



City of Rochester

Economic Development Department
City Hall Room 005A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov



R. Carlos Carballada
Commissioner

December 4, 2008

Re: REQUEST FOR PROPOSALS FOR SALE AND ADAPTIVE REUSE OF THE MIDTOWN TOWER – 80 SOUTH CLINTON AVE., ROCHESTER, NY

The City of Rochester has issued a Request for Proposals (RFP) for the sale and adaptive reuse of a 17-story, 207,000 square foot, former office tower, located in the heart of Center City Rochester.

The Tower is connected to an indoor mall known as Midtown Plaza: 1.4 million square foot former retail, restaurant, office and hotel destination point in the center of Rochester's downtown district. All structures connected to the Tower, with the exception of a 1,840 space underground parking garage, are proposed to be demolished. The redevelopment plan for the site includes a new 350,000 square foot headquarters building for PAETEC Holdings Corporation, open space, new street grid, and three new "shovel ready" parcels available for development.

Under the demolition phase of the adjoining buildings, the Tower will be completely abated of asbestos containing materials, all interior walls, entire ceiling systems, secondary electrical lines plumbing, HVAC, duct, windows roofing, and selected exterior elements. The Tower will be delivered in a basic "shell" condition immediately ready for renovation.

The Tower is connected to an underground parking garage owned by the City of Rochester and could be made available for future tenants of the building.

The RFP and all appendices are available at the project's website at:

<http://www.midtownrochesterrising.com/mayor/midtownrising/PMV/docs/PMV-docs.cfm>

A printed copy of the RFP and compact disc of the appendices are also available upon request. Informational meetings regarding the RFP and have been scheduled at Midtown Plaza for: **9:00 am, December 17, 2008**, and **9:00 am, January 15, 2009**. Immediately following the informational meetings, the Tower will be open for inspection by interested developers until 2:00 pm. The project sponsors will review the RFP and be available to answer questions. Interested parties must register for attendance prior to the by 4:00 pm, **December 16, 2008**, or **January 14, 2009**, respectively, by contacting Susan Lindsay either by phone: 585.428.6407 or email: lindsays@cityofrochester.gov.

Proposals must be received by **5:00 p.m., March 2, 2009** at:

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City of Rochester, City Hall Room 005a
Rochester, New York 14614

If you have any questions, please do not hesitate to call me at 585.428-6895. We hope you decide to take advantage of this excellent opportunity.

Very truly yours,


Stephen Golding
Manager of Downtown Development

