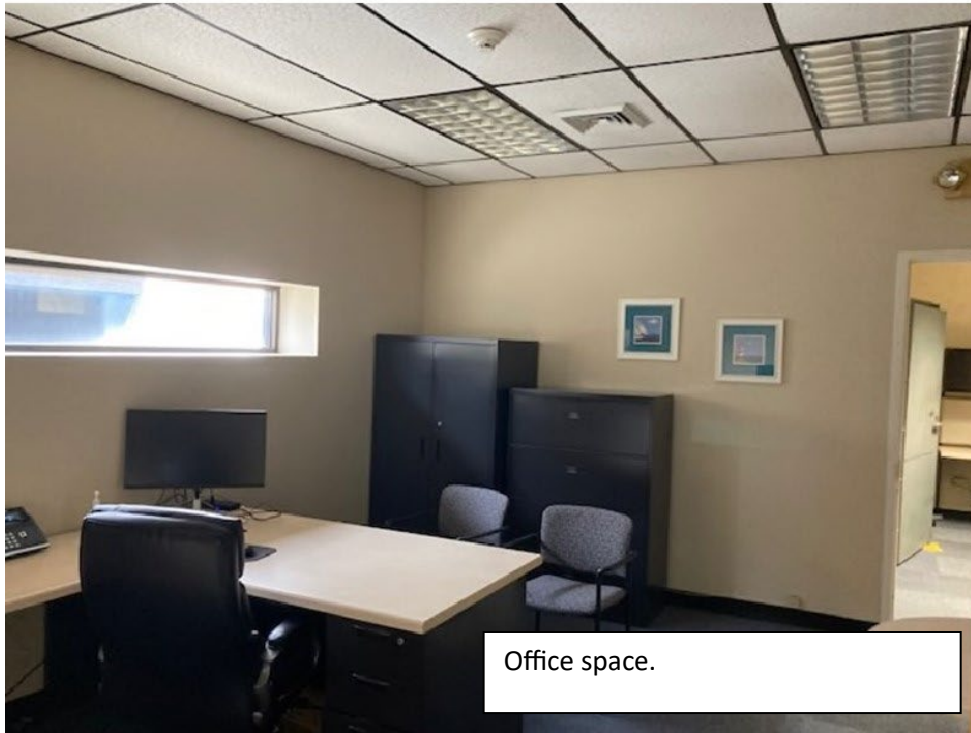
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~ 2 Acres

Prime Location on Sunrise Highway

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**Suffolk County Water Authority
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Office space.

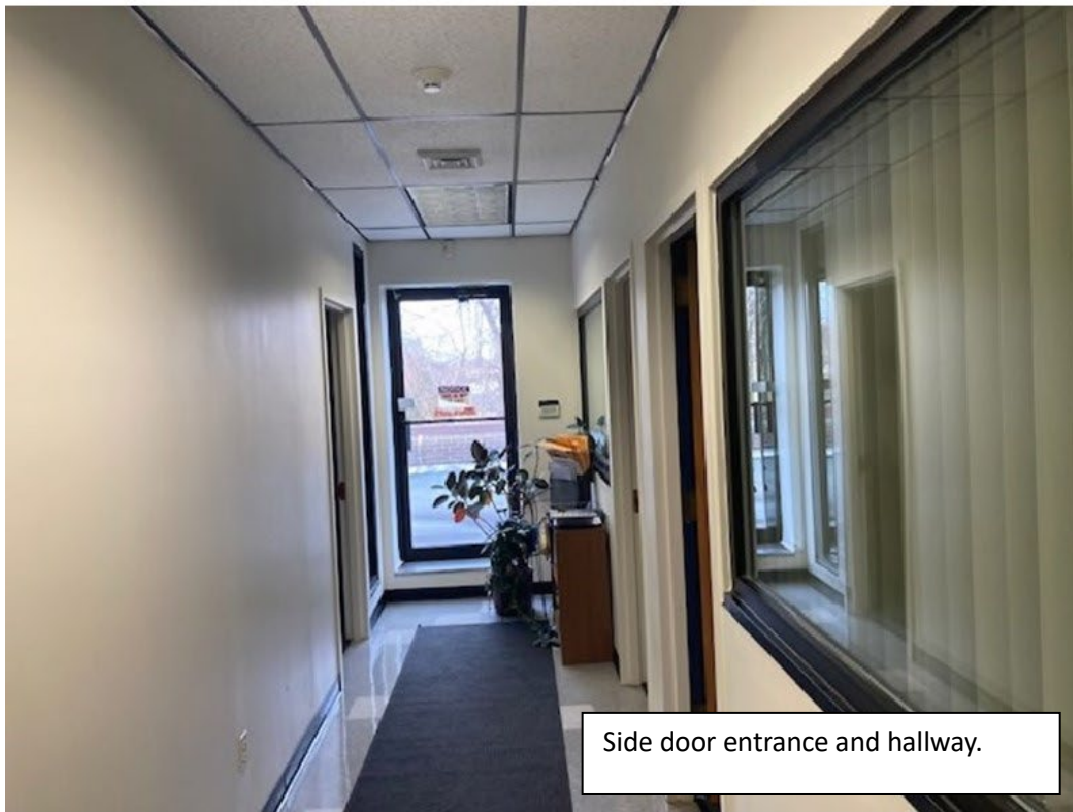
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

