



REQUEST FOR PROJECTS

RESTORATION/REUSE OF KEY PROPERTIES

CITY OF LOCKPORT, NY

MAY 2022

Background:

The Greater Lockport Development (GLDC), a nonprofit local development corporation charged with furthering economic development in the City of Lockport, is issuing a request for projects from City of Lockport commercial property owners who are interested in pursuing a renovation project utilizing New York State grant funds. The purpose of this request is to allow for an open, fair, and public project selection process, so that everyone has an opportunity to have their project considered.

The GLDC operates city-wide and is intended to encourage the development and retention of business and industry, increase job opportunities, and act in the public's best interest. In keeping with that mission, the GLDC will assist the City of Lockport in applying for upcoming state grant funding through various New York State programs, including the New York Main Street and Restore NY programs on behalf of a key projects or properties in the city in need of revitalization. These NY state grant programs are intended to rehabilitate key, highly visible, and/or derelict properties that will have a major transformational impact on the community's future development.

The goal of this call for projects is to develop a list and prioritize potential projects for the GLDC and the City of Lockport to select from as various grant opportunities become available. The goal of the submissions is to clearly define projects that property owners are considering, or might consider, with the support of additional funding.

GLDC Vision:

A consistent vision for economic and community development has been formed around capitalizing on existing and under-performing assets in downtown Lockport. Signature projects and investment in some of Lockport's most prominent buildings and businesses like Cornerstone CFCU Arena, the continued rehabilitation of the Flight of Five Locks, the restoration of the

Historic Palace Theatre, have furthered economic progress in the City of Lockport. Lockport has a demonstrated track record of how public investment can leverage private investment to transform a property or an area. Examples of this include the transformation of Canal Street and the progress at Harrison Place. While the continued development of several properties are underway, including the Historic Post Office, the former Tuscarora Club, and the former Kendzie's building, which are critical to the implementation of Lockport's vision for development, several large and even other smaller properties that have enormous impact as it relates to blight and vacancy represent opportunities to further positively impact our community. Downtown Lockport has an inventory of vacant or underutilized properties that offer unique opportunities for mixed-uses that would breathe new life into the downtown.

Submission Requirements:

Proposed projects should demonstrate an understanding of current trends in downtown Lockport and complement recent economic development successes and ongoing impactful projects that have built positive momentum and has Lockport trending in the right direction. Projects will be evaluated based on the property's existing condition, location, project readiness and viability, potential for redevelopment, impact on the greater community, and the project's ability to be competitive among applications from across NYS and meet the goals of available grant programs. In general, projects will be prioritized that: are visually prominent in the community; include renovation of upper story residential units; have historic value or are historic properties in danger of being lost in part, or in total, to disrepair or damage; with the assistance of grant funds will reduce blight; contribute to the economic recovery of the community; or realize a stabilization or expansion. At a minimum, proposals should include: a property history, a basic conceptual project plan, building photographs and a project budget.

All proposals must include the following information:

- **Executive Summary:**
 1. Property Owner contact information, property address and a list of tenants (if any).
 2. Summarize the existing conditions of the property, its physical characteristics, and its current needs.
 3. State how grant funds would enable restoration and/or reuse of the property.
 4. Provide a brief history of the property – date built, previous and current ownership, any major renovations done and when, etc.
 5. List owners' previous experience with renovation projects, if any.

- **Financial Readiness:**
 1. Provide a detailed project budget with itemized cost estimates.
 2. State amount of funding able to be committed to the project. Many grant programs require an ownership equity match, which vary in amount or percentage from program to program. Owners must clearly state the amount of equity able to be committed to a project.
 3. Include any contractor quotes or estimates to show proof of costs.

- **Vision/Project Plan: Include any preliminary drawings, photographs and/or site plans.**
 1. Include a preliminary concept plan for the proposed project. If possible, specify the square footages of each project component, as well as other appropriate descriptive measures.
 2. Provide exterior and interior photographs.
 3. Description of any plans for connecting renovation/new use of the property to the rest of City of Lockport and how your project is consistent with the GLDC's vision.
 4. If feasible, include graphic depictions of the proposed project. Examples include: overall conceptual site plans, frontage/façade improvements, floor plans, building elevation drawings, renderings, cut sheets, photos, sketches, and/or illustrations, etc. which would illustrate any design elements. At a minimum, reviewers should have a very clear understanding of what the property owner intends for the use of grant funds.

If a project is selected to be considered for State funding, the following requirements may be in effect depending on the specific funding being considered:

1. The property will be subject to an environmental review and required to address any recommended remediation.
2. The project must be submitted to the NYS State Historic Preservation Office (SHPO) for approval and must follow any NYS SHPO guidelines and recommendations.
3. Contractor selection will be conducted by the GLDC and will be awarded to the lowest qualified bidder and be subject to:
 - Minority and Woman-Owned Business Enterprise (MWBE) participation goals as defined by the state of New York,
 - Equal Employment Opportunity Requirements, Diversity Practices,
 - Service-Disabled Veteran-Owned Business participation goals as defined by the state of New York, and
 - NYS Comptroller Requirements for Responsible Vendors

Projects vary based on different programs, but in general the following items are ineligible activities:

- Acquisition costs;
- New construction (including in-fill buildings);
- Capitalizing a revolving loan fund;
- Improvements to structures owned by religious organizations and used for any religious purpose, or owned by private membership-based organizations and used solely for private membership-based events, or owned by a municipality and operated by a municipality;
- Demolition of an entire structure;
- Construction of an additional story on an existing building;
- Vinyl or aluminum siding;
- Improvements of single-family homes or owner-occupied apartments, or apartments renovated for use by family members;

- Site work or ancillary activities on a property including but not limited to: septic systems/laterals, grading, parking lots, sidewalks, patios, decks, garages, sheds, landscaping, fences, free standing signs, general maintenance or repairs;
- Furnishings, appliance, electronics, tools, disposable supplies, business equipment, and non-permanent fixtures.

Proposals should be submitted to the Greater Lockport Development Corporation **by or before 4:00 pm on Friday, June 17th, 2022** and must include all items specified in this RFP. Proposals shall be addressed to:

**Brian Smith, President/CEO
Greater Lockport Development Corporation
One Locks Plaza
Lockport, NY 14094**

Or emailed to: bsmith@lockportny.gov

In accordance with New York State procurement law, no member of the board or staff of the GLDC, or any elected official, or any associated person, other than the officially-designated representative listed above for this procurement shall be contacted pertaining to this RFP during the procurement process. Respondents failing to comply with this requirement risk disqualification by the GLDC.

Reservations of Rights:

The GLDC 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 community. The acceptance of a proposal does not guarantee grant funding shall be awarded. A selection will be made on basis of the potential respondent whose proposal best meets the criteria set forth above and can offer the most competitive application. The GLDC reserves the right to request additional information from all respondents.