

Buffalo Urban Development Corporation

95 Perry Street

Suite 404

Buffalo, New York 14203

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fax: 716-856-6754

web: buffalourbandevelopment.com



BUDC Downtown Committee Wednesday, May 22, 2019 City Hall – Room 901 3:30 p.m.

Agenda

1. Approval of Minutes from January 8, 2019 *(Action) (Encl.)*
2. Downtown and Waterfront Development – General Overview *(Informational)*
3. Waterfront Development – JLL Project Management Proposal *(Recommendation) (Encl.)*
4. Waterfront Development – Ralph C. Wilson Foundation Grant # 2 *(Recommendation) (Encl.)*
5. Waterfront Development – MVVA Design Proposal *(Recommendation) (Encl.)*
6. Waterfront Development – Wendel Due Diligence Proposal *(Recommendation) (Encl.)*
7. Downtown Committee Schedule – *(Informational)*
8. Downtown Infrastructure Update *(Informational)*
9. Queen City Pop Up *(Informational)*
10. Partner Updates *(Informational)*
11. Adjournment *(Action)*

**Minutes of the Joint Meeting
of the
Downtown and Loan Committees
of
Buffalo Urban Development Corporation**
901 City Hall
Buffalo, New York 14203
January 8, 2019
12:00 p.m.

Downtown Committee Members Present:

Dottie Gallagher
James W. Comerford
Darby Fishkin
Thomas R. Hersey, Jr.
Brendan R. Mehaffy (Committee Chair)

Downtown Committee Members Absent:

Darius G. Pridgen
Steven J. Stepniak

Loan Committee Members Present:

Michael S. Anthony (*M&T Bank*)
Joseph Burden (*HSBC Bank*)
Dottie Gallagher
Russ Gentner (*KeyBank*)
Brendan R. Mehaffy, Committee Chair
James L. Rykowski (*Evans Bank*)

Loan Committee Members Absent:

Adam W. Perry

Officers Present:

Peter M. Cammarata, President
David A. Stebbins, Executive Vice President
Brandye Merriweather, Vice President
Mollie M. Profic, Treasurer
Kevin J. Zanner, Secretary

Guests Present: Debra Chernoff, Buffalo Place, Inc.; Jamie Hamann-Burney, Buffalo Niagara Medical Campus; Dan Leonard, Wendel Companies; and Michael T. Schmand, Buffalo Place, Inc.

Roll Call: The Secretary called the roll of the members of the Downtown Committee and the Loan Committee at 12:05 p.m. A quorum of the Downtown Committee and the Loan Committee were determined to be present. Mr. Anthony joined the meeting during the presentation of item 2.0.

- 1.0 **Approval of Minutes of the October 9, 2018 Downtown Committee Meeting** – The minutes of the October 9, 2018 meeting of the Downtown Committee were presented to the Downtown Committee members. Ms. Gallagher made a motion to approve the meeting minutes. The motion was seconded by Mr. Comerford and unanimously carried.
- 2.0 **BBRP Loan Program – Update** – Ms. Merriweather reported that BUDC received one proposal in response to the 4th quarter BBRP loan program request or proposals. Additional information is needed from the applicant before the application can be presented to the Downtown Committee. Ms.

Merriweather then circulated the January 8, 2019 BBRP Loan Status Report. She reviewed each of the eight projects that are identified in the report as potential loans in the pipeline. Ms. Profic then reported on the outstanding BBRP loans, noting that both loans are current. The Phoenix Brewery loan will mature on February 28th.

- 3.0 BBRP Opportunities and Focus Areas** – Ms. Merriweather began the discussion of this agenda item with an overview of one of the principal goals of “BBRP 2.0”—helping to develop neighborhoods in downtown, including better connectivity between the central business district, Canalside and the medical campus. She then introduced Dan Leonard, Project Development Manager with Wendel Companies. Mr. Leonard led the Committee members through an interactive process designed to identify specific nodes in downtown to focus on neighborhood building initiatives. Mr. Leonard circulated a questionnaire for each Committee member to identify a space, street or building along the Ellicott Street corridor that is great or has the potential to be great. There was an extended discussion of multiple locations in the corridor, with a number of Committee members commenting on the area around the Electric Tower as a potential focus. The discussion then turned to the development of appropriate tools to help stimulate downtown neighborhood development. Mr. Mehaffy commented that the stakeholders who assisted with the development of the initial BBRP would be involved in the process, and input would be solicited from current and potential downtown residents, including those in the millennial age group.
- 4.0 Downtown Infrastructure Update** – No update was presented for this item.
- 5.0 Queen City Pop Up Program** – Ms. Merriweather reported on the recently completed holiday session of the Queen City Pop Up program. The session was very successful for the participating vendors. Ms. Merriweather thanked BUDC’s partners, including Buffalo Place and Sinatra & Company, which provided the vendor space for the session at the Market Arcade building.
- 6.0 Buffalo Place Updates** – Mr. Schmand reported on a \$500,000 Main Street grant received by Buffalo Place. This grant funding may be utilized anywhere in the Buffalo Place district. He also reported on the issuance of the Buffalo Place parking access study, the expansion of the Buffalo Place Ranger program and Rotary Rink activities.
- 7.0 Buffalo Niagara Medical Campus Updates** – Mr. Hamann-Burney circulated and reviewed a five-page report titled “Advancing our Innovation District--2018 Impact Summary.” The report outlines the 2018 highlights and achievements of BNMC, including measurements relating to multiple organizational goals.
- 8.0 Adjournment** – There being no further business to come before the Downtown and Loan Committees, the January 8, 2019 joint meeting of the Downtown and Loan Committees was adjourned at 1:25 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary

Buffalo Urban Development Corporation

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Buffalo, New York 14203
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Item 3

MEMORANDUM

TO: BUDC Downtown Committee

FROM: David Stebbins – BUDC Executive Vice President

SUBJECT: Waterfront Development – JLL Project Management Proposal

DATE: May 22, 2019

As a natural extension of BUDC's role in supporting the development and growth of downtown Buffalo, BUDC Chairman, Byron W. Brown has requested that BUDC assist the Office of Strategic Planning with downtown waterfront planning and development activities. The Ralph C. Wilson, Jr. Foundation's (Wilson Foundation) \$50 million commitment towards the redevelopment of Lasalle Park as well as the recent public and private development projects underway along the downtown waterfront extending from Michigan Avenue and connecting through to Porter Avenue, will require additional planning and coordination efforts from BUDC. The BUDC Board of Directors recently authorized BUDC to accept a \$2.8 million grant from the Wilson Foundation and to enter into the appropriate agreements with the City of Buffalo to pass through it's intended share of the grant.

The Wilson Foundation grant provides \$785,000 over three (3) years to contract with a company to provide Project Management and Development Services for the LaSalle Park transformation and associated projects. The Wilson Foundation is utilizing JLL (Jones Lang LaSalle) for the matching Ralph C. Wilson, Jr. Centennial Park project in Detroit and has requested that BUDC employ JLL in a similar capacity for Buffalo's Ralph C. Wilson Centennial Park Project. BUDC's procurement policy provides that where the procurement of a specific service is to be accomplished using non-BUDC funds and the funding source specifies different or more restrictive procurement requirements, the requirements of the funding source will apply. Typically, BUDC would issue a solicitation or RFP for services, but in this instance, the funding source (the Foundation) is requesting that BUDC utilize a specific consultant.

JLL has submitted an initial proposal for Project Management Services for a 90-day Project Initiation engagement which will include the review of conceptual design with stakeholders; review and commissioning of existing conditions surveys and testing; coordination of construction with various city, local and state agencies, develop preliminary budget and schedule; manage requests for proposals as well as providing updates to the City and BUDC on project status, etc. The expectation is that this initial 90-day engagement will allow all parties to more clearly define the specific scope of engagement for the remaining 33-months of the

proposed engagement. The cost of this initial engagement is \$69,000 and will be covered through the previously authorized grant award from the Wilson Foundation.

ACTION

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors waive the requirement to solicit proposals for this work and authorize BUDC enter into an agreement with JLL, Inc. for Project Management Services for the Ralph C. Wilson Centennial Park project in the amount of \$69,000, which will be paid through the previously authorized grant award from the Wilson Foundation.



