City of Niagara Falls
New York

TO: Eric Cooper
   Director of Planning

FROM: Christopher Mazur
      Corporation Counsel

DATE: September 15, 2021

RE: South End Gateway RFP
(Purchase/Development Proposals for Planning Board Review)

As you know, the City received a number of proposals to purchase and develop certain City-owned properties within the South End Gateway area. From those proposals, the City has selected the following:

1. **Power City Hospitality** – 455 4th Street;

2. **TM Montante** – 600 and 602 Niagara Street;

3. **Niagara Hospitality** – 466 4th Street, 511 4th Street, 519 4th Street, 535 4th Street, 422 6th Street, 441 6th Street, 447 6th Street, 456 6th Street, 460 6th Street 474 6th Street; and

4. **LSNY Holdings** – 541 4th Street.

With regard to the properties listed above, please refer the same to the Niagara Falls Planning Board for review and recommendation. Following Planning Board review, the purchase proposals will be forwarded to the City Council for further action.

If you have any questions, please contact me. Thank you for your courtesy and cooperation in this matter.

CMM/sk
**General Nailing Schedule**

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**Architectural Symbols**

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**Structural Design Criteria**

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**Site Location**

- **North**
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- **Interior**
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- **Left**
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- **Above**
- **Below**

**Fireblocking Requirements**

- **A**
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**Moisture Control:** Subgrade or layer of soil material must be moisture conditioned before disposal of materials removed to prevent free water appearing on surfaces during or subsequent to compaction operations. Under footings, foundation bases, or retaining walls, fill unauthorized excavation by extending indicated dimensions, unauthorized excavation, or remedial work shall be at Contractor's expense.

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**DISPOSAL OF EXCESS AND WASTE MATERIALS**

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**Acceptance of construction below finish grade including, where applicable, dampproofing, waterproofing, and perimeter insulation.**

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**Settling:** Where settling is measurable or observable at excavated areas during general project warranty period, remove surface (pavement, lawn or other finish), add backfill material, compact, and return surface to original condition. Where settling is measurable or observable at structures and to prevent ponding.

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**General Earthwork Notes**

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General Concrete Notes

- **CONCRETE REINFORCEMENT:**
  - Use reinforced concrete beams, columns, and slabs for structural support. Ensure reinforcing steel is correctly placed and anchored to maintain structural integrity.
  - Reinforcing steel should be smooth, deformed, or ribbed to provide better bond with concrete. The use of spliced bars is permitted in accordance with ACI 318 and local codes.
  - Splices of bars shall be made by hooking or welding and shall be placed as specified in ACI 318. Bar diameters shall be selected based on the required strength and the type of connection used.

- **CONCRETE MIX PROPERLY MIXED AND CONTROLLED:**
  - Use a concrete mixing plant that complies with local codes and standards. The concrete mix shall be properly proportioned with the correct amount of water, cement, and aggregate to achieve the desired properties.
  - The water/cement ratio shall be controlled to ensure the concrete's workability, strength, and durability. The mixing time shall be adequate to ensure proper mixing of the ingredients.

- **CONCRETE PLACEMENT:**
  - Proper placement of concrete is essential to achieve the desired characteristics. The concrete shall be placed in a manner that ensures uniform consolidation and proper consolidation.
  - Use tremie concrete for larger projects to avoid segregation and to ensure uniformity.
  - Place concrete at a controlled rate to avoid over-watering or under-watering. Use vibration equipment to compact the concrete and ensure good bond with the underlying layer.

- **CONCRETE FINISHING:**
  - Use appropriate finishing techniques such as floating, troweling, or use of a power trowel to achieve the desired concrete surface finish.
  - Smooth and even surfaces are important to ensure proper curing and to prevent surface defects.

- **CONCRETE CURING:**
  - Proper curing is necessary to develop the concrete's strength and durability. Use plastic sheets or curing compound to keep the concrete moist.
  - The concrete shall be cured for a minimum of 7 days or as specified by the project specifications.

