



REQUEST FOR PROPOSALS: NIAGARA FALLS HERITAGE GATEWAYS

Addendum 1

Release Date: July 28, 2022

1. QUESTIONS & ANSWERS

The following is a list of responses to questions submitted by prospective respondents ("Respondents"). Please note that this is the first round of questions and answers. If warranted, another addendum will be issued after the official question deadline on August 2, 2022.

Table with 3 columns: No., Question, Answer. Contains 5 rows of Q&A.

No.	Question	Answer
6	Do you know the condition of the soil on the Canal Site?	Six inches of clean topsoil was added when the previous structure on the site was demolished. The soil conforms to NYSDOT Specification Section 713-01 for lawn topsoil. The soil testing report can be found in Addendum #2. Additionally, Phase I and Phase II Environmental Site Investigations were performed when the properties were purchased. These can be found in Appendix G of the RFP.
7	Can the designs on the Gorge Gateway site use of the higher land that is targeted for future development?	Yes. The land on the lower portion of the site is technically owned by the City of Niagara Falls (whom will be a partner in this project), but the land on the upper portion is owned by USAN. Since USAN owns this land we are open to encroaching on upper portion if it serves the project and does not detract from the future development potential on the site.
8	How will State Parks be involved in the process?	Niagara Falls State Parks staff will be an important stakeholder in this project. They will be reviewing proposals with us and will be involved all the way through the construction of the project.
9	Can public access paths be created through the sites to access the new improvements?	Yes, all the improvements and any necessary walkways/access points will be preserved as public access easements when the land is transferred to private sector partners and new developments are constructed. Designers should consider the placement of future buildings when proposing any walkways/access points so the designs do not detract from the development potential of the sites.
10	Can trees be removed to building the observation deck at 305 Buffalo Ave?	Probably. We will work with staff from Niagara Falls State Parks to determine what vegetation can be removed. State Park officials were involved in the formulation of our Downtown Development Strategy and the observation deck concept so it will not be a surprise to them. For the purposes of the proposal it is safe to assume that any tree on the bank between USAN and State Park land can be removed.

2. PRE-PROPOSAL TOUR SIGN-IN SHEET

Pre-proposal Meeting:

Niagara Falls Heritage Gateways RFP

Tuesday, July 26, 2022 at 10:00 am

Location: 423 1st Street, Niagara Falls, NY



**USA Niagara
Development
Corporation**

	Company Name	Contact Person	Phone Number	Email Address
1	ENTUITIVE	POWELL DRAPER	917 683 1535	powell.draper@entuitive.com
2	MATT MCMANON SNOHETTA	TEO MATT MCMANON	917 805 8211	MATT@SNOHETTA.COM / LEO@SNOHETTA.COM
3	Highland Planning	Nancy Raca	585 754 1078	NANCY@HIGHLAND-PLANNING.COM
4	TYLIN	DENNIS KENNELLY	585-506-5788	dennis.kennelly@TYLIN.com
5	CBE Planning Dept	Josh Green	716-286-4462	Josh.Green@niagarafallsny.gov
6	CPL	WILLIAM GREELEY	716 983-6164	WGREENEY@CARTEAM.COM
7	LINK - REC STUDIO	WIS AUSIN GOMER	212-414-8832	Wis.Ausin@link-rec.com
8	WRT	Zuzanna Drozd	646-515-8520	zdrozd@wrtdesign.com
9	SWBR	William Price	(585) 232-8300	wprice@swbr.com
10	LIRo	JEFF PERKINS	585-732-8542	perkinsj@lir.com
11	LIRo	ROBERT KREUZER	646-772-1312	Kreuzerr@lir.com
12	BERGMANN	TEO LIDDELL	(585) 498-7855	TLiddell@bergmannpc.com
13	LaBella	Jill Sawyer	716-462-0020	jsawyer@labellapc.com
14	Bergmann	Marie Carone	716-465-0643	mcarone@bergmannpc.com
15	EDR	ANDREW BRITTON	585-991-9809	abritton@edrpc.com

	Company Name	Contact Person	Phone Number	Email Address
16	EDR	Douglas Pippin	585-752-6147	dpippin@edrdpc.com
17	KIRK WILSON LU ENGINEERS	KIRK WILSON	716-849-0982	kwilson@luengineers.com
18	LU ENGINEERS	Judy Beckwith	716-849-0982	jbeckwith@luengineers.com
19	OLIN	Rebecca Klein	610-420-2568	rklein@theolinstudio.com
20	Foitt Albert Associates	Hilary Chiarella	716-245-3632	hchiarella@foitt-albert.com
21	OLIN	Claire Casstevens	615-479-2291	ccasstevens@theolinstudio.com
22	PAU	JULIA LEWIS VISHAAN CHAKRABARTI	212-962-6307	jil@pau-studio.com
23	MARGREAVES JONES	MATT PEROTTO MARY MARGARET JONES	410-844-3886	mperotto@mmjones.com
24	MNLA	Greg Leonard	716-361-1696	gleonard@mnlandscape.com
25	WSP	MARK TYTKA	716-362-9184	mark.tytka@wsp.com
26	BAMMEL ARCHITECTS	MIKE LUKASZEWSKI	716-662-2482	ML@BAMMELARCHITECTS.COM
27	WSP	Stephanie Comay	845-664-1654	Stephanie.Comay@wsp.com
28	CARMINA WOOD DESIGN	BRIAN SLEVA	336-655-0299	BSLEVA@CARMINAWOODDESIGN.COM
29	WXY STUDIO	FARIDA ABU-BAKARE	647-916-1287	FARIDA@WXYSTUDIO.COM
30	Ryan Kovac Twm/Fisher		917-204-8469	rk@twmfa

	Company Name	Contact Person	Phone Number	Email Address
31	WATTS ARCHITECTS & ENGINEERS	ERIKA ABBONDANZIERI	716-206-5100	eabbondanzieri@watts-ae.com
32	" "	ROBERT SANDERS	716-491-4251	rsanders@watts-ae.com
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				