*Achieve
Ambitions*

Jones Lang LaSalle Incorporated

PROPOSAL

Buffalo Urban Development
Corporation - Ralph C. Wilson
Centennial Park Project

Project Initiation Services

REVISED 04 | 26 | 19

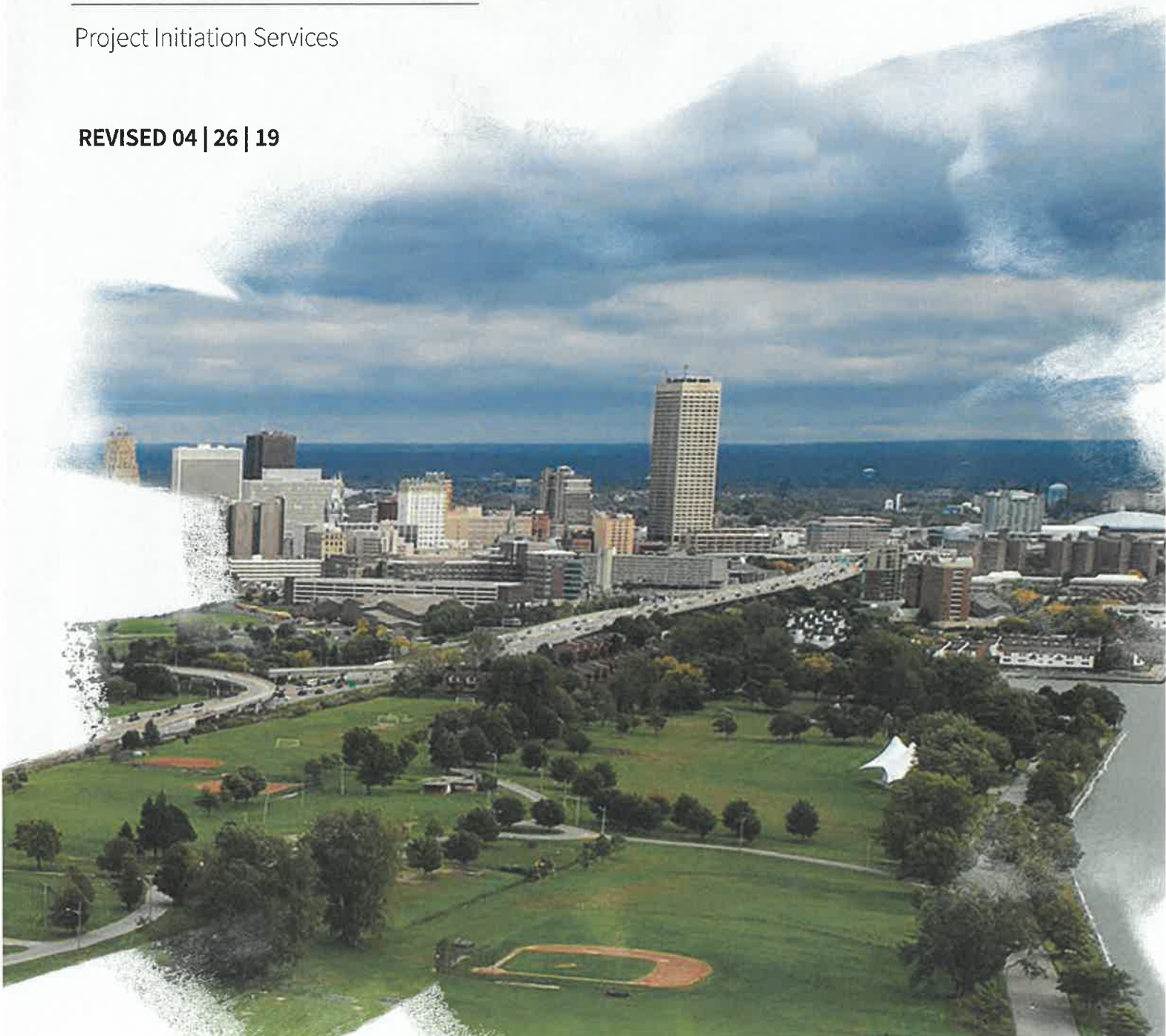


Table of Contents

Cover Letter

01. Project understanding

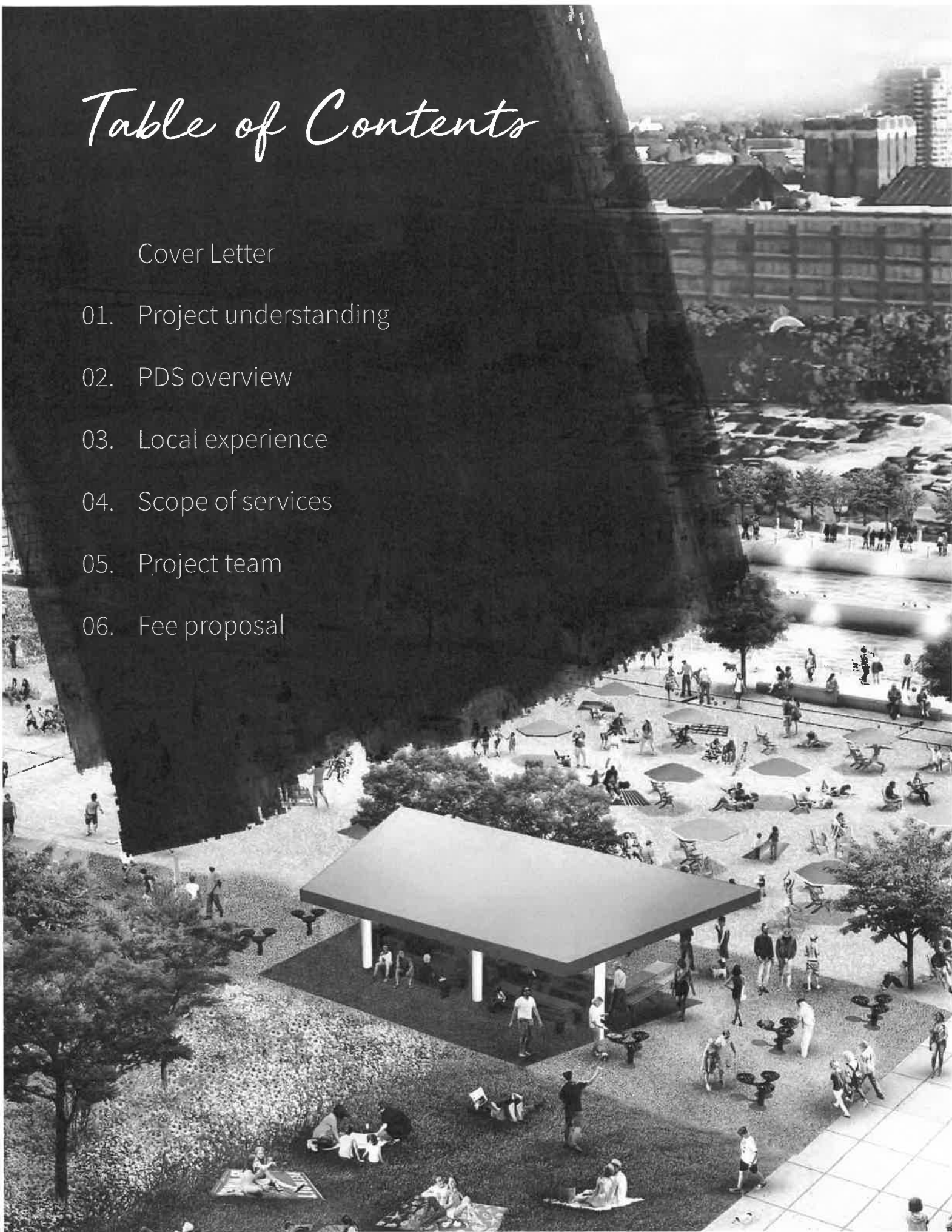
02. PDS overview

03. Local experience

04. Scope of services

05. Project team

06. Fee proposal





April 19, 2019

Mr. David A. Stebbins, AICP
Executive Vice President
Buffalo Urban Development Corp.
95 Perry Street
Buffalo, New York 14203

**RE: PROPOSAL FOR PROJECT INITIATION SERVICES
BUFFALO URBAN DEVELOPMENT CORP. - WATERFRONT PROJECT**

Dear Mr. Stebbins,

JLL's Project and Development Services (PDS) team is pleased to present this proposal to provide project initiation services for your upcoming Urban Development Waterfront project in Buffalo, NY. We operate in a client-focused, best-in-class service delivery mindset. Our approach is to work as an extension of our clients, and instill a collaborative work environment with professional team members to drive the focus of your vision and goals.

JLL is a leader in the management of design, construction and relocation services for corporate and institutional clients across the United States and has been since 1967. We manage more than 37,000 projects annually, including \$22 billion in project volume currently under management. We believe we are uniquely positioned to bring you value in the following areas:

- **Experienced team** – Our Detroit-based team brings years of experience managing similar projects, including our most recent work with the Detroit Ralph C. Wilson Centennial Parks and Trails Initiative.
- **Familiarity with the project team** - We have gained experience working with the project architect, MVA, and will be able to keep them on track and adhering to budget.
- **Strong platform** - Our project management platform is large and mature. This gives us proven processes, technology platforms, and operating procedures, as well as access to Subject Matter Experts across a wide variety of technical specialties

We would be honored to partner with the Buffalo Urban Development Corp. for your upcoming urban development waterfront project. Please do not hesitate to contact me if you need additional information at +1 313 910 6396.

Sincerely,

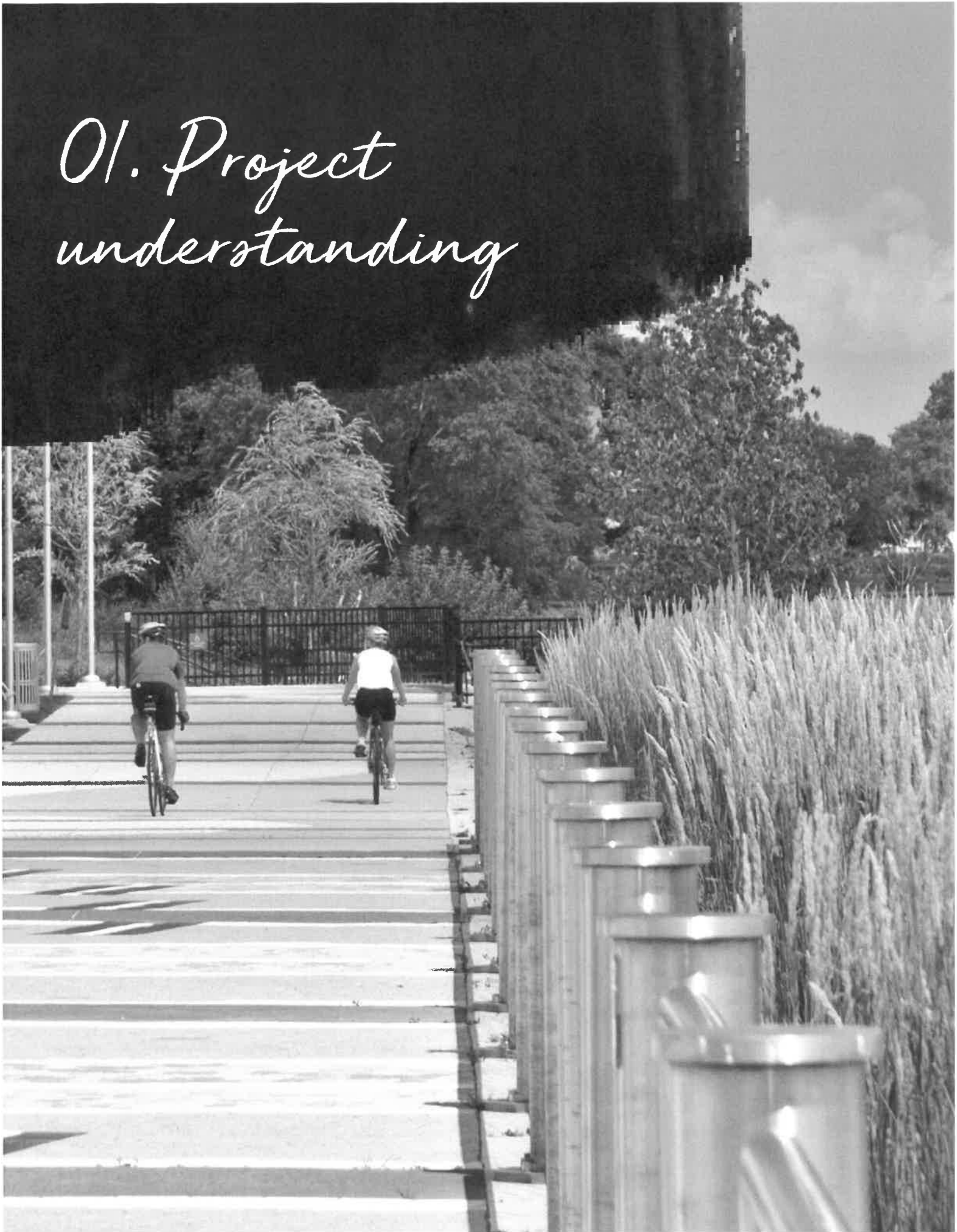
A handwritten signature in black ink, appearing to read "Timothy R. Kay".

Timothy R. Kay
Managing Director
Project and Development Services

A handwritten signature in black ink, appearing to read "Joe Denn".