- **CONCRETE PROTECTION:**
  - Protect the concrete from moisture loss, temperature extremes, and other environmental factors that could affect its durability.
  - Use appropriate protective measures such as curing compounds, plastic sheets, orsealed joints to ensure the concrete's long-term performance.
Construction Notes

General Construction Notes

A. ALL REVISED CONSTRUCTION DRAWINGS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO THE START OF WORK.
B. THE CONTRACTOR MUST ADEQUATELY ADVISE ALL TRADES AS TO THE LOCATION OF ALL CONSTRUCTION DETAILS, INCLUDING ALL CONSTRUCTION DETAILS WHICH ARE NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR MUST PROVIDE ALL TRADES WITH A COMPLETE SET OF CONSTRUCTION DRAWINGS AND ALL ON-SITE INFORMATION CONCERNING THE PROJECT.
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General Finish Notes

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Window Schedule & Notes

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Door Schedule & Notes

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Wall Types

A. ALL WALL TYPES MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO THE START OF WORK.
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B. All drafters and architects must ensure compliance with all applicable laws, regulations, and standards in the design and implementation of the project. This includes adherence to building codes, environmental regulations, and accessibility requirements.

C. All contracts for the purchase of materials and services shall be in writing and include specifications and quality standards. All materials shall be delivered to the site in a timely manner and in accordance with the agreement.

D. All trade work shall be performed in accordance with the approved construction drawings and specifications. Any deviations from the plans must be approved in writing by the architect or the project manager.

E. All necessary permits and licenses shall be obtained prior to the start of construction. Any submittals for permits must be reviewed and approved by the appropriate authorities.

F. All work shall be in accordance with the approved construction drawings and specifications. Any deviations from the plans must be approved in writing by the architect or the project manager.

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**General Construction Notes**

1. **Existing Interior Wall Construction** - Refer to Floor Plans and Wall Construction - Refer to Header Schedule - Type: Wood Frame, Painted - Cont. Sealant - Both Sides.

2. **Existing Exterior Wall Construction** - Refer to Existing Exterior Wall Type - Refer to Header Schedule - Type: Wood Frame, Painted - Cont. Sealant - Both Sides.

3. **New Floor, Wall & Ceiling Finishes** - Refer to Finish Notes.

4. **New Door** - Refer to Door Schedule - Refer to Header Schedule - Type: Wood Frame, Painted - Cont. Sealant - Both Sides.

5. **New Window** - Refer to Window Schedule - Refer to Header Schedule - Type: Wood Frame, Painted - Cont. Sealant - Both Sides.

6. **New Stair** - Refer to Stair Plan. Wood Handrail to match guard rail. Wood cleats to wall or floor each side & middle (3 total). 3/4" wood riser. 1 1/2" = 1'-0". 1 1/2" = 1'-0". 2x wood header. 3 1/2" x 14" microllam lvl above - beam to be enclosed in GWB Enclosure - refer to typical detail. 1 1/2" = 1'-0". 1 1/2" = 1'-0". 1 1/2" = 1'-0". 1 1/2" = 1'-0". 3/4" wood trim. 1 1/2" wood trim. 1 1/2" = 1'-0". 1 1/2" = 1'-0".

7. **New Millwork and/or Shelving** - Shall be scribed to fit new and adjacent surfaces. All details, sections, materials, methods, etc. shown and/or noted on the drawings shall apply to similar locations unless noted otherwise.

8. **Owner is responsible for any zoning issues.**
General Demolition Notes

A. YORK BUILDING CODE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING NEW CONSTRUCTION. CONTRACTOR IS NOT RESPONSIBLE FOR COORDINATING SITE WORK NOT INCLUDED IN THESE DOCUMENTS. CONTRACTOR TO CUT WALLS FOR DUCTWORK OPENINGS & PROVIDE LINTEL WHERE REQUIRED. REFER TO LINTEL SCHEDULE FOR LINTEL SIZING.

B. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS TO BE SALVAGED AND RELOCATED, THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING SAFE STORAGE OF SAME. UPON DEMOLITION, THE REMAINDER OF THE EXISTING STRUCTURE BECOME THE PROPERTY OF THE CONTRACTOR, WHO SHALL LEGALLY DISPOSE OF SAME.