CALL: 631-292-6032 Or Visit WWW.SCWA.COM

**Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River**



Side door entrance and hallway.

~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River



~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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3525 Sunrise Highway Great River**



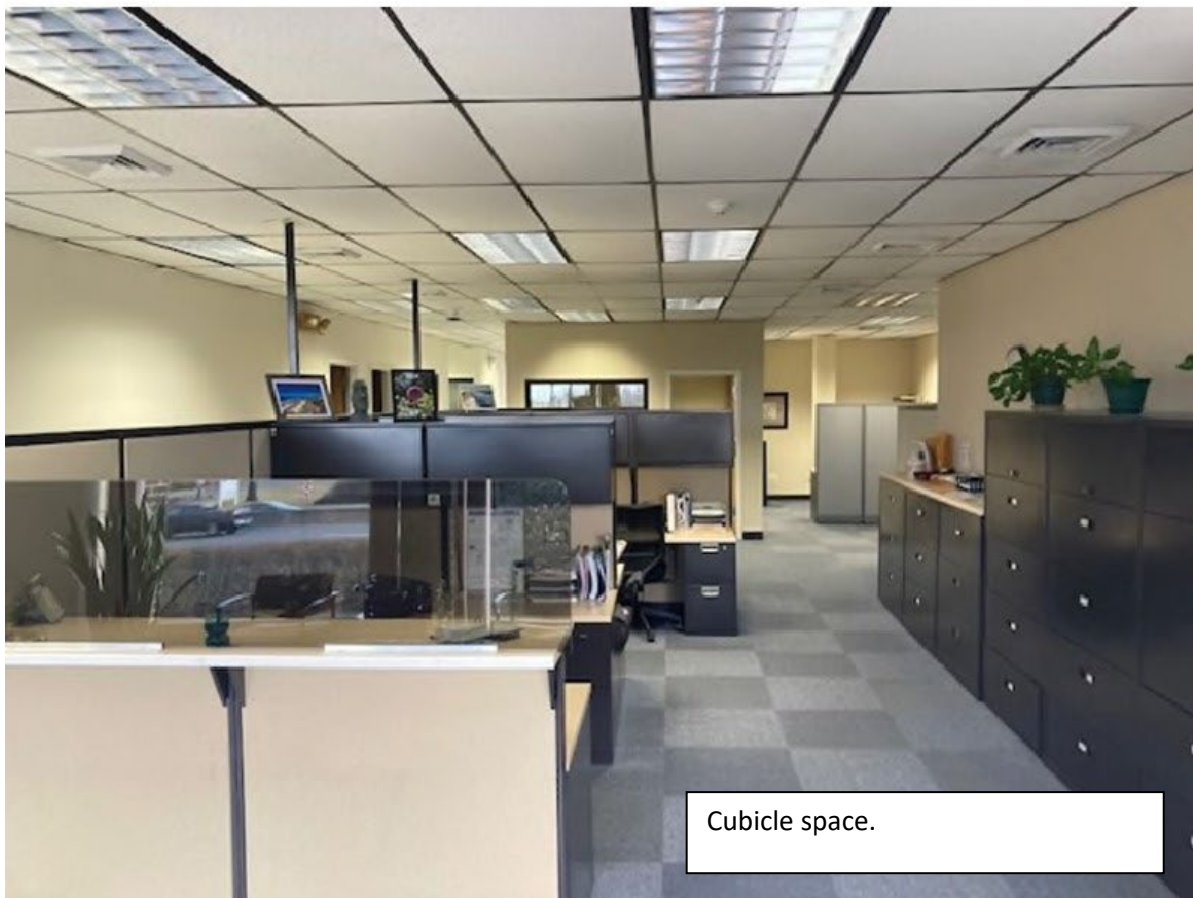
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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**Suffolk County Water Authority
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Cubicle space.