Joe Denn
Vice President
Project and Development Services

01. Project understanding



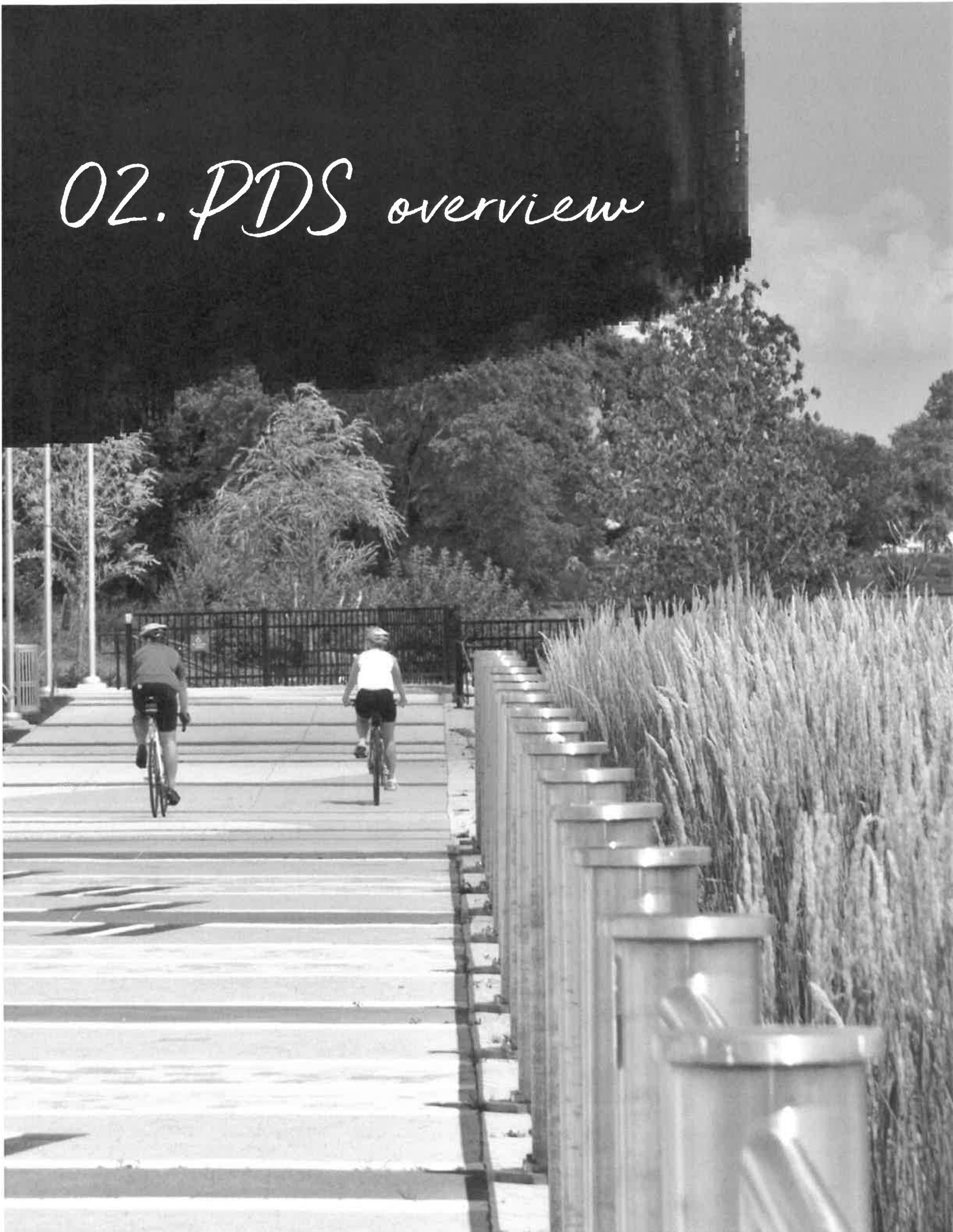
01. Project understanding

Scenario

- The Ralph C. Wilson Foundation's Parks and Trails initiative has gifted significant funds for the reimagination of the current LaSalle Park on the Buffalo waterfront.
- The Buffalo Urban Development Corporation and the Foundation are interested in engaging Jones Lang LaSalle (JLL) to bring expertise and resources to guide the many facets of this program to a successful outcome.
- The initial engagement we are proposing is a 90-day assignment with a specific scope of deliverables with the intent of jump-starting the process.
- This engagement is also a great opportunity for all the stakeholders to get to know the JLL staff and for our staff to begin to understand the many stakeholders and agencies this park initiative will require.
- During this 90 day period, the JLL staff, as we learn more about the many phases of the project, will develop our scope and proposal to provide Project Management Oversight for the implementation phase of the RCW Centennial Park project.
- The scopes activities we are providing are outlined in Section 4.0. We encourage input on any items that are missing that you need to be included. An important one to note is our assistance in navigating all parties to the final execution of the Landscape architect MVVA's contract.



02. PDS overview



02. PDS overview

Who we are

JLL provides complete project management services for complex projects of all kinds to institutional owners, investors and corporations. The largest project management firm in the country, we handle over 37,000 projects annually totaling more than \$22 billion in the U.S. alone. Approximately 75% of these projects are performed as an owner's representative. In the United States alone, we have more than 2,500 project managers in 80 offices across the country.

Unlike many of our competitors, JLL has impressive bench strength and is able to easily mobilize resources in any region across the U.S. to address client needs in an efficient and timely manner.

Approach

In our approach, working as an extension of our owners, we instill a collaborative work environment with professional team members to drive the focus of the vision and goals of our clients. Exceeding expectations and delivering exceptional results are our objectives. Project and Development Services Group (PDS) is a core competency of the services JLL offers nationwide. In the Tri-State area, we have more than 250 project managers, 24 of whom sit in our Connecticut office. Our team is composed of individuals of diverse professional experience with a strong track record of delivering space for clients with similar needs as the Buffalo Urban Development Corp.

Becoming an integral member of your project team is our commitment as we embark on your important project and lead the project team the initiation phase of work. As your project manager, we will first understand the needs and concerns of your key stakeholders and employees; and second, ensure that the project team is properly interpreting and providing solutions to achieve the intent of the project, in accordance with your interests and needs.

Consequently, JLL views our role as providing a single-point-of-contact for control during all phases and key activities of the project. We strive for successful collaboration and communication before situations escalate to the need for formal problem resolution.

Project & Development Services



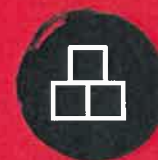
2,500+
project managers in
the U.S.



250+
project managers in
the Tri-State area
(NY, NJ, CT)



80
corporate offices
throughout the U.S.



37,000+
projects under
management in 2018

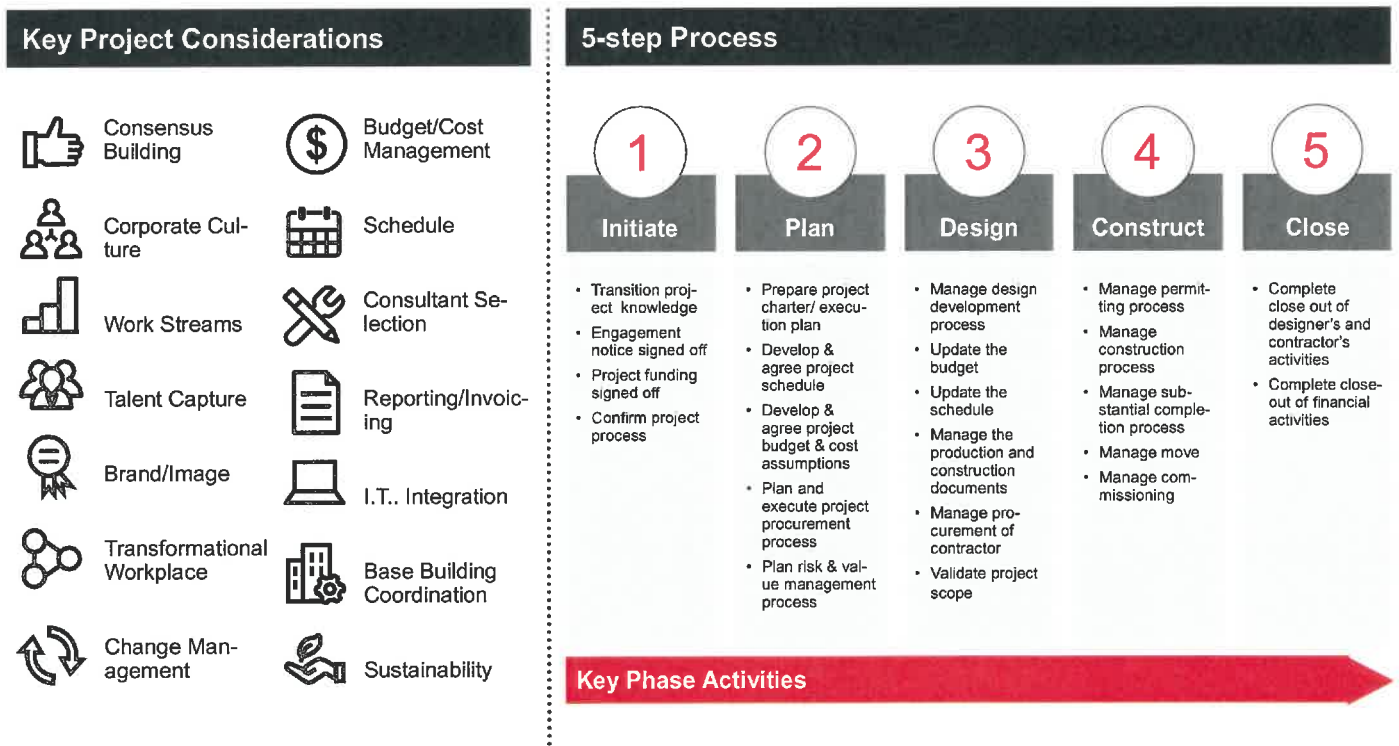


\$22.6B
2018 project spend

02. PDS overview

Our process

JLL provides integrated, seamless delivery from project initiation to close out of construction. We understand the nuances and challenges of new to market projects and getting your operations up and running smoothly. The following are issues we will consider when working on your project as well as the steps we will take to make sure your project is delivered successfully.



Riverfront development expertise

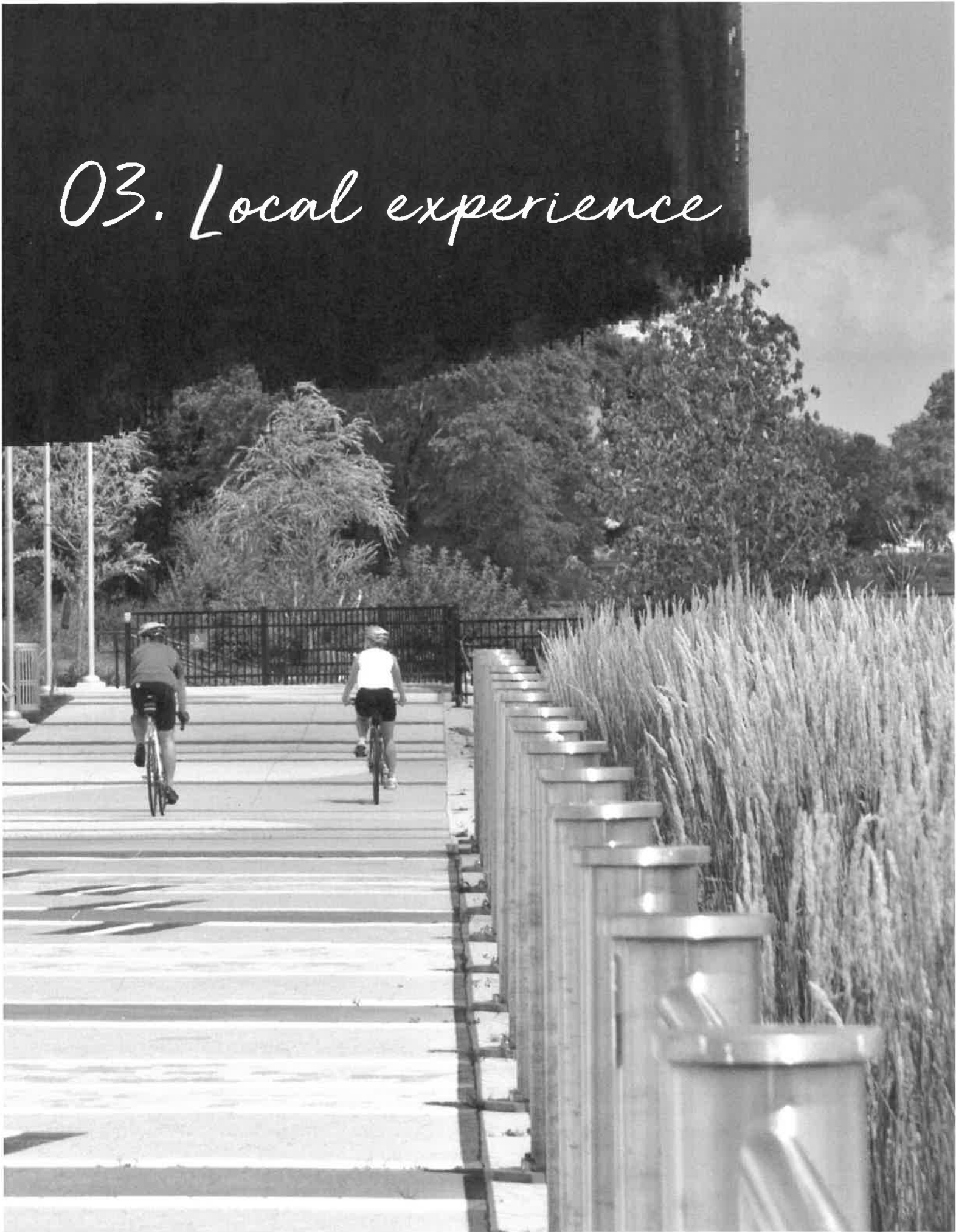
JLL has been using the standard approach and project activities above to manage numerous projects on behalf of the Detroit Riverfront Conservancy (DRFC) over the past five years. The DRFC has been highly satisfied with our project management approach and had the following to say about our project team:

“[JLL] has provided tremendous project management services for the Detroit RiverFront Conservancy. They are collaborative and they have a deep team of talented professionals. I would recommend them to any owner who has a complicated project and requires management and oversight services.”

