



**New York State’s Request for Proposals – First and Old Falls Street Development Opportunity  
Addendum # 3 - Questions & Answers**

Release Date: October 25, 2021

The following is a list of responses to questions submitted by prospective respondents (“Respondents”) to the **New York State’s Request for Proposals - First and Old Falls Street Development Opportunity** as of **October 18, 2021**. Please note that **November 19<sup>th</sup>, 2021** is the deadline for final questions regarding this project.

No.	Question	Answer
1	Please clarify the text below figure 4 on page 7 of the RFP.	This bullet point should read: "The façade south of the First Presbyterian Church (at the corner of First and Old Falls Street) should be set back at least 20 feet from the lot line along First Street to allow for sight lines of the church's tower."
2	Was there an environmental site assessment completed for the property?	Yes, see the phase I and phase II reports posted as a part of addendum #4.
3	How many spaces will be available in the Rainbow Centre after the renovation?	We are still in the design phase of the renovation and the number of spaces leased to tenants fluctuates over time, so the number of parking spaces is subject to change. The renovation will have a minimal impact on total parking capacity. Using the best knowledge at this time, there will be approximately 1,560 total parking spaces after construction. Approximately 760 are currently leased to various tenants leaving an estimated 800 spaces for public use.
4	Do you foresee anything holding up the demolition of the existing building?	To the best of our knowledge we do not foresee anything that will hold up the demolition process. The existing building is not historic and does not contribute to the downtown landscape. Special attention will need to be paid when working around the existing southern wall of the of the First Presbyterian Church during the demolition and construction process, but we do think that will significantly impact the schedule.



No.	Question	Answer
5	Does the project need to be prevailing wage?	Prevailing wage requirements are not mandated by this RFP. Prevailing wage requirements will ultimately be determined by the nature of the project you are proposing under NYS labor law.
6	How many rooms did the Imperial Hotel have?	We do not know that exact number of rooms at the original Imperial Hotel. From historical photos, the building looked to be about 40 feet (along Falls Street) x 80 feet (along Second Street). The building was 6 stories high and the first floor had storefronts along both streets.