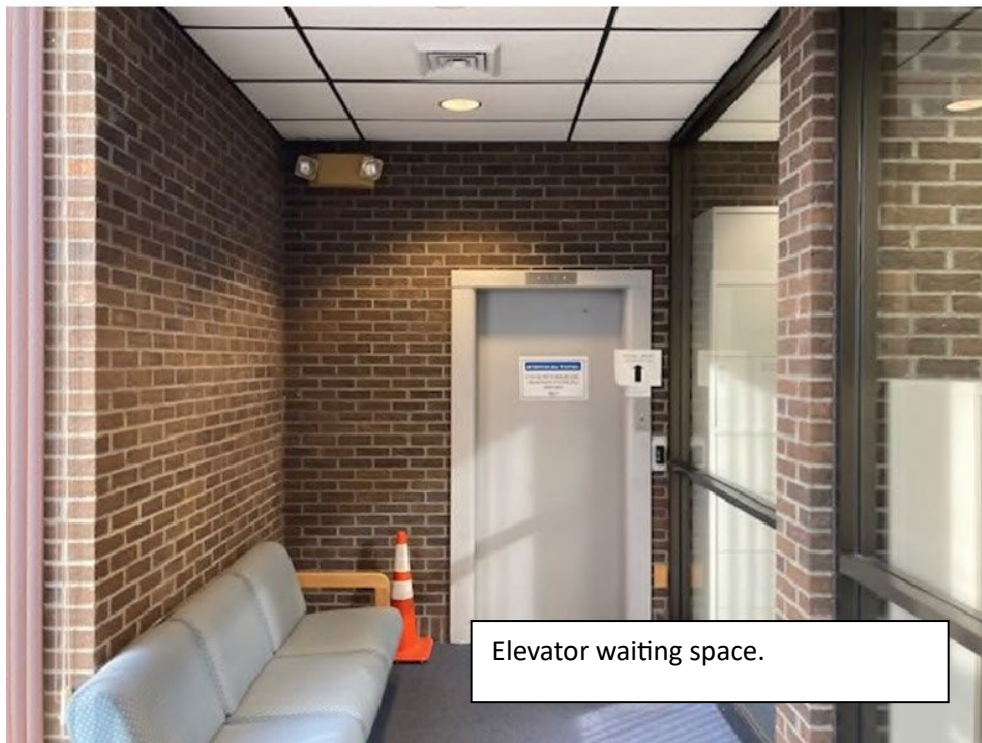
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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**Suffolk County Water Authority
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3525 Sunrise Highway Great River**