- Mark C. Wallace, President & CEO
Detroit RiverFront Conservancy



03. Local experience



Detroit Riverfront experience



Detroit RiverFront Conservancy | Mt. Elliott Park
\$35 million project cost



Detroit RiverFront Conservancy | Gabriel Richard Park
22 acres



Detroit RiverFront Conservancy | Atwater Beach (in progress)
3.2 acres and \$3.7 million project cost (in progress)



Detroit RiverFront Conservancy | Ralph C. Wilson, Jr. Centennial Park (in progress) - 22 acres and \$50 million project cost

The Detroit RiverFront Conservancy

Since 2014, JLL has served as construction manager for the Detroit RiverFront Conservancy (DRFC), tasked with overseeing all construction projects along the riverwalk. These services include overall site evaluation and studies for upgrades to signage, lighting and concrete replacement, as well as construction management of all parks, bike and walking paths, and riverwalk installations, resolution of underground obstructions and management of contaminated soil removal. In addition to the projects noted above, our project management team is engaged on the projects noted to the right which will continue to enhance Detroit's riverfront and serve as a catalyst for economic growth.

Additional DRFC projects:

Uniroyal

\$9 million project cost

Riverfront Towers Marina

\$6 million project cost

May Creek Greenway

\$6.7 million project cost

DDA Parcel

\$7.6 million project cost

Buffalo team experience



HSBC | Buffalo, New York
600,000 SF Renovation



MetLife | Troy, New York
53,000 SF Renovation



Deloitte | Buffalo, New York
5,700 SF Interior office fit-out



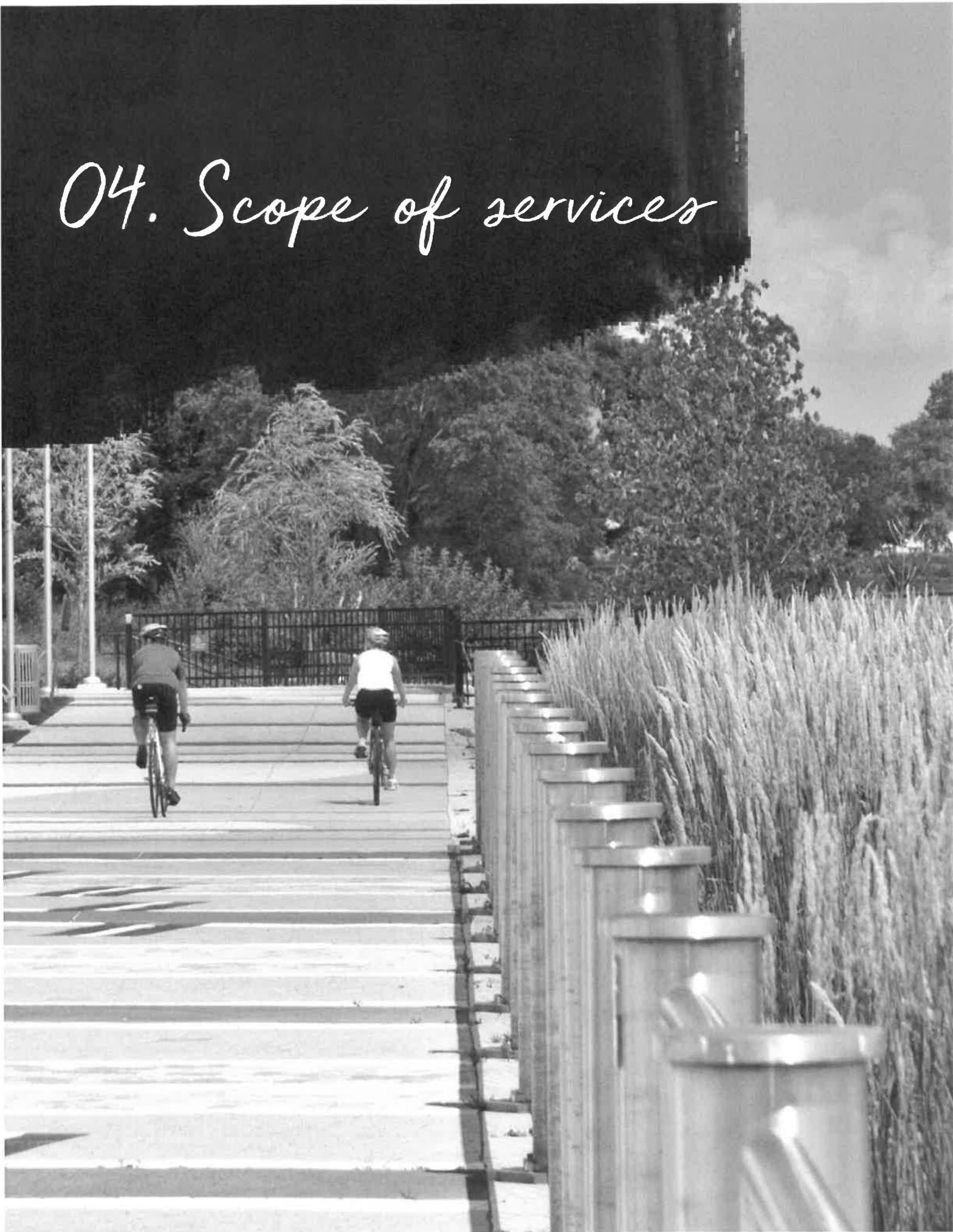
Time Warner Cable | Albany, New York
150,000 SF Office Consolidation & Relocation

Case studies

For more information on the project types and services JLL delivers for clients across the globe, please visit our Building Inspiration website:

jll.com/buildinginspiration

04. Scope of services



04. Scope of services

Project Initiation Services - First 90 Days

- Review development concept with Owners, stakeholders, and professionals
- Review available, and commission necessary existing conditions surveys & testing – i.e. property survey, borings/soils testing, environmental concerns, etc.
- Leverage experience in Detroit by assisting in getting the landscape architect, MVVA, under agreement efficiently by not re-tracing Terms and Conditions already successfully negotiated by the Detroit Riverfront Conservancy
- Review site plan to consider topography, access, and verify utility services and pressures
- Review and comment on current state of entitlements
- Review/coordinate approval documents to development program – i.e. local/state/federal, conservation districts, zoning, planning boards, etc.
- Coordinate with various city agencies, including, but not limited to:
 - The Army Corps of Engineers on water plant restoration/ security improvements,
 - DEC
 - EDC
 - City of Buffalo
 - New York Department of State
 - Railroad agency, etc.
- Lead team in creating detailed Owner's Project Requirement's / Basis of Design/ Program - defining project goals and expectations
- Prepare preliminary overall project master schedule, incorporating every aspect of the project, including, but not limited to, design, permitting, pre-construction, construction and close-out
- Review project team contracts and commitments currently in place or pending
- Work with the Client to identify any additional necessary services/ consultants (if required)
- Prepare and manage appropriate RFP's, and recommend for award (Issue RFP, review, analyze and summarize the proposals, coordinate interviews of candidates and make award recommendations)
- Chair/lead weekly meetings of which we will develop a Meeting Agenda and issue Meeting Minutes
- Work with the Client to understand the overall project funding source and process
- Review city requirements for contractual obligations – M/WBE, Prevailing Wages, etc.
- Identify and tabulate project risk and work with the team to mitigate, track/report, and address
- Provide project status to client through daily communication, weekly meetings, monthly status reports, bi-weekly Dashboards and other ad-hoc reports, as required.

05. Project team



JLL resume

Rhonda Collins

Vice President
Project and Development Services

Current Responsibilities

Ms. Collins is currently managing the expansion of the Detroit Riverfront Project for the Detroit Riverfront Conservancy. In this role, she is responsible for the day to day activities between the Client, Architect, Contractor and Local and State Agencies. Ms. Collins is responsible for managing multiple projects, overseeing the efforts of multiple design firms, engineers and contractors. She is currently working closely with an international designer to construct a \$50M park on 22 acres.

In addition to this project, she also manages various other critical riverfront projects that all serve as a connection from the community to the riverfront. Ms. Collins enjoys a strong reputation as being task driven, possessing the proven ability to manage complex projects, and effectively resolving issues. She is used to working in complex environments with multiple stakeholders.

Experience

Ms. Collins has worked in the construction industry for 28 years with a variety of nationally respected construction management firms focusing on project plans and schedules to provide successful projects. She joined JLL to pursue a career objective of joining the client / agent side of the business. Her clients speak very highly of her interpersonal skills, problem solving and team building abilities. These skills are supported by her technical expertise to handle many types of projects.

Key projects that Ms. Collins has managed include the Pediatric Specialty Center for the Detroit Medical Center, Mott Children & Women’s Hospital for the University of Michigan, multiple renovations and additions for Southfield Public Schools and Saline Public Schools, exterior renovations and upgrades for Comerica Bank, and the renovation and addition of new and existing service centers for Detroit Edison.

Education and Affiliations

Ms. Collins holds a master of science degree in Construction Management from Eastern Michigan University, as well as a bachelor of science degree in Construction Management from North Carolina A&T State University.



Select Client List

- Detroit Riverfront Conservancy
Multiple Projects
- Detroit Medical Center
Pediatric Specialty Center
\$30M
- University of Michigan
Women’s & Children’s Hospital
\$300M
- Southfield Public Schools
Bond Program
\$80M
- Saline Public Schools
Bond Program
\$80M
- Detroit Edison
Various Renovations
\$400K
- Comerica Bank
Exterior Renovations
\$3M
- Chrysler House
\$10M



JLL resume

Daniel E. Blamowski, P.E.

Senior Project Manager
Project and Development Services

Current Responsibilities

Mr. Blamowski is a Senior Project Manager with 20 years of experience on a diverse range of projects including interior fit-outs, retail, development and recreation and historic preservation projects. His daily responsibilities include management of the day-to-day activities between the Client, Architect and Contractor throughout the design and construction phases of each project.

Experience

Prior to joining JLL, Mr. Blamowski was a Senior Park Engineer with the NYS Office of Parks, Recreation and Historic Preservation throughout the Allegany Region. In this role, he was largely responsible for management of the design and construction of facilities for large and complex projects within the NYS Parks Western District. This included serving as the Engineer-in-Charge of the Red House Lake Dam and Bridge reconstruction project valued at \$5.85 million. In addition, Mr. Blamowski assisted the Capital Facilities Regional Management team in preparing capital budgets, including the preparation of feasibility studies and design concepts for construction projects. He also managed engineering and architectural design consultants, and construction contractors on the design, planning, and construction of site, building, waterfront, recreational, trails, and transportation facilities, including all project finance and contract management.

Before working for the NYS Office of Parks, Recreation and Historic Preservation, Mr. Blamowski was a US Engineer Manager/Real Estate Project Planner for Tim Hortons where he directed the Planning, Engineering, and Project Management related to new restaurant development, property acquisition, building renovations, construction, transportation impacts, and property management of restaurants throughout the United States.

