

May 14, 2018

McGuire Development Company, LLC (“McGuire”) on behalf of the Niagara Frontier Transportation Authority (“NFTA”), is seeking qualified and interested developers through this Request for Qualifications (“RFQ”) for the following properties in the NFTA-Metro Rail corridor in the City of Buffalo, New York:

- Summer-Best Station 1137 Main Street
- Utica Station 1391 Main Street
- Delavan-Canisius College Station 1863 Main Street
- Humboldt-Hospital Station 2090 Main Street
- Amherst Street Station 2666 Main Street
- LaSalle Station 3040 Main Street
- University Station 3383 Main Street
- DL&W Station 163 Ohio Street
- Transit Police 1404 Main Street
- Metropolitan Transportation Center 181 Ellicott Street

Qualified and interested developers should submit responses keeping with the intention stated herein at one or more of the identified sites. Development of these properties needs to consider and be sensitive to the character and culture of the surrounding neighborhoods and carefully consider scale and connectivity. RFQ respondents should reference documents available at <https://www.gbnrtc.org/todresources>. Each development site should increase the success of neighborhood businesses, add residential connectivity, further enhance access to NFTA-Metro Rail for residents and visitors, and increase ridership and revenue for NFTA-Metro.

The NFTA seeks a development team or teams to present a cohesive vision for these properties that will increase the vibrancy of the Metro Rail corridor and its share of regional employment, households, population, regional gross domestic product, and public-sector revenue in the region. In 2017, NFTA-Metro Rail provided approximately 4.7 million rides, helping regional residents to improve health outcomes, stay connected, reduce transportation costs, emissions, and congestion, and improve the regional economy and quality of life.

The new Allen-Medical Campus Station is one of the biggest changes to Metro Rail in its history. The partnership with the University at Buffalo to redevelop and incorporate the new Station into a new University at Buffalo School of Medicine and Biomedical Sciences building at 955 Main Street is a catalyst for increased ridership, access, and revenue for NFTA-Metro and the community. NFTA-Metro plans to partner with development teams on projects similar to this \$375 million collaborative and community development project.

The proposed development is scheduled to be completed in phases and McGuire, on behalf of the NFTA, is seeking partners than can work efficiently. **Respondents to this RFQ are asked to**

provide the information below by **5:00 p.m. EST, Friday, June 1, 2018**. Our intention is to issue a Request for Proposal (“RFP”) within 6 months.

Please respond to this RFQ with the following information:

1. **Corporate Overview & Bios.** – Provide your identified project team and their roles, a firm and project team organization chart, their home office location, their résumé of experience, and their current assignments.
2. **Relevant Development Experience, Capacity, and Quality Control.** – Demonstrate relevant experience and capacity in designing, planning, financing, constructing, and operating transit-oriented development, mixed-use projects, public-private partnership projects, and/or community-based development projects. Describe the quality control procedures your firm/team has used for development or investment projects and your approach for the types of projects contemplated in this response.
3. **Interests.** – To help us better understand how we should approach the RFP process, please answer the following 3 questions:
 - a. Which stations interest your firm for development the most and why.
 - b. Which stations do not interest your firm for development and why?
 - c. Please rank your interest in the available sites listed above from 1-10, with 1 being of the most interest.
4. **References.** – Please provide a minimum of three (3).

Respondents shall deliver one (1) electronic copy response to the following email:

Tim Moriarty: tmoriarty@mcguireddevelopment.com

Each respondent will be responsible for verifying that all materials associated with the submission have been successfully received. Please contact Tim directly via email with any questions, concerns, or requests for clarification of this RFQ no later than 12:00 p.m. May 29, 2018. **Respondents to this RFQ are asked to provide the information below by 5:00 p.m. EST, Friday, June 1, 2018.** On behalf of the NFTA, we look forward to working with you.

