



CITY OF NEWBURGH

DEPARTMENT OF PLANNING AND DEVELOPEMNT

REQUEST FOR QUALIFICATIONS – (RFQ)

FOR

THE REDEVELOPMENT OF COLUMBIA HOSE

COMPANY #2

255 BROADWAY, NEWBURGH, NY

DEAR PROSPECTIVE DEVELOPER:

Thank you for your interest in the City of Newburgh and potential participation as the designated developer of the Columbia Hose Company #2 building at 255 Broadway, Newburgh, New York.

OVERVIEW:

The property is located on the south side of Broadway, east of Mill Street and west of William Street. It is identified as Section 35, Block 2, Lot 4. The property is owned by the City of Newburgh per Deed 13361, Page 1810 dated 06/21/2012. The subject property is 25 feet by 89.5 feet. The existing structure is a two-story stone and brick building with total square footage of 3, 480 square feet. There is one overhead door and an entry door at the front of the building. Currently, the zoning for site is TC-1, Tourist Commercial.

GENERAL CONDITIONS:

Historically, this building was used as a firehouse and known as Columbia Hose Company #2. The last occupant used the structure as office space and storage. The City of Newburgh is looking for a developer interested in rehabilitating the structure as an adaptive re-use. Consequently, prospective developers must adhere to the following:

- All prospective developers must provide evidence of “financial capacity” to construct the project, and be able to manage the facility on a long term basis.
- The City of Newburgh will not accept financial contingency documents, promissory banking letters, partnership statements, unaudited financial submissions, and ancillary financial instruments such as stocks which can be converted to cash as proof of underwriting.
- Upon completion of the project and/or tax incentives/credits/reductions the project shall be placed onto the tax rolls.

- Individual developers/firms need to present a record of accomplishments as the principal developer or part of a development consortium.

REQUEST FOR QUALIFICATIONS (RFQ) DETAILS

Prospective individuals/firms must provide the following information:

1. Details on the development firm including company name, state of incorporation, corporate representatives and size of the firm.
2. A description of the responding organization's experience in on-going development, management and operation of commercial, retail, and large scale residential projects. Include revenue sources for construction and permanent financing and identify appropriate references.
3. Evidence that the organization has the financial capacity to complete a real estate project. Applicants must provide three annual audited financial statements along with current financial references.
4. Resumes of the development team for the proposed project and staff. Include background and experience which uniquely qualifies this individual/firm.
5. *Provide details on the construction component including the builder's experience in projects of that scale.*
6. Submit work products of the firm that will handle the design component of this project.
7. Provide qualifications and experience of partners and key consultants of the development team for this project. These qualifications should include resumes, statements on relevant experience and project descriptions.

8. Developer references other than financial references with whom the responding organization has worked in similar situations. Submissions should include:
- Project details including the proposed end use, square footage usage and development parameters.
 - Details on construction financing, permanent loans, tax credits and subsidies.
 - Conformance to project schedule – original timetable versus actual timetable.
 - Use of sustainable construction techniques and energy management.

REQUEST FOR QUALIFICATION REQUIREMENTS

All RFQ responses must be completed as described above to be deemed complete for submission to the Property Review Committee. Please send the completed submission to:

City of Newburgh

Department of Planning and Development

City Hall - 83 Broadway

Newburgh, New York 12550

Firms that meet the RFQ qualifications will be invited to submit a proposal for the redevelopment of this site.