Education and Affiliations

Mr. Blamowski earned a Bachelor of Science in Civil Engineering from the University of Buffalo. He is a Professional Engineer (civil), licensed in New York, Pennsylvania and Maine.

Select Client List

(Projects completed prior to joining JLL)

Red House Lake Dam and Bridge
Reconstruction
NYS Office of Parks, Recreation and
Historic Preservation

Tim Hortons

NYSDOT

NYSTA

Erie County

City of Buffalo

NFTA

U.S. Army Corps of Engineers



JLL resume

Joe Denn

Vice President

Project and Development Services

Current Responsibilities

Mr. Denn brings 30 years of project management experience in the Greater New York State and Connecticut region to JLL. He is well versed in every aspect of the design and construction process, including value engineering, bid negotiations, government approvals, geo-technical services, and estimating. He is currently leading the JLL team on a project at Iona College including a 4,000 s.f. addition to Hynes Institute, as well as the fit-out of a 40,000 s.f. gut renovation for a retail client in Buffalo, NY.

Experience

While Executive Director at Thelius, Mr. Denn managed the due diligence, design, cost estimating and construction from buyout through completion for a 50,000 s.f. gut renovation of underutilized office and retail space for The New York Hotel in New York, NY (project budget: \$7 million); as well as, managed the project team, including owner, A&E Team, Construction Manager, on demolition of 30,000 s.f. dormitory and development of 40,000 s.f. office, restaurant and retail spaces for Saint John The Baptist dormitory (project budget: \$14 million).

As President at Foresite Construction Corp., Mr. Denn provided owners representation/ project management services for a 20,000 s.f. interior office fit-out and upgrade to the 80,000 s.f. building BMS system for Bowman Avenue in Purchase, NY (project budget: \$3 million); 100 apartments and a management office for The Mariner in Port Chester, NY (project budget: \$35 million); 28 multi-story wood frame constructions with elevators for senior townhome development and community center for Mariners Walk in Oyster Bay, NY (project budget: \$21 million); and a 270,000 s.f. 12-story affordable senior housing project for a non-profit (project budget: \$53 million).

Mr. Denn was a Senior Vice President at Spectrum Skanska where he was the owner, operator and construction contractor for commercial, mixed-use and residential projects. Such projects include a 50,000 s.f. office fit-out for commercial tenants at 200 Summit in Valhalla, NY. He was responsible for establishing the project budget, schedule and award of all subcontractor trades with direct management of the project through completion.

Education and Affiliations

Mr. Denn graduated with Liberal Arts degree from the State University of New York at Albany, and Management Supervision degree from Western Connecticut State University at Danbury. He has his builders license in New York State, New York City, Connecticut and New Jersey.



Select Client List

- Urban Edge
- Iona College
- The Mariner
- Bowman Avenue
- Mariners Walk
- Belle Fair
- Valimar
- Pine Crest Lake Golf Club



JLL resume

Timothy R. Kay

Managing Director - Executive Oversight

Project and Development Services

Current Responsibilities

Mr. Kay is Managing Director and Market Leader for Michigan, Ohio and Western, PA. He is responsible for service delivery and integration, market growth and people development for his area. His team is responsible for the planning and execution of a wide range of projects on a local, regional and global basis for clients such as Whirlpool, The Detroit Lions, Toyota, Bowling Green State University and others. Mr. Kay is currently providing executive oversight on several Corporate Regional and Headquarters Projects for Welltower and Westfield Insurance, to name a few. In addition and most recently, the team has broken ground on two transformative projects, Atwater Beach and the Ralph C. Wilson West Riverfront Park on behalf of The Detroit Riverfront Conservancy.

Experience

Mr. Kay has over 30 years of experience in business with a proven track record for building durable relationships with his clients. Mr. Kay has been the lead or executive sponsor on strategic workplace projects with Visteon, Campbell Ewald, General Motors, The University of Michigan, The University of Notre Dame and others. Mr. Kay has provided project management oversight for large development projects in Shanghai, China and in Detroit for an Automotive Supplier and a local College.

Prior to joining JLL, Mr. Kay was a Director for Herman Miller, Inc for the Great Lakes Region. Among his experiences, Mr. Kay has led national automotive and banking retail programs and corporate workplace transformation projects. Through a customer centered approach to discovery and being process driven, Mr. Kay has enjoyed an exemplary reputation for client satisfaction and delivering successful projects, on time and according to budget for his clients.

Education and Affiliations

Mr. Kay earned his bachelor's degree from the College of Literature Science and the Arts at the University of Michigan. Mr. Kay has served as Chairman of Membership for CoreNet Global, Trustee of the Grosse Pointe Farms Foundation and serves on an advisory committee for the CS Mott Children's Hospital at the University of Michigan. Mr. Kay is executive sponsor and advisor for the Michigan Chapters of JLL's AABN and WBN employee resource groups.



Select Client List

Microsoft

Campbell Ewald

Whirlpool

The Detroit Lions

WPP Companies

Bowling Green State University

Bendix Corporation

The Kresge Foundation

Toyota

Welltower

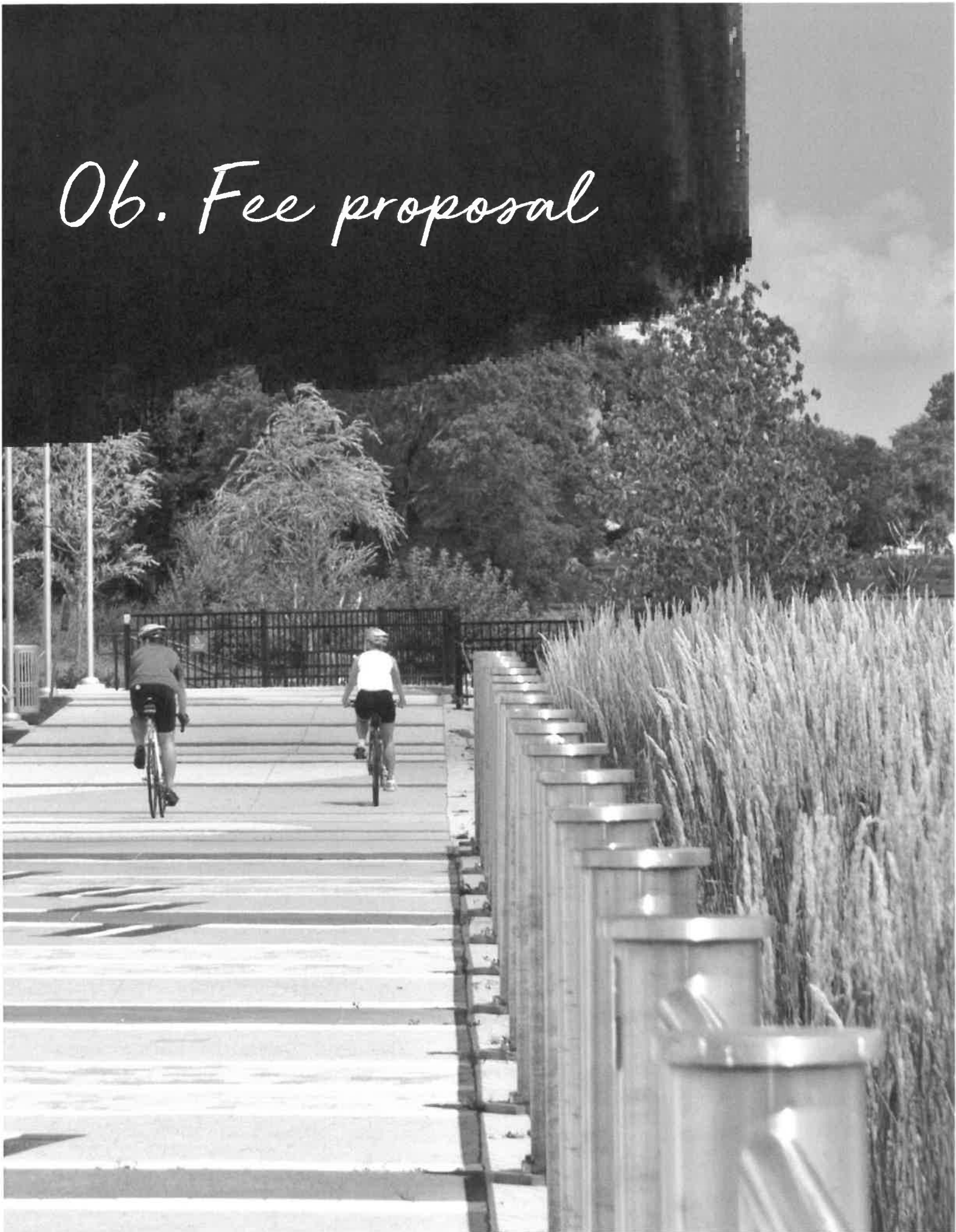
Westfield Insurance

The Edsel & Eleanor Ford House

The Detroit Riverfront Conservancy



06. Fee proposal



06. Fee proposal

Fee Structure

We have a project management team ready to work proactively on your behalf to anticipate issues, mitigate risks and manage both the internal and external components of your project. Serving as your advisor, we will act as an extension of ownership to promote and to protect the interests of the Buffalo Urban Development Corp.

We anticipate our fee over the cycle of the project to be \$69,000.

This fee will be billed on a monthly basis in equal installments over the three (3) month duration of the project.

Reimbursable Expenses

In addition to the project fee, reimbursable expenses will be billed at actual cost, and will include, but are not limited to, the following expenses: reproduction of drawings, messenger service, overnight delivery, cellular expenses, local and out-of-town travel, lodging, parking, and the cost of renting vehicles, including insurance.

Terms of Payment

We will submit monthly invoices stating the fees earned and payable each month. All fees and reimbursable expenses will be due within thirty (30) days of receipt of our invoice.

Additional Services

In the event that the project exceeds the schedule due to scope changes, unforeseen conditions, or additional enabling projects are identified, a discounted JLL hourly rate will apply for the completion of the project.



Contact:

Tim Kay
Managing Director
Project and Development Services
+1 313 910 6396
Tim.Kay@am.jll.com

Joe Den
Vice President
Project and Development Services
+1 203 705 2223
Joe.Denn@am.jll.com

JLL Project and Development Services

us.jll.com
jll.com/buildinginspiration

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Buffalo Urban Development Corporation

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web: buffalourbandevelopment.com



Item 4

MEMORANDUM

TO: BUDC Downtown Committee

FROM: David Stebbins – BUDC Executive Vice President

SUBJECT: Waterfront Development – Ralph C. Wilson, Jr. Foundation Grant Agreement

DATE: May 22, 2019

The BUDC Board of Directors recently authorized BUDC to accept a \$2.8 million grant from the Ralph C. Wilson, Jr. Foundation (Wilson Foundation) for efforts related to the redevelopment of the Ralph C. Wilson, Jr. Centennial Park and coordination of overall downtown waterfront development activities. At the request of Mayor Byron W. Brown and the Wilson Foundation, BUDC has made a second application for funding to the Wilson Foundation. The grant application was approved for an award in the amount of \$3.9 million. The grant award is intended to continue design and due diligence work already initiated by the Wilson Foundation for the conceptual design of Ralph C. Wilson, Jr. Centennial Park and will cover costs associated with the schematic design, design development and site development due diligence for the transformation of LaSalle Park into the Ralph C. Wilson, Jr. Centennial Park.

ACTION

I am requesting that the BUDC Downtown Committee make a recommendation to the BUDC Board of Directors to authorize BUDC to accept the \$3.9 million grant from the Ralph C. Wilson, Jr. Foundation for the costs associated with the schematic design, design development and site development due diligence for the transformation of Lasalle Park into the Ralph C. Wilson, Jr. Centennial Park; and to authorize the BUDC President or BUDC Executive Vice President to take such actions as are necessary to implement this authorization.