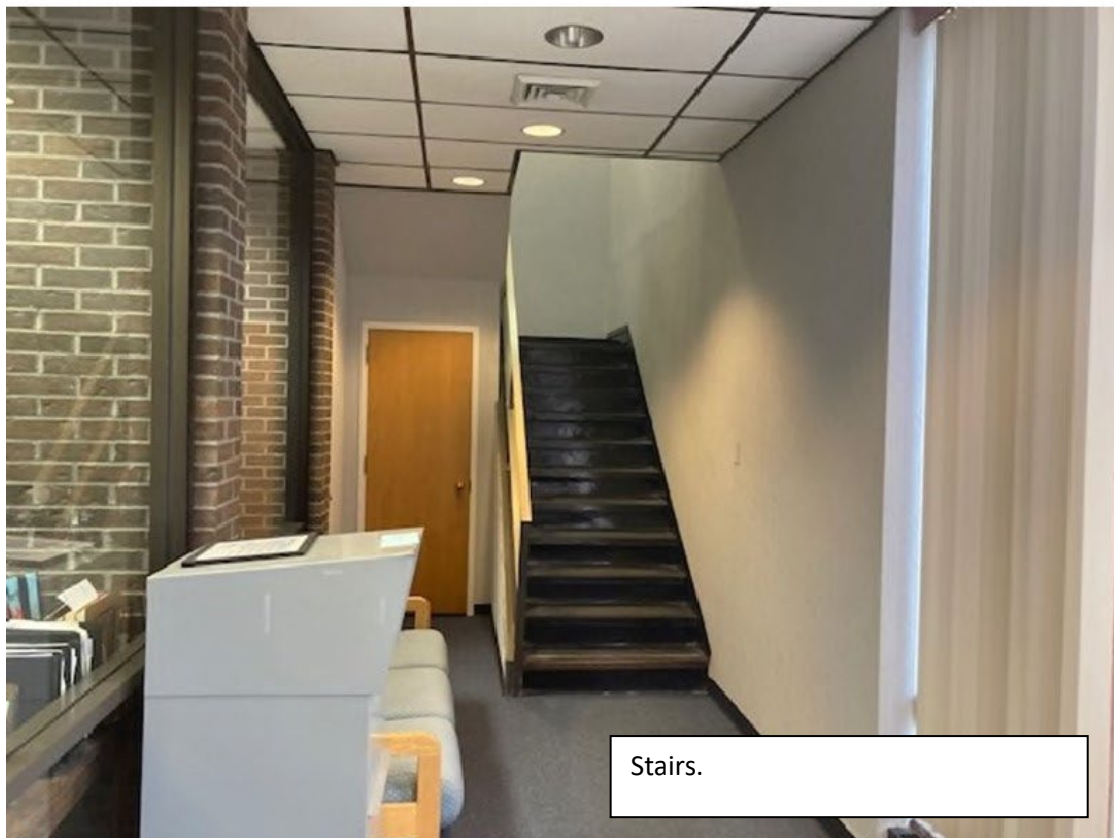
~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

CALL: 631-292-6032 Or Visit WWW.SCWA.COM

**Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River**



Stairs.

~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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**Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River**



~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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**Suffolk County Water Authority
Building for Sale
3525 Sunrise Highway Great River**



~ 12,000 Sq/Ft of Office Space

~ 2 Acres

Prime Location on Sunrise Highway

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**SUFFOLK COUNTY WATER AUTHORITY
BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
RFP NO. 1628**