C. CONTRACTOR IS RESPONSIBLE FOR THE PREP OF ALL EXISTING WALLS AND SURFACES TO REMAIN THAT ARE IMPACTED BY THE REMOVAL OF ADJACENT SURFACES. EXISTING ROOF HARDSCAPE, LANDSCAPE OR FINISHES TO REMAIN/SALVAGE/REUSE FROM DAMAGE DURING CONSTRUCTION & NEW WINDOW UNIT.

D. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY DEMOLITION AND CONSTRUCTION PROCESS IN A TIMELY MANNER. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A DUMPSTER AS NEEDED.

E. EXTERIOR WALL TO REMAIN - INTERIOR WALL TO REMAIN - WINDOW TO REMAIN - DOOR TO REMAIN - STAIR TO REMAIN - WINDOW TO BE REMOVED IN ENTIRETY - PREP REMAINING OPENING FOR NEW WINDOW CONSTRUCTION & NEW WINDOW UNIT.

F. CONTRACTOR TO REMOVE CASEWORK IN ENTIRETY.

G. CONTRACTOR TO REMOVE PLUMBING FIXTURE IN ENTIRETY - CUT AND CAP SUPPLY & WASTE LINES AT FIRST DOOR OPENING.

H. CONTRACTOR IS RESPONSIBLE FOR THE PREP OF ALL EXISTING WALLS AND SURFACES TO REMAIN THAT ARE IMPACTED BY THE REMOVAL OF ADJACENT SURFACES. EXISTING ROOF HARDSCAPE, LANDSCAPE OR FINISHES TO REMAIN/SALVAGE/REUSE FROM DAMAGE DURING CONSTRUCTION & NEW WINDOW UNIT.

Structural Selective Demolition

A. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY DEMOLITION AND CONSTRUCTION PROCESS IN A TIMELY MANNER. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A DUMPSTER AS NEEDED.

B. DEMOLITION NOTES

1. REMOVE EXISTING STAIR TO REQUIRED.
2. REMOVE EXISTING EXTERIOR WALL TO REQUIRED.
3. REMOVE EXISTING INTERIOR WALL TO REQUIRED.
4. REMOVE EXISTING WINDOW TO REQUIRED.
5. REMOVE EXISTING DOOR TO REQUIRED.
6. REMOVE CASEWORK IN ENTIRETY.
7. REMOVE PLUMBING FIXTURE IN ENTIRETY.
8. REMOVE WOOD FRAMED WALL TO REQUIRED.
9. REMOVE EXISTING ROOF HARDSCAPE, LANDSCAPE OR FINISHES TO REMAIN/SALVAGE/REUSE FROM DAMAGE DURING CONSTRUCTION & NEW WINDOW UNIT.
10. REMOVE BREAK OR TERMINATION FOR A CLEAN, UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.

11. REMOVE MAIN SUPPLY AND SANITARY LINES AS REQUIRED FOR RELOCATION. RECONNECT ALL UTILITIES AT CONCLUSION OF RELOCATION OF STRUCTURE.

12. REMOVE EXISTING FOUNDATION IN ENTIRETY.
Mechanical Notes

A. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBING CONTRACTOR IN STRICT COMPLIANCE WITH ALL APPROPRIATE CODES INCLUDING BUT NOT LIMITED TO THE NATIONAL PLUMBING CODE (FMPS), THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODES, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.

B. ALL PLUMBING FIXTURES AND ACCESSORIES TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION. OWNER AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE AGREED BETWEEN THE OWNER AND THE CONTRACTOR.

C. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

D. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

E. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

F. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

G. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

H. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

I. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

J. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

K. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

L. ALL PLUMBING SYSTEMS ARE TO MEET ALL THE REQUIREMENTS AND BE INSTALLED IN ACCORDANCE WITH THE WATER PIPING SYSTEM INSTALLER IS TO CONFIRM THAT EXISTING WATER SUPPLY LINE MEETS CODES AND STANDARDS OF THE SYSTEM. IF THE EXISTING WATER SUPPLY LINE IS NOT ADEQUATE, A WATER TANK SUPPLIED THROUGH A ROOF PENETRATION AS MANY AS POSSIBLE TO LIMIT NUMBER OF ROOF PENETRATIONS.

Plumbing Notes

A. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND IN STRICT COMPLIANCE WITH ALL APPROPRIATE CODES INCLUDING BUT NOT LIMITED TO THE NATIONAL PLUMBING CODE (FMPS), THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODES, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.

B. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND IN STRICT COMPLIANCE WITH ALL APPROPRIATE CODES INCLUDING BUT NOT LIMITED TO THE NATIONAL PLUMBING CODE (FMPS), THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODES, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.

C. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND IN STRICT COMPLIANCE WITH ALL APPROPRIATE CODES INCLUDING BUT NOT LIMITED TO THE NATIONAL PLUMBING CODE (FMPS), THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODES, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.

D. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND IN STRICT COMPLIANCE WITH ALL APPROPRIATE CODES INCLUDING BUT NOT LIMITED TO THE NATIONAL PLUMBING CODE (FMPS), THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODES, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.

E. ALL PLUMBING WORK SHALL BE COMPLETED BY A LICENSED PLUMBER AND IN STRICT COMPLIANCE WITH ALL APPROPRIATE CODES INCLUDING BUT NOT LIMITED TO THE NATIONAL PLUMBING CODE (FMPS), THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODES, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
Property: 455 4TH ST, Niagara Falls, 14301  
SWIS: 291100 SBL: 159.29-2-26

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### Structure

**Site 1 of 1**

**Building 1 of 1**

**Section 1 of 1**

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<td>Number of Stories</td>
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<td>Basement SQFT</td>
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<td>Sprinkler %</td>
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### Property Description

**Type**: Commercial  
**Use**: 411 - Apartment  
**Ownership Code**: -  
**Zoning**: R3-C  
**Road Type**: -  
**Water Supply**: 3 - Comm/pubic  
**Utilities**: 4 - Gas & elec  
**School District**: Niagara Falls - 291100  
**Neighborhood Code**: 7

### Last Property Sale

**Sale Date**: 12/16/2005 1:33:56 PM  
**Sale Price**: $20,000.00  
**Useable Sale**: YES  
**Ams Length**: YES  
**Prior Owner Name**: Mark Pierson Jr.  
**Deed Book**: 3542  
**Deed Page**: 444  
**Deed Date**: 12/16/2005

### Commercial Site Uses

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<th>Commercial Use</th>
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### Improvements
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**Land**

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**Owner Information**

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<tr>
<th>Owner Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>Unit Name</th>
<th>Unit Number</th>
<th>City/State/Zip</th>
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<td>City of Niagara Falls NY,</td>
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<td>745 Main St</td>
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<td>Niagara Falls NY 14302</td>
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<td>Tax Deed 06/10/2014,</td>
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**Exemptions**

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<th>End Year</th>
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No Exemptions

**Special Districts**

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<th>Code Description</th>
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<th>Primary Units</th>
<th>Secondary Units</th>
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<td>RD$91 - County refuse</td>
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<td>$11,560.00</td>
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APPENDIX C

Request for Proposal Application Form

The City of Niagara Falls reserves the right to reject any or all proposals submitted. Respondants may withdraw their proposals from consideration upon written notice.

Date of Submission: 3/15/21

Project Name: Power City Hospitality, Vacation Rentals

Applicant Information

Company Name: Power City Hospitality, LLC
Address: 225 Old Falls Street, Ste M, Niagara Falls, NY
Primary Contact: Rod Davis, Managing Member
Primary Phone #: (716) 285-8800 Mobile Phone #: (716) 858-0640
Email Address: rdavis@burginc.com

2. Legal Ownership Entity
   [ ] General Partnership
   [ ] Individual
   [ ] Not For Profit Organization
   [ ] Corporation
   [ ] Limited Partnerships
   [ ] Other: LLC

3. Legal Status of Organization
   [ ] Currently Exists
   [ ] To be Formed. Estimated Date of Filing: ____________________
4. Developer History – Members of the developer and development team including principals with at least 20% ownership interest in the company. Complete as many as applicable at this time.

a.) Rod Davis

Full Name

279 Fairways Blvd.

Address

Williamsville, NY 14221

City, State, Zip

(716) 285-8860  rdavis@bnsfginc.com

Phone #  Email Address

b.) Dr. Yasar Shad

Full Name

60 Knoche Way.

Address

Orchard Park, NY 14127

City, State, Zip

(856) 987-3426  dryasarshad@gmail.com

Phone #  Email Address

c.)