Ralph C. Wilson, Jr. Centennial Park



Buffalo Urban Development Corporation

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Buffalo, New York 14203
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Item 5

MEMORANDUM

TO: BUDC Downtown Committee

FROM: David Stebbins – BUDC Executive Vice President

SUBJECT: Waterfront Development – MVVA Design Proposal

DATE: May 22, 2019

As stated in the previous Committee item, the Mayor and the Wilson Foundation have asked BUDC to assume a more direct role for managing the next steps for the design and implementation of the transformation of LaSalle Park into Ralph C. Wilson, Jr. Centennial Park. Michael Van Valkenburgh Associates Inc. (MVVA) is completing its conceptual planning for the park design, which has resulted in a world-class concept that has been enthusiastically received by the community.

In order to continue the momentum, BUDC has been asked to enter into a series of design contracts with Michael Van Valkenburgh Associates, Inc. (MVVA, Inc.) to take this project through the Schematic Design and Design Development stages of design. This work is expected to take approximately 18 months. Similar to how BUDC has managed previous large-scale design contracts, we are proposing to enter into a Master Services Agreement with MVVA and are requesting the Committee and Board approve an initial service order/contract for the Schematic Design Phase. The cost of this initial phase is estimated at \$1.25 million. A copy of the MVVA proposal for the next phases of work is attached to this memo. The entire amount of this work will be funded by the Wilson Grant.

The Wilson Foundation has already engaged MVVA for the initial phase of the design and has also engaged MVVA to design the matching Ralph C. Wilson, Jr. Centennial Park project in Detroit. The Wilson Foundation has therefore requested that BUDC continue to engage MVVA for the next phases of design work for Buffalo's Ralph C. Wilson, Jr. Centennial Park. BUDC's procurement policy provides that where the procurement of a specific service is to be accomplished using non-BUDC funds and the funding source specifies different or more restrictive procurement requirements, the requirements of the funding source will apply. Typically, BUDC would issue a solicitation or RFP for services, but in this instance, the funding source (the Foundation) is requesting that BUDC utilize a specific consultant.

ACTION

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors waive the requirement to solicit proposals for this work, authorize BUDC enter into a

Master Services Agreement with Michael Van Valkenburg Associates, Inc. and engage MVVA for the schematic design phase of the Ralph C. Wilson Centennial Park in an amount not to exceed \$1,250,000, which will be paid through the grant award in the item previously reviewed for consideration of Downtown Committee from the Ralph C. Wilson Foundation.

MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC

04 February 2019
Revised 11 February 2019

James J. Tighe
Director, Parks & Trails Initiative
Ralph C. Wilson, Jr. Foundation
3101 E Grand Blvd
Detroit, MI 48202

Re: Ralph C. Wilson, Jr. Centennial Park Design – Overview, Schedule, and Costs

Dear Mr. Tighe:

Now progressing through the Concept Design Phase, MVVA has worked over the past few months to establish a general form and framework for the design of Ralph C. Wilson, Jr. Centennial Park. The next step is to develop a Schematic Design, a phase that builds upon preliminary conceptual work, advancing the design at a greater level of detail and ensuring that the initial concept serves the larger aspirations of the project. This stage involves developing a more realistic understanding of the scale and size of elements, exploring grading and metrics more closely, defining park program, beginning to develop planting concepts, and beginning to explore the design's materiality.

Schematic Design includes two primary tasks, the first of which MVVA refers to as "Issues Identification," a process during which the full team—designers, engineers, and other subconsultants—work to calibrate the concept design to existing site parameters. This necessitates rigorous site investigations, including verification of site surveys and analysis of reports regarding geotechnical conditions, existing structures, marine edges, and environmental conditions. Following review of these assessments, the team continues its engagement with relevant city, state, and federal agencies to ensure that all permitting pathways and regulatory concerns are identified and understood. Communication with such agencies is critical for the success of a project and must begin early in the design process.

The second task under Schematic Design is a process of confirmation of the design with the client group. This concerns not only the proposed programming or the spatial configuration of the park, but accounts for project costs as well. Community engagement, which can take many forms and is done in close collaboration with the client, also occurs during this stage, and may involve both general communication strategies, like public meetings, and more targeted outreach efforts towards key community stakeholders.

These tasks are critical to perform early, as Schematic Design is the transition from a pure design phase into the later stages of Design Development and Construction Documentation. As such, a good Schematic Design phase not only confirms design intent and assumptions, but also strategically sets the stage for a successful construction project.

At the completion of Schematic Design, we will then begin the Design Development phase, which will define in greater detail the park's program and study how elements relate to one another, such as paving materials, site structures, plantings, and site furnishings. We will also begin to understand how elements will ultimately be constructed through detailed design explanations and documentation. Last, in Design Development, we will further the exercise of cost estimating; provide outline specifications; and provide a Design Development package drawing set.

Once the Design Development set and cost have been approved by the client, MVVA and its team will begin the Construction Document phase. Construction Documents will consist of drawings showing the technical execution of materials, grading, planting structures, and construction details, as well as a full set of specifications and another round of costing exercises that will be done in this phase.

ANTICIPATED SCHEDULE

MVVA estimates phase durations as follows, beginning a starting date to be determined with the client.

- Schematic Design – 6 months
- Design Development – 9 months
- Construction Documents – 9 months
- Bidding and Negotiation – 4 months
- Construction Observation – 18-24 months

COST PROJECTION ESTIMATES

MVVA estimates the design team fees for the Schematic Design phase through the Construction Documentation phase as follows. If the Architecture and Bridge designs are not yet defined, MVVA would like to revisit the Design Development and Construction Documentation budget at the Schematic Design 100% submission. Below are estimated ranges based on a roughly 95-acre site costing approximately \$70 million. This assumes one package of documentation is provided – phasing is not included in these estimates.

- Schematic Design – range from \$1.25 million and \$1.5 million
- Design Development – range from \$2 million and \$2.25 million
- Construction Documentation – range from \$2.75 million and \$3 million

Expenses will be billed as accrued and will include the following:

- Transportation and authorized out-of-town travel and subsistence
- Printing, reproduction, and computer plots
- Materials for models, mock-ups, and presentations
- Postage, handling, messenger service, and overnight delivery service
- Late-night cabs, meals, etc.

SCOPE FOR SCHEMATIC DESIGN

MVVA anticipates the following during the Schematic Design phase:

- Participation in two (2) public workshops, to continue the process of public engagement that has already begun. Two design team members will travel to Buffalo, NY, for this purpose.
- Participation in two (2) Technical Stakeholder Group meetings, including travel to Buffalo, NY, by two design team members. Preparation of materials for both meetings, in continuation of MVVA's current work with UBRI.
- Participation in two to three (2-3) Community Focus Group meetings, either by Conference Call or in person as a trip to Buffalo, NY, for two design team members. Preparation of materials for all meetings, in continuation of MVVA's current work with UBRI.
- Preparation of materials for and participation in two to three (2-3) meetings with the Key Design Reviewers. Includes travel to Buffalo, NY, for three design team members.
- Submission of 50% Schematic Design Documents for first cost estimate.
- Submission of 100% Schematic Design Documents for second cost estimation, cost reconciliation, and client review. Any comments or modifications to the design based on client comment or value engineering will be picked up in the subsequent Design Documents phase. MVVA anticipates this submission to include: landscape architectural, site structures and furnishings illustrative plans and illustrative sections; two to three (2-3) renderings; study models as needed; and one (1) final presentation model.

SCOPE FOR DESIGN DEVELOPMENT

MVVA anticipates the following during the Design Development phase:

- Participation in one (1) public workshop, to continue the process of public engagement that has already begun. Two design team members will travel to Buffalo, NY, for this purpose.
- Participation in two (2) Technical Stakeholder Group meetings, including travel to Buffalo, NY, by two design team members. Preparation of materials for both meetings, in continuation of MVVA's current work with UBRI.
- Participation in two (2) Community Focus Group meetings, either by Conference Call or in person as a trip to Buffalo, NY, for two design team members. Preparation of materials for all meetings, in continuation of MVVA's current work with UBRI.
- Preparation of materials for and participation in one (1) meeting with the Key Design Reviewers. Includes travel to Buffalo, NY, for three design team members.
- Submission of 50% Design Development Documents for first cost estimate.
- Submission of 100% Design Development Documents for second cost estimation, cost reconciliation, and client review. Any comments or modifications to the design based on client comment or value engineering will be picked up in the subsequent phase. This submission to include: two (2) landscape architectural renderings, final Design Development documentation, outline specification (listed below), and study models as needed.
- Refinement of the approved Schematic Design of landscape components including site elements, planting, and site furnishings and structures.
- Preparation of one Progress and one Final Design Development document set for the park design including materials, grading, planting, and site furnishings. Documents will include plans (layout, materials, soils, grading, and planting) and site details (sections, elevations, and enlargement plans) as determined by MVVA to convey design ideas as well as site structure drawings (architecture, bridge design, etc.). This will include coordinated subconsultant drawings, including civil engineering

stormwater and road layout; utility rough-ins; preliminary bridge design and structural engineering; lighting design; soils and irrigation diagrams; and marine edge design.

- Preliminary erosion protection and site preparation documents.
- Preparation of outline specifications.
- Selection of site materials, products, and equipment.

SCOPE FOR CONSTRUCTION DOCUMENTS

MVVA anticipates the following during the Construction Documents phase:

- Participation in two (2) Technical Stakeholder Group meetings, including travel to Buffalo, NY, by two design team members. Preparation of materials for both meetings, in continuation of MVVA's current work with UBRI.
- Participation in one (1) Community Focus Group meeting, either by Conference Call or in person as a trip to Buffalo, NY, for two design team members. Preparation of materials for all meetings, in continuation of MVVA's current work with UBRI.
- Preparation of materials for and participation in one (1) meeting with the Key Design Reviewers. Includes travel to Buffalo, NY, for three design team members.
- Submission of 50% Construction Documents for first cost estimate.
- Submission of 100% Construction Documents for second cost estimation, cost reconciliation, and client review. Any comments or modifications to the design based on client comment or value engineering will be picked up in the subsequent Bidding and Negotiation phase.
- Preparation of one Progress Set and one Bid Set of Construction Documents for the park design including site preparation and erosion control, site materials and layout, planting, soils, site furnishings, utility design and layout, civil engineering, stormwater and road layout, bridge structural and technical design documents, and irrigation documentation. Documents will include plans (layout, materials, grading, planting, and soils), site details (plans, sections, and elevations), and specifications to convey ideas for construction. It is anticipated that both the Progress Set and the Bid Set will be used for cost estimation purposes.
- Technical specifications including Division 1.
- Preparation of needed drawings required for permitting, but all expediting services will be provided by the Owner.
- Final selection of materials and products.
- Two (2) reviews of the landscape cost estimate prepared by the Owner's cost estimator.
- Coordination with the Owner and the design team.
- Value engineering is not included in this proposal.

Bidding and Negotiation Phase (4 months)

- Assist the Owner's project representative with the preparation of a project bid form for the landscape portion of the project.
- Coordination with the Owner and the design team.
- Preparation of one (1) addendum to clarify documents and to respond to the contractor's inquiries about the landscape documents.
- Assistance in the review of bids and selection of the site and landscape contractors.
- Participation in a maximum of three (3) meetings with the design team and/or the Owner. It is assumed that one (1) meeting will take place in Buffalo, and two (2) will be held in New York City or via screenshare.

Construction Observation Phase (TBD)

- Site visits during periods of substantial landscape construction activity (and enabling work) to review the progress of the work. Full-time construction observation services are not included in this proposal.
- A maximum of ten (10) nursery tagging trips.
- The number of site visits to observe construction will be assessed when a final construction schedule is provided. MVVA will provide field reports for all site visits during active landscape construction.
- Review of submittals and general project administration.
- Participation on a weekly call during the active portion of landscape construction. Meetings will be in person only if they are coordinated with a site visit; no additional trips are anticipated for construction meetings.
- Assistance in project close-out procedures including final acceptance and preparation of a project "punch list." (Site visits associated with these tasks are included as part of the site visits noted above.)