RFP Terms and Conditions

1. All proposals shall constitute an “offer” and in no way shall be construed as a commitment by Suffolk County Water Authority to award a contract, issue a Purchase Order, or to pay any costs associated with the preparation or submission of a proposal.
2. Upon submission, all proposals shall become the property of Suffolk County Water Authority and shall be part of Suffolk County Water Authority's official files without any further obligation. All responses will be held confidential and shall not be released to any third parties or the public without written authorization from the Proposer.
3. In the event a Proposer submits confidential and proprietary information, the information must be clearly labeled as "Confidential and Proprietary" Suffolk County Water Authority shall maintain the confidentiality of such trade secrets to the extent provided by law.
4. Proposer(s) shall not offer any gratuities, favors, or anything of monetary value to any officer, agent, contractor, or employee of Suffolk County Water Authority for the purpose of influencing consideration of a proposal.
5. Proposer(s) shall not collude in any manner, or engage in any practices, with any other Proposer(s) that may restrict or eliminate competition or otherwise restrain trade.
6. Proposer(s), their authorized representatives, and their agents are responsible for obtaining, and will be deemed to have, full knowledge of the conditions, requirements and specifications of the RFP. Submission of a proposal shall constitute acknowledgement of, and agreement with, said requirements and specifications.
7. Proposer(s) will be expected to adhere to all standard contractual terms and conditions.
8. Suffolk County Water Authority reserves the right to cancel this RFP or to reject any or all proposals received prior to contract award.
9. Suffolk County Water Authority reserves the right to waive any formality connected with this RFP.
10. Suffolk County Water Authority reserves the right to request clarification of any proposal after all proposals have been received.
11. Suffolk County Water Authority reserves the right to reduce the scope of the project or a specific element and evaluate and/or award only the remaining scope or elements.
12. SCWA will not pay a fee of any kind to a real estate agent, broker or any individual related to services related to obtaining a purchaser of the building.

**SUFFOLK COUNTY WATER AUTHORITY
BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
RFP NO. 1628**

1. A statement that Acknowledges

The Proposer has it read and understands the requirements of the RFP; 2) agrees with the terms and conditions of the RFP, and 3) that the Authority shall not be responsible for any error or inaccuracy in the RFP, or any cost associated with submission of the proposal.

2. Proposal Evaluation Criteria

Evaluation of the proposals shall be by the Authority.

3. Basis for Award

The contract will be awarded to the bidder whose proposal is most advantageous to the Authority. The most advantageous proposal may or may not be the lowest price or highest rated.

4. Bid Deposit

A bid deposit in the form of a certified or bank check, subject to collection, made payable to the Suffolk County Water Authority in the amount of \$1,000.00. The successful bidder(s) will receive a credit towards the purchase price equal to the bid deposit. Checks will be returned to the unsuccessful bidders upon award of the contract. All bid deposits must be mailed in and marked as Request for **Proposal No. 1628, Purchase of Real Estate, Sunrise Highway, Great River** and addressed to the Purchasing Department of SCWA, 4040 Sunrise Highway, Oakdale, New York 11769.

5. Required Documents

Proposer(s) are required to complete and submit the following documents with their proposal, as listed below:

- **Bidders Proposal**
- **Attachment A – Pricing Sheet**
- **Form of Offerer Disclosure of Prior Non-Responsibility Determination (Exhibit A)**
- **Suffolk County Water Authority Disclosure Form (Exhibit A1)**
- **Affirmation of Understanding and Compliance (Exhibit B)**
- **Contact Information Document (Exhibit C)**
- **Proposer Acknowledgement of RFP Requirements (Exhibit D)**

Failure to comply with this requirement, as noted above, will be deemed sufficient cause for the rejection of the proposal.

**SUFFOLK COUNTY WATER AUTHORITY
BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
RFP NO. 1628**

ATTACHMENT A – SCWA RFP 1628 PRICING AND PROPOSAL DETAILS

1. Purchase Price

\$ _____

2. Financing Contingency

Attach on a separate sheet a detailed description of any financing contingency, including amount to be financed, terms of financier, and sources of funds.

3. Land Use Contingency

Attach on a separate sheet a detailed description of land use approvals required for bidder's proposed use of the property, list agencies required to approve proposed use, time frame to obtain approvals, consultants to prepare applications for approval, including experience in applying similar approvals in the past.

