



# VILLAGE OF GOWANDA

*"Gateway to the Southern Tier"*

27 E. Main Street • Gowanda, NY 14070

(716) 532-3353 • Fax (716) 532-2938

*"The Village of Gowanda is an Equal Opportunity Provider and Employer"*

## REQUEST FOR PROPOSAL

The Village of Gowanda ("Village") requests the submission of proposals for the purchase and redevelopment of 27 Jamestown Street. This site consists of a vacant former restaurant/bar, currently owned by the Village. This site is bound on the north by a commercial building, on the south by open space, on the east by Jamestown Street and on the west by a public parking lot. The site represents an excellent commercial development opportunity in the Gowanda business district.

Property Type: Vacant one-story frame building.

Street Address: 27 Jamestown Street, Gowanda, New York. [Cattaraugus County].

Goals and Objectives: The Village is seeking the introduction of a commercial development. The Village is flexible in terms of the specific type of development, though respondents must respect the existing land-uses of the surrounding area when submitting proposals. Residential uses will not be considered. The Village has established goals and objectives for the redevelopment of this property which are intended to ensure that the project: will be compatible with the Village's objectives of revitalizing urban land; will create new development that is in sympathetic relationship with the surrounding community; and will accommodate the needs of the community. Successful proposals should also contain the following elements:

- All exterior parking facilities should be appropriately landscaped.
- Vehicular access should be provided from Jamestown Street.
- Trash enclosures should be screened from public view and adequately buffered from surrounding uses.
- Adequate landscaping should be provided along the edges and interior of the site, where possible.
- The Village expects that the proposed development will fulfill the urban design and environmental goals identified in this Request for Proposals. Proposals that do not fulfill these goals will not be given favorable consideration in the evaluation process.
- Proposals that include liquor stores, industrial uses, gas stations, auto repair or part sales, pawn shops, currency exchanges and pay day loan facilities will not be considered.
- The Village will not consider rezoning requests.

**Site Preparation:** The selected respondent will assume the cost of securing and renovating the existing building and disposing of any unnecessary infrastructure and debris. The selected respondent is solely responsible for bearing all associated costs and making all arrangements regarding the abandonment, relocation or installation of private or public utilities.

**Inspections:** It is the responsibility of the selected respondent to investigate all environmental conditions of the site to its own satisfaction and any studies performed will be solely at the respondent's cost. The Village will grant the selected respondent a right-of-entry for the purpose of conducting geotechnical and environmental tests. The respondent must provide the Village with an acceptable certificate of insurance and the respondent must agree to provide the Village with copies of any and all geotechnical, environmental or other test reports.

**Submittals:** One original and five copies of the proposal must be submitted.

**Submittal Contents:** The submittal must be organized so that each of the following sections is included.

- **Cover Letter and Proposal Summary** – this section must include a letter that briefly describes the proposed development project, indicates the offer price, identifies the benefits that the project will create for the Village and the neighborhood and describes the respondent's experience in similar development efforts, signed by an authorized representative of the responding entity.
- **Respondent's Qualifications** – this section must substantiate the ability of the development entity to successfully complete the proposed project.
- **Project Narrative** – this section must provide a description of the project and the ways in which it satisfies the goals and objectives of this RFP.
- **Plans and Drawings** – in this section you may provide drawings that illustrate the overall character and planning of the development.
- **Financial Information** – each respondent must submit a financial plan, estimated development budget and project timeline.
- **Legal Actions** – the respondent must provide a listing and description of all legal actions in which the firm, or any team member, has been a debtor in bankruptcy, a defendant in a lawsuit for deficient performance under a contract, a defendant in an administration action for deficient performance on a project or a defendant in any criminal action.

**Minimum Bid:** While there is no minimum bid, the market value of the property is \$38,000. Applicants are advised that purchase price is a key component of the Village's evaluation.

**Good Faith Deposit:** 10% of bid, of which 5% will be credited to the purchase at closing and 5% will be held as a performance deposit to be refunded upon issuance of a Certificate of Completion. The Good Faith deposit must be provided in the form of a cashier's check, certified check or a letter of credit.

Evaluation and Selection: The Village will review the proposals based on the evaluation criteria and submission requirements outlined in this RFP. Among the criteria to be considered will be the completeness of the submission, purchase price, quality of the development proposal, responsiveness to the goals of the RFP, appropriateness of the proposed use relative to the surrounding community, proposed design, and the experience and financial capacity of the development team.

Bids/proposals should be returned to the Village Clerk's Office, 27 East Main Street, Gowanda, NY, 14070 no later than **2:00 p.m. on Friday, December 2, 2016.**