SUBCONSULTANT TEAM SCOPE OF WORK

The subconsultant disciplines MVVA expects to include in the design team proposal: civil engineering, architecture, bridge design, MEP, lighting design, and cost estimating. Preliminary scopes for those disciplines are provided below.

Civil Engineering, Regulatory Consulting, and Transportation Planning Services

MVVA proposes that Wendel Companies provide the design team with the following: civil engineering services; regulatory and permit consulting services; and transportation and connectivity consulting services. These services include the following scopes:

Civil Engineering/Infrastructure Planning (including MEP Green Infrastructure) Scope:

- Coordination with CITY DPW and Buffalo Sewer Authority on any Green initiatives, including stormwater management, rain gardens and bioswales, etc.
- Concept design for site utilities: water, sanitary, storm, gas, and electric, including coordination with and identification of permitting requirements for various City Departments, National Fuel, and National Grid.
- Provide oversight of and coordination with any impacts on lakeshore, and analysis of potential effects of season Seiches and wave actions, etc.
- Coordination with USACE on rebuilding or replacing existing Seawall, including the addition of any docks for boat access and the potential re-naturalization of site shoreline.
- Coordination with the City of Buffalo and USACE regarding existing ramp access into the lake.
- Identify USACE, NYSDEC, and NYDOS permitting requirements.
- Identify New York State SPDES permitting requirements (SWPPP, MS4 acceptance, NOI, and NOT).
- Coordination with local geotechnical engineering firm, including RFP preparation. Geotechnical borings to be provided by owner.
- Provide project Cost Estimating review.

Traffic/Transportation Scope:

- Coordination with and impacts to adjacent NYS Thruway (Niagara Section – I-190)

- Coordination with and impacts to adjacent CSD Rail Line – City Belt Line (including Amtrak Use)
- Traffic studies – impacts of new park facility on existing infrastructure and street system.
- Parking studies – parking impacts for new park facilities, in order to balance local and regional usage.

Bicycle/Pedestrian Access and Connectivity Scope:

- Coordination with City Bicycle Master Plan
- Coordination regarding all connectivity to area Greenway Trails
- Coordination regarding linkages from the park into the city, including connections to the Riverwalk and the Olmsted Parks System.

Regulatory Review and Approvals Scope:

- Identify permitting requirements for:
 - o City of Buffalo Green Code
 - o City of Buffalo Site Plan Approval
 - o City of Buffalo Permitting, Zoning, and Utility Departments
 - o County of Erie Planning, Department of Health, etc.
 - o NYSTA
 - o Rail Corridor (CSX)
 - o USACE, regarding any shoreline/lakefront regulatory needs
 - o NYSDEC
 - o BUDC - ECHDC

The following subconsultants will need to be identified during the Schematic Design phase. Below is an outline of what their scope may entail.

Marine Engineering Services

Initial review of owner-provided edge condition assessments; to provide conceptual edge condition designs during Schematic Design, further detailed in Design Development. During Construction Documents, technical drawings and specifications for edge condition construction will be provided for costing, permitting, and construction.

Soil Testing Services

The initial phase of work requires the engagement of a soil testing service to take initial soil samples and provide a report to identify the reusability of existing soils on the project site. Once the soil report has been completed, our soil scientists will provide methods for soil reuse and technical drawings and specifications for construction.

Architectural Design Services

The initial phase of work will require an architect to perform space planning, including the preliminary sizing of architectural components and the establishment of a general program of uses for park spaces. Once a program and architectural scope of work has been approved by the client, MVVA will identify an architect to provide design and documentation services. This architectural scope includes renovation of the existing park building

and possibly one new park maintenance building. Architects will also provide their design time to cover structural, MEP, lighting, etc. services.

Bridge Design Services

Based on the ideas “interview,” a bridge designer will be chosen, and a scope of work will be provided by their team. MVVA will coordinate this work into the overall park project design. Schematic Design through Construction Documents will be provided.

Miscellaneous Services

- Structural engineering for all park site elements
- Lighting design
- MEP services

Cost Estimating Services

The Owner-provided cost estimator will provide two estimates per phase. MVVA and its team will provide cost-estimating review.

OWNER-PROVIDED CONSULTANTS

MVVA requests that the Client provide certain consultants to furnish the design team with the information and services necessary to complete the Schematic Design phase. These disciplines include:

- Hydrology
- Topographic and location surveying
- Utility surveying
- Marine surveying
- Geotechnical boring
- Cost estimation: MVVA requests that the Client produce their own cost estimate at the 50% and 100% design milestones, in order for the Client, the Design Team, and the two cost estimators to engage in a process of cost estimate reconciliation.

EXCLUSIONS

MVVA anticipates the following scopes of work to be excluded:

- Value Engineering
- Archeological services
- Hazardous materials identification and removal plan
- Environmental Impact Statement (EIS)
- LEED and SITES documentation
- Telecommunications/data infrastructure
- In-Water Survey

- Boat/Ferry Mooring Infrastructure
- Maintenance & Operations Planning

If this meets your approval, MVVA will begin contacting potential subconsultants for proposals to include in a Schematic Design Proposal submission. Please keep in mind that the Schematic Design projected fee will change somewhat as subconsultants submit their proposals. MVVA is currently holding allowances for these scopes of work and has provided a range for the design team's projected fee in order to accommodate the unknowns that exist at this stage in the process.

Please reach out with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Paul Seck". The signature is fluid and cursive, with the first name "A." and last name "Seck" clearly distinguishable.

A. Paul Seck
Chief Operating Officer and Principal

Cc: Michael Van Valkenburgh
Paloma Garcia
Scott Lang

Buffalo Urban Development Corporation

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Item 6

MEMORANDUM

TO: BUDC Downtown Committee

FROM: David Stebbins – BUDC Executive Vice President

SUBJECT: Waterfront Development – Wendel Due Diligence Proposal

DATE: May 22, 2019

As stated in the previous Committee item, the Mayor and the Wilson Foundation have asked BUDC to assume a more direct role for managing the next steps for the design and implementation of the transformation of LaSalle Park into Ralph C. Wilson, Jr. Centennial Park. Michael Van Valkenburgh Associates Inc. (MVVA) is completing its conceptual planning for the park design, which has resulted in a world-class concept that has been enthusiastically received by the community.

In order to continue the momentum of the redevelopment of Lasalle Park into the Ralph C. Wilson, Jr. Centennial Park, BUDC will need to enter into a contract for Due Diligence Services. Wendel Companies has been engaged by the Wilson Foundation in this process for the transformation of LaSalle Park from the start of the Wilson Foundation's initial reconnaissance of potential park project investments and has also been retained by MVVA to provide support design-related due diligence and support services. Therefore, for consistency purposes and due to the very critical time-sensitive nature of this required work, The Wilson Foundation and MVVA have requested that BUDC engage Wendel Companies to perform this due diligence work on behalf of the project. Wendel Companies has prepared a proposal for Due Diligence Services, which will include boundary and topographic survey base mapping; geotechnical investigation; investigation of Phase 1 Cultural Resources; assistance with SEQRA and Phase 1 Environmental Site Assessment. The total cost of this work is \$135,000, which will be paid through the grant award in the item previously reviewed for consideration of Downtown Committee from the Ralph C. Wilson Foundation.

BUDC's procurement policy provides that where the procurement of a specific service is to be accomplished using non-BUDC funds and the funding source specifies different or more restrictive procurement requirements, the requirements of the funding source will apply. Typically, BUDC would issue a solicitation or RFP for services, but in this instance, the funding source (the Foundation) is requesting that BUDC utilize a specific consultant.

ACTION

I am requesting that the BUDC Downtown Committee recommend that the BUDC Board of Directors waive the requirement to solicit proposals for Due Diligence Services and authorize BUDC to enter into an agreement with Wendel Companies for Due Diligence Services for the Ralph C. Wilson Centennial Park project in the amount of \$135,000, which will be paid through the grant award in the item previously reviewed for consideration of Downtown Committee from the Ralph C. Wilson Foundation.

May 3, 2019

LASALLE PARK REDEVELOPMENT (RALPH C. WILSON JR. CENTENNIAL PARK)

Potential Site Development Due-Diligence Tasks & Estimated Budgets *(Owner Provided Services)*

David Stebbins, AICP
Executive Vice President
Buffalo Urban Development Corporation
95 Perry Street, Suite 404
Buffalo, NY 14203



**SUBJECT: LASALLE PARK REDEVELOPMENT
RALPH C WILSON JR CENTENNIAL PARK
POTENTIAL SITE DEVELOPMENT
DUE-DILIGENCE TASKS & ESTIMATED BUDGETS**

Dear Mr. Stebbins:

We are pleased to submit this proposal for professional services associated with the LaSalle Park project in Buffalo, NY. We have structured this proposal based on our discussions with your firm and our current understanding of the project in order to support the initial conceptual phase of the project.

A. SCOPE OF WORK

The redevelopment of the City of Buffalo's LaSalle Park will require the following items to be completed. Wendel will support the OWNER and MVVA during the conceptual design phase of the project to include the following scope of services:

1. Boundary and Topographic Survey Base Mapping

Wendel will prepare a comprehensive Boundary and Topographic Survey, as well as requested Bathymetry, of the existing conditions for the designated project areas to include the following:

- a) Provide a boundary and topographic survey of approximately 150-Acres of LaSalle Park and 4th Street Park along with the surrounding properties. *Refer to Attachment "A"*. Note: This will build upon previous data and survey work already completed under past planning efforts in the park.
- b) Topographic mapping will include spot elevations and grade breaks to achieve **1-foot contours** throughout.
- c) Topographic features to be located shall consist of, but not be limited to, edge of pavements, parking lot areas, curbing, any buildings/structures, visible utilities, water valves, manholes (inverts), utility poles, culvert pipes (size/invert), catch basins (inverts/pipe sizes), ditches, retaining walls/headwalls, seawall, individual trees 4" or bigger, trees clusters, wooded areas, fences, landscaped areas, and signage.
- d) Horizontal & Vertical control data will be referenced to previous work completed by Wendel, control will tied down for future reference.
- e) Benchmarks will be set throughout the site for future reference.
- f) Limits for LaSalle Park will go from the Niagara River on the west to the right-of-way (west side) of the railroad adjacent to the I-190 on the east. On the north we will go to the north rights-of-way of Porter Avenue and on the south to 25 feet south of the southern property line.
- g) Limits for 4th Street Park will include the park property with overlap to the other side of the roads rights of way along the north, east and south.
- h) The Colonel Ward Pump Station, D'Youville Athletic Field, Lakefront Commons, CSX Railroad and Interstate I-190 are not included in the ground survey but will be referenced on the base mapping using available GIS data and line work of features. Refer to Attachment "A" (Orange Area).
- i) Provide Bathymetry (Bathymetric Survey of subsurface water areas) from the park shoreline (existing seawall) to the approximate limits of the navigation channel (Blue Area). This will be coordinated with the Hydrology Study being undertaken by the Waterkeeper.

- j) Note – As discussed, research can be done into acquiring necessary survey data (grades/elevations) along the CSX line and NYS Thruway corridor. However, we waiting until determine a preferred bridge “crossing” location is selected before acquiring detailed survey in and elevation data in these rights-of-way.

Please note that at this point, only a limited **Title Search** is anticipated to identify potential easements and restrictions on any of the properties in question. Given the history of changes and layers of redevelopment in this area of the city, a more extensive Title Search and survey is may be needed. A detailed title search would likely result in an extensive undertaking and would need to be considered in the future.

