

Category: Miscellaneous Services
Contract Number: TBD

**Contract Title: Request for Qualifications, Adaptive Reuse and
Redevelopment of the Former Rainbow Centre Mall
Niagara Falls, New York**

Description:

USA Niagara Development Corporation, ("USA Niagara"), a subsidiary of the State's primary economic development agency, the NYS Urban Development Corporation d/b/a Empire State Development ("ESD"), is issuing a request for qualifications ("RFQ") for qualified development companies, organizations, and/or teams, as the first part of a two-step process to select a "preferred developer" to undertake an adaptive reuse project for the redevelopment of ~200,000 square feet of raw space in the former Rainbow Centre Mall in downtown Niagara Falls, New York. The purpose of the RFQ will be to identify a pre-qualified list of companies/teams to receive and respond to a detailed request for proposals ("RFP") for the project. Based upon this second step in the process (i.e., the RFP), the preferred developer would negotiate with USA Niagara and the City of Niagara Falls to enter into a development agreement to develop and operate space within the former mall.

The full RFQ can be downloaded at www.usaniagara.com/rfprfq.asp.

A non-mandatory Pre-Proposal meeting for prospective RFQ respondents will be held at **2:00 PM on Thursday, April 18, 2013 at the Conference & Event Center Niagara Falls**, 101 Old Falls Street, Niagara Falls, NY. To participate, please contact USA Niagara at 716-284-2556 prior to the close of business on Monday, April 15, 2013. If you cannot attend the meeting in person, you may dial-in via a teleconference for the meeting. Information on the call-in number will be provided after registration for the meeting.

Statements of Qualifications are due to USA Niagara by 3:00 p.m. on Monday, May 20, 2013, and should be addressed to:

Christopher Schoepflin, President
USA Niagara Development Corporation
222 First Street, 7th Floor
Niagara Falls, NY 14303

As part of this RFQ/RFP process, USA Niagara is also offering a service for companies or possible future end-users/tenants of the space to possibly become part of a respondent development team. USA Niagara is accepting one-page letters of interest from development companies that might offer unique skills but do not wish to lead this redevelopment project, or from companies/users interested in locating in the available space but are not interested in leading its actual development. USA Niagara will post such letters of interest on its website for possible consideration by respondents to the RFQ or the subsequent RFP.

Letters of interest must summarize the entity's background, nature of interest in the project, and contact information. They must be emailed prior to Monday, May 20, 2013 to usaniagara@esd.ny.gov. Letters will be posted on the USA Niagara website and available for review by respondents to this RFQ or the subsequent RFP. *This service is provided for information purposes only for possible development partners (excluding development services companies such as architecture or engineering firms) or end users/tenants. Posting of information in no way suggests an endorsement or recommendation by USA Niagara or the City of Niagara Falls on the quality, financial capability, and/or desirability of any prospective development partner or end user.*

In accordance with NYS procurement law, no member of the staffs of USA Niagara, ESD, or City of Niagara Falls, or any elected official, or any associated person, other than the officially-designated representative listed below for this procurement shall be contacted pertaining to this RFP during the procurement process. Respondents failing to comply with this requirement risk disqualification by USA Niagara.

All respondents to this procurement will be required to comply with ESD's Terms & Conditions and Insurance Requirements. Respondents will also be required to comply with State Tax Law Section 5a and State Finance Law Section 139j-139k which are included in RFQ. Respondents will also be asked to comply with Executive Order 127, which is also included in the RFQ.

Pursuant to Executive Law Article 15-A, ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this contract. ESD's Office of Contractor and Supplier Diversity, in consultation with relevant parties, will review and assign Minority and Woman-Owned Business Enterprise ("MWBE") participation goals for this project. The Office of Contractor and Supplier Diversity encourages the RFQ respondents to consider and include the meaningful participation of New York State certified MWBE firms in their subsequent project scope and proposals.

- Overall MWBE Participation Goal: *TBD*
- Minority-Owned Business Enterprise ("MBE") Participation Goal: *TBD*
- Women-Owned Business Enterprise ("WBE") Participation Goal: *TBD*

Due Date: 05/20/2013 3:00 PM
Contract Term: TBD
Location: 360 Rainbow Mall, Niagara Falls, NY

Contact: **Paul J. Tronolone, AICP, Senior Project Manager**
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