Full Name

Address

City, State, Zip

Phone #  Email Address
Attorney:

Joseph L. Leone Jr.

Firm Name
Joseph L. Leone Jr.

Contact Name
731 3rd Ave.

Address
Niagara Falls, N.Y. 14301

City, State, Zip
(716) 286-9533 x100

Phone # Email Address

Architect:

Abstract Architecture.

Firm Name
Mike Anderson.

Contact Name
313 Broadway

Address
Buffalo, N.Y. 14204

City, State, Zip
(716) 812-2596 mike@abstractarch.com

Phone # Email Address

Contractor:

Montante Construction.

Firm Name
Douglas Elia, John Krebs.

Contact Name
2760 Kenmore Ave.

Address
Buffalo, N.Y. 14250

City, State, Zip

(716) 876-8899 x116 delia@montante.

Phone # Email Address

Management Agent:

Buffalo Niagara Realty Group.

Firm Name

Rod Davis.

Contact Name

225 Old Falls Street, Ste. M.

Address

Niagara Falls, N.Y. 14303.

City, State, Zip

(716) 285-8860. rDavis@bnrproperties.com.

Phone # Email Address

Additional Team Member:

Firm Name

Contact Name

Address

City, State, Zip

Phone # Email Address
# Project Summary

## Development Cost

City Parcel (Address) | Offer Price
---------------------|-------------
$455 4th Street | $5000

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<th>Proposed Acquisition Cost:</th>
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<tr>
<td>$</td>
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**Total:** $5000

(Attach Additional Sheets if Necessary)

## Construction Costs

**Hard Costs**

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<tr>
<th>Site Work:</th>
<th>Fixtures, Furnishing &amp; Equipment:</th>
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<tbody>
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<table>
<thead>
<tr>
<th>Plumbing, Electrical, HVAC, Security:</th>
<th>Landscaping:</th>
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<table>
<thead>
<tr>
<th>Foundation, Framing, Roofing, etc.:</th>
<th>Subtotal:</th>
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<tr>
<td>$</td>
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**Soft Costs:**
Architectural/Engineering Fees: $__________ Legal Fees: $__________

Accounting Fees: $__________ Administrative/Development Fees: $__________

Survey: $__________ Title Work: $__________ Taxes: $__________

Insurance: $__________ Relocation $__________

Other: $__________

Subtotal: $__________

Miscellaneous Costs:

Developer Fee: $__________

Project Reserve: $__________

Subtotal: $__________

Project Total: $__________
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<td>ARCHITECT DRAWINGS/PERMITS</td>
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<td>SECURE PROPERTY AND NEW LOCKS/DOORS</td>
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<td>KITCHENS AND BATHS</td>
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<td>SECURITY</td>
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<td>FURNITURE, FIXTURES</td>
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<td>LANDSCAPING</td>
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**TOTAL:** ($121,075.00)
ESTIMATED RENTS: (2 UNITS)

TAXES: ($756.00)
MANAGEMENT FEES:
UTILITIES (ELECTRIC, GAS, WATER, WI-FI, CABLE) ($3,600.00)
INSURANCE ($3,000.00)

ESTIMATED REHAB COMPLETION: 2 MONTHS

WI-FI / CABLE

UNIT #1:
4 BEDROOM, 1 BATH, KITCHEN, LR, DECK

UNIT #2:
6 BEDROOM, 2 BATH DUPLEX, KITCHEN, LR, DECK

FURNITURE:
2 REFRIGERATORS
TWO STOVES
TWO DISHWASHERS
TWO COUCHES AND LOVESEATS
7 QUEEN BEDS, 8 TWIN BEDS
TELEVISIONS

TOILETRIES
TOWELS
SHEETS
Attn: Eric Cooper

We have received your request for more information regarding both the 455 4th Street property and the 429 6th Street address. Over the past seven years we have been involved in residential rehabs and renovations as well as property management; the last 4 years have been spent in Niagara Falls of which we believe has great potential for growth. Our current projects include: 320 Cedar Avenue renovation, 740 Park Place (James Marshall House) a federal historic project, and 640 Park Place. Because our projects have been relatively small in nature we have frequently used Niagara Falls licensed contractors to pull permits and handle our work; however, for these projects we have engaged both Montante Construction and Hayes Construction to undertake the general contractor components of these projects. Both companies have extensive experience in construction and will be our designated construction companies going forward. In addition, we will have members of our usual team including Quality Electric, Stoneworks, and Mitro Heating and Cooling, all of which are licensed contractors in Niagara Falls and have worked with us extensively for the past four years.

