



Request for Proposals (RFP)

Downtown Niagara Falls Development Strategy

Addendum 1

December 13, 2019

- I. Section IV (Scope of Work), Task 4 (Concept Plans) of the RFP on pp. 5 has been revised to include Parcel Group 16. The full list for included parcel groups will now read as follows:

Up to two (2) concepts will be provided for each of the following parcel groups:

- Group 6: 535 2nd St, 539 2nd St, 514 2nd St, 549 2nd St, 555 2nd St, 559 2nd St, 563 2nd St, 569 2nd St, and 579 2nd St
- Group 8: 460 2nd St, 411 1st St, 102 Niagara St, 130 Niagara St, and 427 1st St
- Group 9: 492 Main St and 528 2nd St
- Group 13: 333 1st St and 217 Old Falls St
- Group 14: 101 Buffalo Ave
- Group 15: 305 Buffalo Ave
- Group 16: 219 Niagara St

- II. The following documents have been added to the RFP and posted on the [New York State Contract Reporter website](#):

- Appendix D: Niagara Falls Zoning Ordinance (last amended 2013)
- Appendix E: Niagara Falls Comprehensive Plan (2009)
- Appendix F: Buffalo Ave Heritage District Revitalization Strategy and Design Recommendations (2009)
- Appendix G: Third Street and Old Falls Street Urban Design Standards (2005)

- III. An information pre-proposal meeting was held on Monday, December 9, 2019 at 11:00 AM EST. Contents from that meeting have been posted on [the New York State Contract Reporter website](#) including the presentation, attendance and an audio recording of the question and answer session.

- IV. Questions and Answers as of December 12, 2019 (see next page)



Proposal Questions and Answers

Project Name: Downtown Niagara Falls Development Strategy

Question: Is there a fixed budget for the project?

Answer: Fee is a competitive element in the scoring and there is no fixed budget at this time. Respondents may be asked to rework their budgets during the review process.

Question: What is the expected timeline of the project?

Answer: Timeline is a competitive element in the scoring. This work will be a top priority for USAN and we would like to implement the development strategy as soon as possible, but we realize a well thought out strategy does not happen overnight. We would like teams to proposed a realistic schedule that allows for detailed analysis yet makes efficient use of our time.

Question: Are subconsultants required to submit forms for the administrative proposal?

Answer: No. Only the lead consultant is required to submit forms for the administrative proposal.

Question: Niagara County already maintains an interactive GIS map which covers the City of Niagara Falls, NY. What are you looking for in addition to this?

Answer: While the county maintains an interactive GIS database, it cannot be used to make editable custom maps for communications and reports. We would like an Adobe Illustrator file so we have the ability to change map attributes (colors, labels, fonts, shading, etc.). The illustrator map should have many of the same layers as the county's GIS map (parcel shapes, transportation features, natural features, satellite imagery, etc.) and other layers that are relevant to the final development strategy.

Question: Is specific expertise in New York State Urban Development Corporation statutory requirements and process a required skill?

Answer: Knowledge of ESD requirements and processes are desired but not required. ESD/USAN staff will work with the consultant throughout the planning process to make sure the deliverables and recommendations adhere to any requirements or processes.

Question: Will this work have anything to do with the State-funded Downtown Revitalization Initiative (DRI) work that is taking place on Main Street in Niagara Falls?

Answer: There is no direct link between the this effort and the DRI effort, but the proposed developments for DRI may have an effect on the local market and should be considered when devising a final strategy. USAN will share any relevant information that is deemed appropriate with the consultant team so they can stay up to date on the DRI process.

Question: Appendix C PDF does not open.

Answer: Appendix C is saved as a PDF portfolio which may not be compatible with some web browser applications. If this is the case, the document must be downloaded and opened outside of the web browser using adobe acrobat reader or adobe acrobat pro. You can also refer to the RFP document on pages 10-11 for individual links to the documents that must be submitted as a part of the administrative proposal.

Question: Is there a preference for the project to be led by an Urban Planning/Design firm or an Economic Development firm?

Answer: There is no preference. There is no team makeup that is preferred. We are open to receiving proposals from all respondents, provided their teams are qualified to complete the request work.

Question: How specific does knowledge of local zoning and regulations need to be?

Answer: USAN developments will conform to the City of Niagara Falls zoning code, City of Niagara Falls Comprehensive Plan and USAN Design Standards. Knowledge of these plans and regulations will be essential to the requested work. These documents have been added to the New York State Contract Reporter listing page for this RFP.

Question: Is public/stakeholder engagement expected as part of Task 1 or will consultants solely refer to previous stakeholder input?

Answer: There is no new public/stakeholder engagement included in the requested scope of work. Reports from previous engagement efforts will be made available to the chosen consultant. Throughout the process there may be a need to meet with stakeholder groups individually (City of Niagara Falls, NYS PARKS, NYPA, Downtown Niagara Falls Business Association, etc.), but the consultant will not be responsible for convening those meetings.