

**Request for Proposals  
for Construction Manager  
Partner**

**Richardson Olmsted Campus  
-UBRC Development-**

June 5, 2019



## **INTRODUCTION/VISION:**

McGuire Development Company, LLC (“McGuire”), on behalf of the non-profit Richardson Center Corporation (“RCC”), issues this Request for Proposal (“RFP”) seeking a qualified Construction Management company (“CM Partner”). The services requested include conceptual estimating services and consultation on design conception. The services requested will support the RCC in evaluating the feasibility of a University Based Retirement Community (“UBRC”), with a relationship to Buffalo State College, on the Richardson Olmsted Campus in existing buildings 38, 39, and 40, located on the western portion of the site.

This RFP requests a CM Partner to provide preliminary conceptual estimating and guidance to assist in program/layout decisions and provide an overall construction cost budget to support McGuire and RCC in proceeding to the next phase of the project. Meeting participation, as needed, by the selected CM Partner will begin immediately following award.

In alignment with both the RCC Master Plan and the new Buffalo Green Code, this project would comply with the vision set forth to create density and additional uses for this National Historic Landmark, as well as continuing to establish a strong connection with Buffalo State College.

McGuire is committed to improving the quality of life for the neighboring residential communities in Buffalo, NY, and is excited at the opportunity to provide an attractive housing option to the aging population in the Elmwood Village, West Side, Black Rock, North Buffalo, and beyond. We appreciate that these residents are passionate about their current neighborhoods and communities and we look forward to making that sustainable.

\*Note that award of this work does not directly imply that the selected CM Partner for this conceptual phase will be selected as the future CM for construction of the UBRC site, and does not award them bidding rights. McGuire reserves the right to issue a subsequent RFP for full CM services in which the selected preliminary CM Partner may receive positive weighting.

## **THE CLIENT:**

*One of Buffalo’s most iconic buildings and a National Historic Landmark, the 145-year-old Richardson Olmsted Campus is being renewed after years of neglect.*



*Designed by great American architect Henry Hobson Richardson and the famed landscape team of Frederick Law Olmsted and Calvert Vaux, the building incorporated a system of enlightened treatment for people with mental illness developed by Dr. Thomas Story Kirkbride.*

*Today, the Richardson Olmsted Campus is home to one of the largest historic preservation projects in the nation. Comprised of 13 buildings on 42 acres, the central Towers Building and one wing building on either side have been redeveloped as Hotel Henry Urban Resort Conference Center and the future Lipsey Architecture Center Buffalo. Ten buildings and 25 acres are pending redevelopment.*

***Desired Building/Site Program Features:***

*McGuire is pursuing a project with approximately 60 units that will utilize state and federal historic rehabilitation tax credits*

**TIMELINE:**

The deadline for submission of proposals is **5:00 PM on June 17<sup>th</sup>**. Respondents shall submit one (1) electronic copy of the proposal to:

mtafelski@mcguiredevelopment.com  
McGuire Development  
Attention: Megan Tafelski, Vice President, Marketing  
455 Cayuga Road  
Buffalo, New York 14225

A comprehensive list of questions regarding this Request for Proposals (“RFP”) must be submitted in writing to the designated contact within the timeframes set forth in the **RFP Schedule**. Copies of questions and responses will be issued to all respondents as an Addendum to this RFP as set forth in the RFP Schedule. Respondents are responsible for ensuring successful delivery of their response.

Certified MWBEs are encouraged to submit a proposal.

<b>Issued</b>	<b>June 7, 2019</b>
<b>Questions to Proposal</b>	<b>June 11, 2019</b>
<b>Submissions</b>	<b>June 17, 2019</b>
<b>Award</b>	<b>June 26, 2019</b>

## **RESERVATION OF RIGHTS:**

McGuire reserves the right to reject any or all of the proposals submitted in response to this RFP. McGuire reserves the right to terminate this RFP process at any time. Those submitting proposals do so with the understanding that McGuire will not pay for or reimburse any expense incurred in the preparation of proposals. McGuire reserves the right to seek clarification from a respondent at any time throughout the RFP process for the purpose of resolving ambiguities or questioning information presented in the proposal.

## **FORM OF PROPOSAL:**

The RFP response should provide the following information:

- 1) Cover letter stating interest in project with signature of duly authorized principal.
- 2) Resume experience for similar projects completed or on track for completion in less than a year.
- 3) CM Team composition, roles of team members, and resumes for the key personnel assigned to this project.
- 4) Provide no more than five (5) references with contact information, associated project, CM Team's role in that project.
- 5) McGuire requests that respondents consider offering pro-bono services for the preliminary conceptual pricing.

Provide a CM fee calculated as a percentage of an assumed GMP of \$20 million, in the form of a standard A-133 contract, for profit and overhead, and include a separate fee for insurance and detailed breakdown of general conditions for this type of project.

- 6) Describe experience complying with MWBE and SDVOB requirements.
- 7) Identify any work you intend to self-perform on this project.
- 8) Please include a detailed schedule of your firm's general conditions including identification with specificity to any reimbursable expenses, hourly rates, or other aspects of your proposed fee. It is the responding firm's responsibility to

make sure that its entire fee structure is represented in its submission and is easy to understand and calculate.

- 9) Please provide your firm's sample standard certificate of insurance listing current policy limits, deductibles, and policy terms for the following coverages: (1) Commercial General Liability (must include blanket contractual liability coverage); (2) Automobile Liability; (3) Umbrella Liability; and (4) Workers' Compensation and Employer's Liability.