

**CITY OF NEWBURGH- REQUEST FOR  
QUALIFICATIONS – (RFQ) FOR THE WATERFRONT  
PARCEL REDEVELOPMENT PROJECT**



**DEAR PROSPECTIVE DEVELOPER,**

Thank you for your interest in the City of Newburgh and potential participation as the designated developer for the Waterfront Parcel Redevelopment Project.

**OVERVIEW:**

The City of Newburgh is located 60 miles north of New York City along the western shore of the Hudson River and has an extremely diverse population of 29,026 residents of varying economic status. The City was once a significant industrial and manufacturing site that took full advantage of a natural harbor and navigation access to the Hudson River. We are seeking qualified developers for an 8.54 acre redevelopment site along Marine Drive (Rev. Dr. Martin Luther King Blvd.) just off Broadway. This long linear strip with Hudson River frontage is near the Ferry Terminal which provides service between the Newburgh waterfront and the eastern shore Metro North Railroad, (direct service to New York City and beyond). An extensive highway system, including the New York Thruway (Interstate 87), Interstate 84 and State Route 9W are all within a few miles of the waterfront, directly accessible through local roads.

**EXISTING CONDITIONS**

This site had been home to industrial uses from the late 19<sup>th</sup> century to mid 20<sup>th</sup> century. Many of the waterfront industrial structures were demolished during the urban renewal phase in the 1960's. However, materials were buried during demolition of structures throughout the 8.54 acre site. In addition, there are underground utilities that will need to be relocated. The designated developer will be responsible for undertaking a Phase I analysis of the property and for underground utility relocation.

**REQUEST FOR QUALIFICATIONS (RFQ) DETAILS**

Proposals must include:

1. Details on the development firm including company name, state of incorporation, corporate representative 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 with projects of that scale.
6. Submit work products of the firm that will handle the design component of this project.
7. Provide qualifications and experiences of partners and key consultants of the development team for this project. These qualifications should include resumes, statement on relevant experience and project description.
8. Developer references other than financial references with whom the responding organization has worked in similar situations. Submissions should include:
  - Projected Details should include end use, project location, square footage, and development parameters.
  - Details on construction financing, permanent loans, tax credits and subsidies.
  - The economic performance of the development project operating as a retail/commercial/residential facility.
  - 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 to be deemed complete for submission to the Property Review Committee. The Property Committee shall review all applications and short list developers to participate in the Request for Qualifications process. Responses to the Request for Qualifications are due by November 13, 2013 at 11:00 a.m. by mail or hand-delivered to:

**City of Newburgh**

**City Clerk**

**City Hall - 83 Broadway**

**Newburgh, New York 12550**

Firms that meet the RFQ qualifications will be invited to participate in the Waterfront Parcel Development Request for Proposal (RFP) process.