4. Other

Attached on a separate sheet a detailed description of all other relevant information related to bidder's proposal including bidder information and land use experience

Bidder's (Company) Name: _____

Authorized Name of Signatory: _____

Bidder's Signature: _____ **Date:** _____

**SUFFOLK COUNTY WATER AUTHORITY
BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
RFP NO. 1628**

INDEMNIFICATION

The Contractor shall defend, indemnify and save harmless, to the extent permitted by law, the Suffolk County Water Authority, its members, officers, agents, servants, and employees against and from all suits, losses, demands, claims, payments, actions, recoveries, judgments and costs of every kind and description and from all damages to which the Suffolk County Water Authority or any of its members, officers, agents, servants and employees may be subjected by reason of injury to any person or to the property of the Suffolk County Water Authority or of others resulting from the performance of the Contract, or through any act or omission on the part of the Contractor or his agents, employees, servants or subcontractor(s), or through any improper or defective machinery, implements or appliances used by the Contractor, his agents, employees, servants or subcontractor(s) in the performance of the Contract, and Contractor understands and agrees that he shall defend, indemnify and save harmless, to the extent permitted by law, the Suffolk County Water Authority, its members, officers, agents, servants and employees from all suits and actions of any kind or character whatsoever which may be brought or instituted by any subcontractor, material man or laborer who has performed work or furnished materials, in the performance of the Contract.

CONFIDENTIAL INFORMATION

The SCWA is subject to the provisions of the New York State Freedom of Information Law (“FOIL”). Under FOIL, certain SCWA records are subject to public inspection upon request. However, trade secrets or information submitted to SCWA which if disclosed would cause substantial injury to the competitive position of a commercial enterprise may be (but are not automatically) exempt from public inspection under FOIL. If a proposal contains such information, the vendor may wish to conspicuously identify the information and request that the identified information be withheld from public inspection. SCWA shall review such requests on a case-by-case basis. Failure to identify such information, shall be deemed consent to public inspection of the entire proposal.

CONTACT INFORMATION

Pursuant to State Finance Law sections 139-j and 139-k, this Solicitation includes and imposes certain restrictions on communications between the Authority and Bidders during the procurement process. A Bidder is restricted from making contacts (i.e., an oral, written, or electronic communications, which a reasonable person would infer as an attempt to unduly influence the award, denial, or amendment of a contract) to any Authority member, employee or agent unless it is a contact that is included among certain statutory exemptions as set forth in State Finance Law sections 139-j (3) (a) from issuance of the Solicitation through final award and approval of the resulting Procurement Contract by the Authority (the “Restricted Period”).

All communication concerning this Solicitation should be addressed to the SCWA’s Purchasing Manager, John Deubel, 631-292-6032 or at John.Deubel@scwa.com. The Authority may schedule a conference with the vendor(s) prior to any award. Authority personnel are required to obtain certain information if contacted during the Restricted Period. Upon the basis of this information, the Authority will make a determination of the responsibility of the Bidder who made the contact pursuant to statutory provisions. Certain findings of non-responsibility can result in rejection for contract award, and in the event of two findings within a four (4) year period by a Bidder, a Bidder will be debarred from obtaining Authority or other governmental Procurement Contracts. Further information about these requirements can be found in the Authority’s Guideline Regarding Contacts During an Authority Procurement at www.scwa.com.

The SCWA reserves the right to disqualify any bidder which makes unauthorized contacts to SCWA.

**SUFFOLK COUNTY WATER AUTHORITY
BUILDING FOR SALE – 3525 SUNRISE HIGHWAY
RFP NO. 1628**

IRAN DIVESTMENT ACT

As a result of the Iran Divestment Act of 2012 (Act), Chapter 1 of the 2012 Laws of New York, a new provision has been added to the State Finance Law (SFL), § 165-a, effective April 12, 2012. Under the Act, the Commissioner of the Office of General Services (OGS) will be developing a list (prohibited entities list) of “persons” who are engaged in “investment activities in Iran” (both are defined terms in the law). Pursuant to SFL § 165-a(3)(b), the initial list is expected to be issued no later than 120 days after the Act’s effective date, at which time it will be posted on the OGS website.

By entering into this Contract, Contractor (or any assignee) certifies that once the prohibited entities list is posted on the OGS website, it will not utilize on such Contract any subcontractor that is identified on the prohibited entities list.

