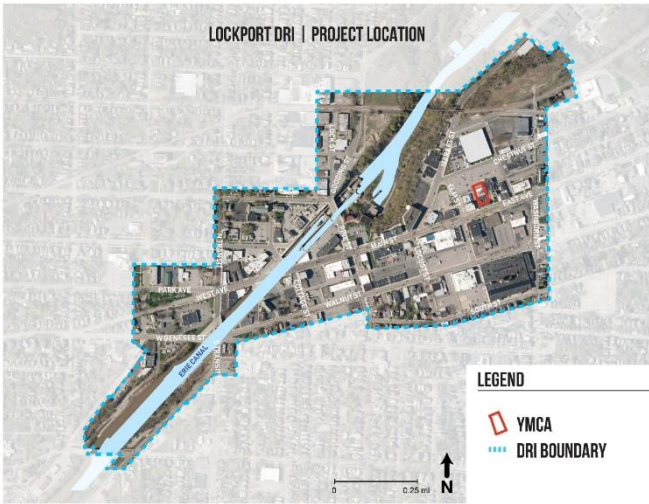


# REQUEST FOR PROPOSALS

RESTORATION/REUSE OF THE FORMER YMCA BUILDING  
19 EAST AVENUE, LOCKPORT, NY



## **Request for Proposals Restoration/Reuse of the Former YMCA Building**

The Young Men's Christian Association (YMCA), in collaboration with the Greater Lockport Development Corporation (GLDC), is pleased to issue this Request for Proposals (RFP) for interested developers to purchase, rehabilitate, and reuse the former historic YMCA building in downtown Lockport, New York.

The former YMCA building located at 19 East Avenue is a historic structure in downtown Lockport within walking distance of the Palace Theatre, Historic Post Office, Cornerstone CFCU Arena, and the historic Erie Canal. The rehabilitation of the three-story, 33,360 square foot building has the potential to promote further investment in downtown by attracting new residents to the downtown.

The goal of the YMCA and GLDC is to establish a viable reuse of the building that will preserve its historic integrity and enhance the economic vitality of the downtown and City. Proposed reuse of the building should be consistent with the continued revitalization and growth of the downtown as defined in the Lockport Downtown Revitalization Initiative (DRI). Uses may include commercial, office, or residential components. Through the Lockport DRI planning process and market analysis, a feasible and desired reuse of the YMCA incorporates the inclusion of residential options, such as market rate apartments.

A recent Phase I Environmental Site Assessment (ESA) concluded that no apparent Recognized Environmental Conditions, Historic Recognized Environmental Conditions, Controlled Recognized Environmental Conditions or de minimis conditions were identified; however, asbestos containing materials within the building may need to be abated subject to a respondent's redevelopment/reuse plan.

Building restoration, at a minimum, should be consistent with New York State and Federal historic rehabilitation standards and further enhance the pedestrian character of downtown Lockport and expand quality lodging and street-level retail and service offerings to visitors and residents.

Developers interested in additional information or a tour of the property may schedule an appointment in coordination with Matthew Shriver of the YMCA. To schedule an appointment please contact Mr. Shriver at (716) 565-6000.

Proposals must include a:

- rehabilitation plan including proposed uses and scope of work,
- detailed financial plan including estimated cost of work and funding,
- a summary of the respondent's development team qualifications and relevant experience with similar projects, including estimated cost of work and proof of funding sources.

## **Request for Proposals Restoration/Reuse of the Former YMCA Building**

Five (5) hard copies and one electronic copy (jump/flash drive only in pdf format) of the proposal are due by **4:00 PM on Monday, September 30, 2019** and should be addressed to:

Matthew J. Shriver, Vice President-Administration/CFO  
YMCA Buffalo Niagara  
301 Cayuga Road, Suite 100  
Buffalo, NY 14225

In accordance with New York State procurement law, no member of the staffs of the YMCA, GLDC, 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 GLDC or YMCA.

### **Reservations of Rights**

The YMCA reserves the right to reject all or any part of any or all proposals, to waive technical or legal deficiencies and to accept any proposal that it deems to be in the best interest of the YMCA. Any award resulting from this RFP will not necessarily be awarded to the potential purchaser with the highest offer. The acceptance of an offer on the property shall be awarded to the potential purchaser whose proposal best meets the needs of the YMCA, with guidance from the GLDC, in the judgment of the board of directors of the YMCA. The YMCA reserves the right to negotiate the terms and conditions of the contract with the successful contractor to obtain the most advantageous situation for the YMCA. The YMCA reserves the right to request additional information from all applicants.

### **Official Contact:**

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