I have attached several statements reflecting our proof of funds for these projects. In addition, we are in the process of closing the sale on both 719 and 747 7th Street in Niagara Falls, NY on June 9, 2021 of which we will receive total proceeds of $260,000 (see attached).

I have also attached an updated cost analysis for both projects. As most are aware, costs for both materials and labor have greatly increased over the past several months due to covid related delays, so it was important for us to re-engage our construction team members to confirm pricing on all aspects of the projects. The updated prices have been confirmed by the teams and reflect costs going forward. It is also for this reason that we have chosen to make 429 6th Street into a temporary extension of the green space planned for 431. The current timeline to begin construction on the single family home at 429 is scheduled for the second quarter of 2022. We have an estimated cost of $600,000, assuming a house of identical features to 441 6th.

Finally, we have also attached an outline drawing of our vision of the 6th Street project. We feel that this project conforms to the residential/vacation rental component as laid out in the Downtown Gateway District Master Redevelopment Plan and will greatly increase the values of residential properties in the downtown district. Thank you.
455 4TH STREET VACATION RENTALS

**PURCHASE PRICE**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATTORNEY CLOSING FEES</td>
<td>($1,100.00)</td>
</tr>
<tr>
<td>SURVEY</td>
<td>($375.00)</td>
</tr>
<tr>
<td>TITLE SEARCH</td>
<td>($900.00)</td>
</tr>
<tr>
<td>ARCHITECT DRAWINGS/PERMITS/SPECIAL PERMIT</td>
<td>($3,000.00)</td>
</tr>
<tr>
<td>SECURE PROPERTY AND NEW LOCKS/DOORS</td>
<td>($2,000.00)</td>
</tr>
<tr>
<td>DEMO</td>
<td>($8,000.00)</td>
</tr>
<tr>
<td>ROOF/CHIMNEY/SIDING</td>
<td>($35,000.00)</td>
</tr>
<tr>
<td>WINDOWS/SLIDING DOORS</td>
<td>($7,500.00)</td>
</tr>
<tr>
<td>PLUMBING*</td>
<td>($12,000.00)</td>
</tr>
<tr>
<td>ELECTRICAL*</td>
<td>($7,500.00)</td>
</tr>
<tr>
<td>HVAC/AC</td>
<td>($10,000.00)</td>
</tr>
<tr>
<td>GC: FRAMING/DRYWALL/PAINTING</td>
<td>($15,000.00)</td>
</tr>
<tr>
<td>KITCHENS AND BATHS</td>
<td>($12,500.00)</td>
</tr>
<tr>
<td>SECURITY/SAFETY</td>
<td>($2,000.00)</td>
</tr>
<tr>
<td>FOUNDATION</td>
<td>($5,000.00)</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES</td>
<td>($12,000.00)</td>
</tr>
<tr>
<td>FLOORING</td>
<td>($8,500.00)</td>
</tr>
<tr>
<td>EXTERIOR DECKS</td>
<td>($8,000.00)</td>
</tr>
<tr>
<td>LANDSCAPING</td>
<td>($3,000.00)</td>
</tr>
</tbody>
</table>

**TOTAL:** ($153,375.00)
**TOTAL RENTS/MONTH: ESTIMATED**  
$6,300.00  
$63,000.00

**ANNUAL RENTS:**

TAXES: (based on current tax year)  
($758.00)

MANAGEMENT FEES:  
($7,560.00)

UTILITIES (ELECTRIC, GAS, WATER, WI-FI, CABLE)  
($6,000.00)

INSURANCE  
($3,000.00)