Additionally, Contractor agrees that after the list is posted on the OGS website, should it seek to renew or extend the Contract, it will be required to certify at the time the Contract is renewed or extended that it is not included on the prohibited entities list. Contractor also agrees that any proposed Assignee of the Contract will be required to certify that it is not on the prohibited entities list before SCWA may approve a request for Assignment of Contract

During the term of the Contract, should SCWA receive information that a person is in violation of the above-referenced certification, SCWA will offer the person an opportunity to respond. If the person fails to demonstrate that it has ceased its engagement in the investment which is in violation of the Act within 90 days after the determination of such violation, then SCWA shall take such action as may be appropriate including, but not limited to, imposing sanctions, seeking compliance, recovering damages, or declaring the Contractor in default.

SCWA reserves the right to reject any request for assignment for an entity that appears on the prohibited entities list prior to the award of a contract, and to pursue a responsibility review with respect to any entity that is awarded a contract and appears on the prohibited entities list after contract award.

COUNTERPARTS & ELECTRONIC SIGNATURES

This Agreement may be executed in counterparts, each of which will be an original, but all of which together will constitute one and the same agreement. Any counterpart may be delivered by electronic communication in portable document format, and the Parties agree that their electronically transmitted signatures will have the same effect as manually transmitted signatures



EXHIBIT A1

**Suffolk County Water Authority
Disclosure Form**

1. Vendor's Name: _____
Address _____
City and State _____ Zip _____

2. Type of Business: _____ Corporation _____ Partnership _____ Sole Proprietorship _____ Other _____

3. Table of Organization. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, names and addresses of all partners, members, and names and addresses of all corporate officers. Conspicuously identify any person in this table of organization who is also an officer or an employee of Suffolk County Water Authority. (Attach additional sheet if necessary.)

4. List all names and addresses of those individual shareholders and members holding more than five percent (5%) interest in the Contractor/vendor. Conspicuously identify any shareholder who is also an officer or an employee of Suffolk County Water Authority. (Attach additional sheet if necessary).

5. Remedies. The failure to file a verified public disclosure statement shall constitute a material breach of Contract.

6. Verification. This section must be signed by an officer or principal of the Vendor authorized to sign for the company for the purpose of executing Contracts. The undersigned being sworn, affirms under the penalties of perjury, that he/she has read and understood the foregoing statements and that they are, to his/her own knowledge, true.

Dated: _____ Signed: _____

Printed Name of Signer: _____

Title of Signer: _____

Name of Vendor: _____



EXHIBIT B

AFFIRMATION OF UNDERSTANDING AND COMPLIANCE

RFP/Contract Number Related to Offer: _____

_____ hereby affirms that it has read and understands the Suffolk County Water Authority's guidelines regarding its policy concerning Contacts during an Authority Procurement, and agrees to comply with SCWA's procedures relating to this policy during the SCWA procurement.

Date: _____ 20 _____

Name of Officer: _____

Address: _____

Name and Title of Person Signing the Affirmation



EXHIBIT C

**CONTACT INFO.
RFP NO. 1628**

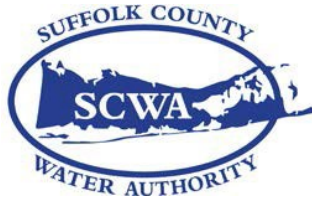
Name:	
Signature:	
Title:	
	PRINT OR TYPE NAME OF PERSON SIGNING PROPOSAL

PLEASE CHECK IF APPLICABLE

- MINORITY OWNED BUSINESS**
- WOMAN OWNED BUSINESS**

Business Name and Address:	
Contact Person for Proposal Follow-Up:	
Business Contact Telephone:	
Cell Number:	
E-Mail Address:	
Fax Number:	

This page must be fully completed.



PROPOSER ACKNOWLEDGEMENT OF RFP 1628 REQUIREMENTS

DATE: _____

COMPANY NAME: _____

(LEGAL NAME)

COMPANY ADDRESS: _____

PRINTED NAME: _____

SIGNATURE: _____

(AUTHORIZED AGENT)

PHONE NUMBER: _____

FAX NUMBER: _____

E-MAIL ADDRESS: _____