2. Geotechnical Investigation and Recommendations

While many of the “improvements” that will be proposed for LaSalle Park’s redevelopment do not require extensive test borings to ensure adequate soil structure for construction (e.g. foundations for commercial buildings, residential construction, etc.), some critical test borings will be required for any major park shelters, pavilions, Community (Casino) type structures, restroom facilities, and bridge abutments, etc. be constructed.

Geotechnical scope would include a geotechnical investigation and recommendations report to include the following:

- a) Mobilization charges
- b) Perform approximately 25-30 soil borings within the general area of the proposed project improvement areas and structure footprints. Assume 20 borings are drilled to a depth of 30 feet in depth while the remaining soil borings are drilled to 100 foot depth or refusal. Include soil drilling costs per foot.
- c) Perform 4 infiltration tests, locations to be determined in the field. Each infiltration test shall be conducted to a depth of roughly 10 feet below the existing ground surface and conducted in general conformance with the infiltration test procedure presented in the NYSDEC Publication "Stormwater Management Design Manual - January 2015 - Appendix D: Infiltration Testing Requirements".
- d) Prepare a written investigation and recommendations report to include at a minimum:
 - 1. Soil types and classifications
 - 2. Observed groundwater levels
 - 3. Contamination analysis of soil borings including mitigation/removal recommendations
 - 4. Depth of rock
 - 5. Temporary soil shoring design load criteria
 - 6. Shallow foundation system recommendations
 - 7. Recommendations for work along existing seawall
 - 8. Seismic design criteria and soil site classifications
 - 9. Requirements for site preparation, dewatering, excavation slopes, filling, compaction, etc.
 - 10. Requirements for slab-on-grade and subbase construction
 - 11. Recommendations for reuse of existing site material as backfill
 - 12. Recommendations for pavement, parking lot, and pathway design

It is also possible that some testing can be done with a back-hoe to test more surface related soil conditions, especially near the water's edge/seawall.

The following Tasks 3 through 6 are considered part of the Environmental Testing and typical "Due-Diligence" Screening necessary for most larger projects in the region/state as part of SEQRA process. Initial screening may identify environmental concerns within the area as well as needs for further more detailed study. Note that any of the following that are not deemed necessary to complete can be removed from our services.

3. Phase 1A Cultural Resources Investigation (Terrestrial)

A search of the State Historic Preservation Office's (SHPO) Cultural Resource Information System revealed that a Phase 1A Cultural Resources Investigation was completed for a large portion of LaSalle Park in 2012. It does not appear that the Phase 1A Cultural Resources Investigation included the small portion of the park located southwest of Lakefront Commons Road/southeast of Amvets Drive (± 3.31 acres). There is the possibility that a Phase 1A may not be required for this portion of the park (SHPO to make the determination), it is unclear why this portion of the park was not included in the Phase 1A completed in 2012 (it was completed in conjunction with a seawall improvement project being performed by USACE, it could be that it was not included because the seawall did not extend into the portion of the park). If further investigations are required (beyond a Phase 1A), the cost would increase exponentially.

4. Phase 1A/1B Cultural Resources Investigation (Underwater)

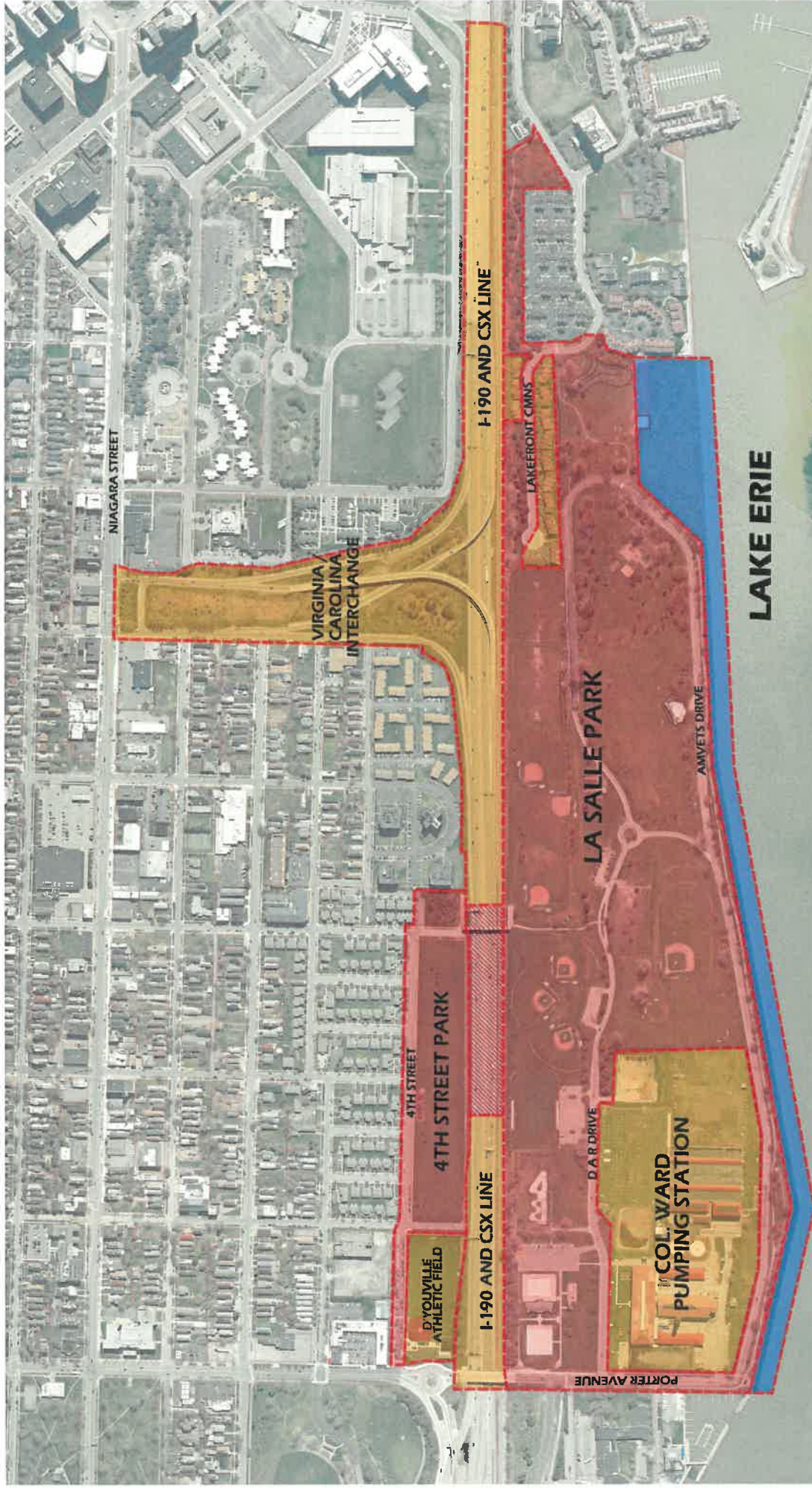
Should any improvements be proposed within Lake Erie, there is the potential that the SHPO would require an underwater Phase 1A/1B Cultural Resources Investigation to be completed by the project applicant. Underwater archaeological investigations are a specialty and the archaeologist would potentially have to travel from out of state, with appropriate equipment, to conduct the investigation. If further investigations are required (beyond a Phase 1A/1B), the cost would increase exponentially.

5. State Environmental Quality Review Act (SEQR) Assistance

To comply with SEQR, an expanded Full Environmental Assessment Form (FEAF) would need to be completed. The expanded FEAF would include the supporting documentation required to demonstrate that an Environmental Impact Statement (EIS), in this instance, a Supplemental is not required for the proposed work.

6. (Optional) Phase 1 Environmental Site Assessment

Typically, an Environmental Site Assessment (ESA) is performed as part of the due diligence for a project site, prior to land transaction being completed. It is done to help identify any potential or existing environmental contamination liabilities (buried tanks, HAZMAT, remediation sites, etc.). An ESA would analyze the underlying land and the above ground improvements. The goal of an ESA is to minimize risk, prior to making significant investment in a plan or project. The ESA would be completed in accordance with American Society for Testing and Materials (ASTM) standards. A Phase 1 ESA is not always performed, if the developer/user/owner is confident that they know a given project site's history. There is inherent risk involved by not completing one, prior to making investment. A Phase 2 ESA may be required, depending on what is found during the Phase 1 ESA. The cost of the Phase 2 ESA will vary and is directly linked to what is found during the Phase 1 ESA.



LEGEND:

- SURVEY LIMITS
- GIS PROVIDED DATA
- GROUND SURVEY (Wendel Survey)
- LASER SCANNER - final location TBD based on final design (Wendel Survey)
- BATHYMETRY FROM SHORELINE - seawall to navigation channel (Wendel Survey)

B. ASSUMPTIONS TO SURVEY SCOPE OF SERVICES

- 1) Work will be performed under the direct supervision of a New York State Licensed Land Surveyor.
- 2) Prevailing wage rates as defined by the New York State Labor Department will be paid to the field crew while on site providing survey support.
- 3) Contacting UFPO and location of underground utilities is included.
- 4) Utility research is not included in this scope of services.
- 5) Ground survey within the I-190 Thruway and CSX Railway Corridor will not be included in the ground survey but can be incorporated into the base mapping using available GIS data.
- 6) Wendel will secure the services of a geotechnical sub-consultant.
- 7) Wendel will secure the services of a Cultural Resources sub-consultant if necessary.

C. SCHEDULE:

Wendel is prepared to begin work immediately upon receipt of the signed proposal and information from MVVA. Schedule will be developed as the project progresses.

D. PROPOSAL FEE:

The services described above shall be provided for the following Lump fees. OWNER shall pay WENDEL for services outlined in this Agreement for each work TASK on the basis as follows.

PROPOSAL FEE		
Task	Estimated Budgets	
Wendel	Fee	Fee Type
1a. Boundary & Topography Survey Base Mapping - West Side of I-190	\$25,000	Lump Sum
1b. Boundary & Topography Survey Base Mapping - East Side of I-190	\$16,600	Lump Sum
1c. Laser Scanning	\$3,700	Lump Sum
1d. Bathymetric Survey	\$6,700	Lump Sum
2. Geotechnical Investigation and Recommendations	\$32,000	Lump Sum
3. Phase 1A Cultural Resources Investigation (Terrestrial)	\$2,500	Lump Sum
4. Phase 1A/1B Cultural Resources Investigation (Underwater)	\$6,000	Lump Sum
5. State Environmental Quality Review Act (SEQR) Assistance	\$17,500	Lump Sum
6. (Optional) Phase 1 Environmental Site Assessment	\$23,000	Lump Sum
SUB-TOTAL	\$ 133,000	
Reimbursable Expenses*	\$2,000	At Cost
TOTAL	\$135,000	

*These fees include direct expenses such as first class mailing, local mileage and internal printing costs.

E. TERMS:

We would be pleased to answer questions you may have or to clarify the various points above. If this proposal is acceptable to you, please indicate your acceptance/notice-to-proceed by signing both originals and returning one fully executed original to our office.

Respectfully Submitted,



Dean Gowen, RLA, ASLA
Senior Associate Principal



Thomas Reynolds, PE, LEED AP
Associate Principal

Should Wendel's proposal be accepted, Wendel WD Architecture, Engineering, Surveying & Landscape Architecture P.C., a New York State licensed architecture and engineering firm that is part of a consolidated group of Wendel Companies, will enter into a consultant agreement to undertake the work. Our letterhead and plans will still prominently say "Wendel" and we will refer to ourselves as Wendel throughout the project.

ACCEPTANCE / AUTHORIZATION:

Accepted this _____ day of _____, 20____

Print Name: _____

Signature: _____

Title: _____

RETURN TO:

Wendel
535 Washington Ave, Suite 603
Buffalo, NY 14203