**NET ANNUAL RENTS:**  
$45,682.00

**START DATE:**  
7/1/2021

| HOUSE CLEANOUT / DEMO  
ROOFING / GUTTERS / SIDING  
SECURE PROPERTY AND NEW LOCKS/DOORS  
INSTALL SECURITY / SAFETY DEVICES  
EXTERIOR FOUNDATION WORK  
MECHANICALS (HVAC/AC: PLUMBING: ELECTRIC) |
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>INITIAL PHASE REHAB PREP 6 WEEKS</td>
</tr>
</tbody>
</table>

| GC: FRAMING/DRYWALL/PAINTING  
WINDOWS/SLIDING DOORS  
FIRST FLOOR AND SECOND FLOOR DECKS |
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE #2 GENERAL CONTRACTING 6 WEEKS</td>
</tr>
</tbody>
</table>
441 - 443 4TH STREET VACATION RENTALS

PURCHASE PRICE

ATTORNEY CLOSING FEES ($1,100.00)
SURVEY ($375.00)
TITLE SEARCH ($900.00)
ARCHITECT DRAWINGS/PERMITS/SPECIAL PERMIT ($4,500.00)
SECURE PROPERTY AND NEW LOCKS/DOORS ($2,000.00)
DEMO ($6,000.00)
ROOF/GUTTERS/SIDING ($35,000.00)
WINDOWS/SLIDING DOORS ($7,500.00)
PLUMBING* ($12,000.00)
ELECTRICAL* ($7,500.00)
HVAC/AC ($10,000.00)
GC: FRAMING/DRYWALL/PAINTING ($15,000.00)
KITCHENS AND BATHS ($12,500.00)
SECURITY/SAFETY ($2,000.00)
FOUNDATION/CHIMNEY ($7,500.00)
FURNITURE, FIXTURES ($12,000.00)
FLOORING ($8,500.00)
EXTERIOR DECKS ($8,000.00)
LANDSCAPING ($5,000.00)
## TOTAL:

($157,375.00)

### TOTAL RENTS/MONTH: ESTIMATED

- $6,300.00

### ANNUAL RENTS:

- $63,000.00

### TAXES:

(based on current tax year)

- ($758.00)

### MANAGEMENT FEES:

- ($7,560.00)

### UTILITIES (ELECTRIC, GAS, WATER, WI-FI, CABLE)

- ($6,000.00)

### INSURANCE

- ($3,000.00)

### NET ANNUAL RENTS:

- $45,682.00

### START DATE:

- 7/15/2021

### INITIAL PHASE

- REHAB PREP
- 6 WEEKS

### PHASE #2

- GENERAL CONTRACTING
- 6 WEEKS

<table>
<thead>
<tr>
<th>HOUSE CLEANOUT / DEMO</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOFING / GUTTERS / SIDING</td>
</tr>
<tr>
<td>SECURE PROPERTY AND NEW LOCKS/DOORS</td>
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<tr>
<td>INSTALL SECURITY / SAFETY DEVICES</td>
</tr>
<tr>
<td>EXTERIOR FOUNDATION WORK</td>
</tr>
<tr>
<td>MECHANICALS (HVAC/AC: PLUMBING: ELECTRIC)</td>
</tr>
<tr>
<td>GC: FRAMING/DRYWALL/PAINTING</td>
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<tr>
<td>WINDOWS/SLIDING DOORS</td>
</tr>
<tr>
<td>FIRST FLOOR AND SECOND FLOOR DECKS</td>
</tr>
</tbody>
</table>
FLOORING
KITCHENS AND BATHS
FURNITURE / FIXTURES
LANDSCAPING

PHASE #3
FINAL PHASE
3 WEEKS

COMPLETION DATE: 10/15/2021

9 BEDROOMS, 3.5 BATHS
435, 431, 429 6TH STREET VACATION RENTALS
PARKING AND GREEEN SPECE

PURCHASE PRICE

SURVEY
($1,200.00)
LANDSCAPE ARCHITECT/PERMITS
($3,000.00)
LANDSCAPE AND FENCING: 431, 429
($8,000.00)
PARKING LOT CONSTRUCTION / 435 6TH (INCLUDES DRAINAGE AND LIGHTING)
($28,000.00)

TOTAL:
($40,200.00)

TAXES:
($200.00)
MAINTENANCE
($1,000.00)
INSURANCE
($3,000.00)

NET ANNUAL RENTS:
($4,200.00)

ESTIMATED REHAB COMPLETION: 4 WEEKS