

Request for Proposals for Architectural Partners

**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 Architect & Engineer Team (“A/E Team”). 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 an A/E Team to provide the following services:

- Preliminary conceptual design/layout,
- Narrative/outline preparation for conceptual construction estimating purposes, and
- Budget estimate for full design services.

This preliminary conceptual design phase will guide program refinement, initial layout direction, and construction cost to support RCC in moving this project to fruition. Weekly meeting participation, as needed, for the selected A/E Team 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 A/E Partner for this conceptual phase will be selected as the future A/E partner of the UBRC site, and does not award them bidding rights. McGuire reserves the right to issue a subsequent RFP for full architectural and engineering services in which the selected preliminary A/E 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 17th**. 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.

Issued	June 7, 2019
Questions to Proposal	June 11, 2019
Submissions	June 17, 2019
Award	June 26, 2019

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) A/E Team composition, roles of team members, and resumes for the key personnel assigned to this project.
- 4) Provide five (5) references with contact information, associated project, A/E Team's role in that project.
- 5) McGuire requests that respondents consider offering pro-bono services for the preliminary conceptual design and narrative preparation work.

Provide a fee structure, as a percentage of the hard cost of construction, for the A/E Team's architectural and engineering services for full design services associated with this project, based on an assumed GMP of \$20 million, including

Profit, Insurance Premiums, and Overhead. Note that this proposed fee is for RCC's conceptual budgeting purposes.

- 6) Provide an estimate of reimbursable expenses associated with full design services.
- 7) 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.
- 8) Describe experience complying with MWBE and SDVOB requirements.