

RICHARDSON CENTER DEVELOPMENT CORPORATION (RCDC)
c/o The Buffalo News
P.O. Box 100
One News Plaza
Buffalo, NY 14240

REQUEST FOR QUALIFICATIONS (RFQ)

ARCHITECTURAL/ENGINEERING DESIGN TEAM SERVICES

RICHARDSON OLMSTED COMPLEX CORE PROJECT
(Buildings 10 and 44 and 45)
BUFFALO, NEW YORK



Issued January 4, 2012

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I. Introduction

The Richardson Center Development Corporation (RCDC) requests Letters of Interest and Statement of Qualifications for professional architectural and engineering services for the design of the Richardson Olmsted Complex Core Project, the adaptive use and historic rehabilitation into commercial uses of the Towers Administration Building (Building 45) and its immediate east and west ward buildings (Buildings 10 and 44), a portion of the National Historic Landmark former Buffalo State Asylum for the Insane in Buffalo, NY. The use of Buildings 12 and 43 is also a possibility. RCDC will undertake a qualifications-based selection of one or more design teams for proposals for these services. RCDC will contract using American Institute of Architects agreements. Additional information about the project is available at the website, www.richardson-olmsted.com in "The Project", "Documents" and "Community Involvement: Previous Meetings".

II. The Property

The Richardson Olmsted Complex, the former Buffalo State Asylum for the Insane, is one of Buffalo, New York's notable architectural landmarks. It stands as one of the most significant and innovative collaborations between two of the country's most renowned designers: the great American architect H.H. Richardson and father of landscape design Frederick Law Olmsted. The complex of buildings and grounds, with its signature Gothic towers, is a National Historic Landmark. The complex was also known as the Buffalo State Hospital and operations continue today as the Buffalo Psychiatric Center, in modern buildings on the site.

The Buffalo State Asylum for the Insane started construction in 1871 and was completed over 20 years later. It was a state-of-the-art facility when it was built, incorporating the most contemporary ideas in psychiatric treatment. The buildings as well as the grounds were designed to facilitate the innovations in psychiatric care practiced at this facility. The complex was ultimately the largest building of Richardson's career and one of the first to display his characteristic style - what came to be known as Richardsonian Romanesque – and is universally regarded as one of the finest examples of its kind.

The complex and grounds were originally built on 203 acres of largely undeveloped farmland. The en echelon design consisted of a central Tower Administration Building with five ward buildings flanking on each side, connected by curved corridors. This design was representative of what was then known as the Kirkbride Plan, named after Dr. Thomas Story Kirkbride, the innovative psychiatrist who developed it. As a stage of development in the classification and treatment of mental illness, Kirkbride's system used an architectural response to create a humane treatment environment. This

curative system was premised in the belief that one's physical and social environment could treat and cure mental illness.

The grounds were reduced to 91 acres in 1927 when the northern half of the original site was severed for construction of Buffalo State College. The site for this project will consist of 42 acres. Buffalo Psychiatric Center, Buffalo State College and Burchfield Penney Art Center will continue to operate their facilities on the remaining 49 acres.

The historic buildings housed patients and treatment facilities into the 1970s. Since that time it has been partially occupied only sporadically, mostly remaining vacant and marginally maintained. The ravages of time have not been kind to this architectural masterpiece, which retains its beauty and dignity despite its deterioration.

III. The Client

In 2006, the Richardson Center Corporation (RCC), a 501(c)(3) non-profit entity, was established to re-focus attention on the Richardson designed buildings and the Olmsted designed grounds. With financial support from the State of New York and collaboration with the public and stakeholders, the RCC has undertaken a thorough planning process and is serving as the steward of the property for its economically and environmentally sustainable future. The RCC commissioned Historic Structure and Cultural Landscape Reports, a Master Plan and a Generic Environmental Impact Statement (GEIS) to guide the rehabilitation and reuse, and has stabilized the buildings.

The Master Plan and GEIS included, among other things, an initial development program, called the Richardson Olmsted Complex Core Project, for the rehabilitation and reuse of the Towers Administration Building (Building 45) and its immediate east and west ward buildings (Buildings 10 and 44) and the possible reuse of the former male and female kitchens (Buildings 13 and 43). The Core Project will utilize a combination of funding sources, including state and federal historic tax credits and New Markets Tax Credits. A subsidiary of the RCC, the for-profit Richardson Center Development Corporation (RCDC), has been created to serve as the majority owner/development partner of the Core Project initial development phase. The contract will be between the RCDC and the selected consultant.

IV. The Core Project

The Master Plan for the Richardson Olmsted Complex created by Chan Krieger Sieniewicz (September 2009) resulted in a recommended mixed-use redevelopment program for the former hospital buildings in accord with the following goals:

Goal 1: Rehabilitate the historic H.H. Richardson-designed buildings for a mix of public and private uses,

Goal 2: Rehabilitate the landscape and improve site circulation, access and parking,

Goal 3: Create a place for architectural, educational, cultural, residential, hospitality, and recreational activities for the benefit of the residents of and visitors to the surrounding community, the Museum District, the Elmwood Village, and the entire Buffalo Niagara Region,

Goal 4: Create a campus that will succeed economically, and

Goal 5: Create an environmentally sound Richardson Olmsted Complex.

The recommended initial Core Project redevelopment program is designed to initiate the rehabilitation of the historic complex by locating new uses in the primary iconic building of the complex – the Towers Administration Building (Building 45) and its immediate east and west ward buildings (Buildings 10 and 44). Please refer to the attached Core Project image on Page 4.

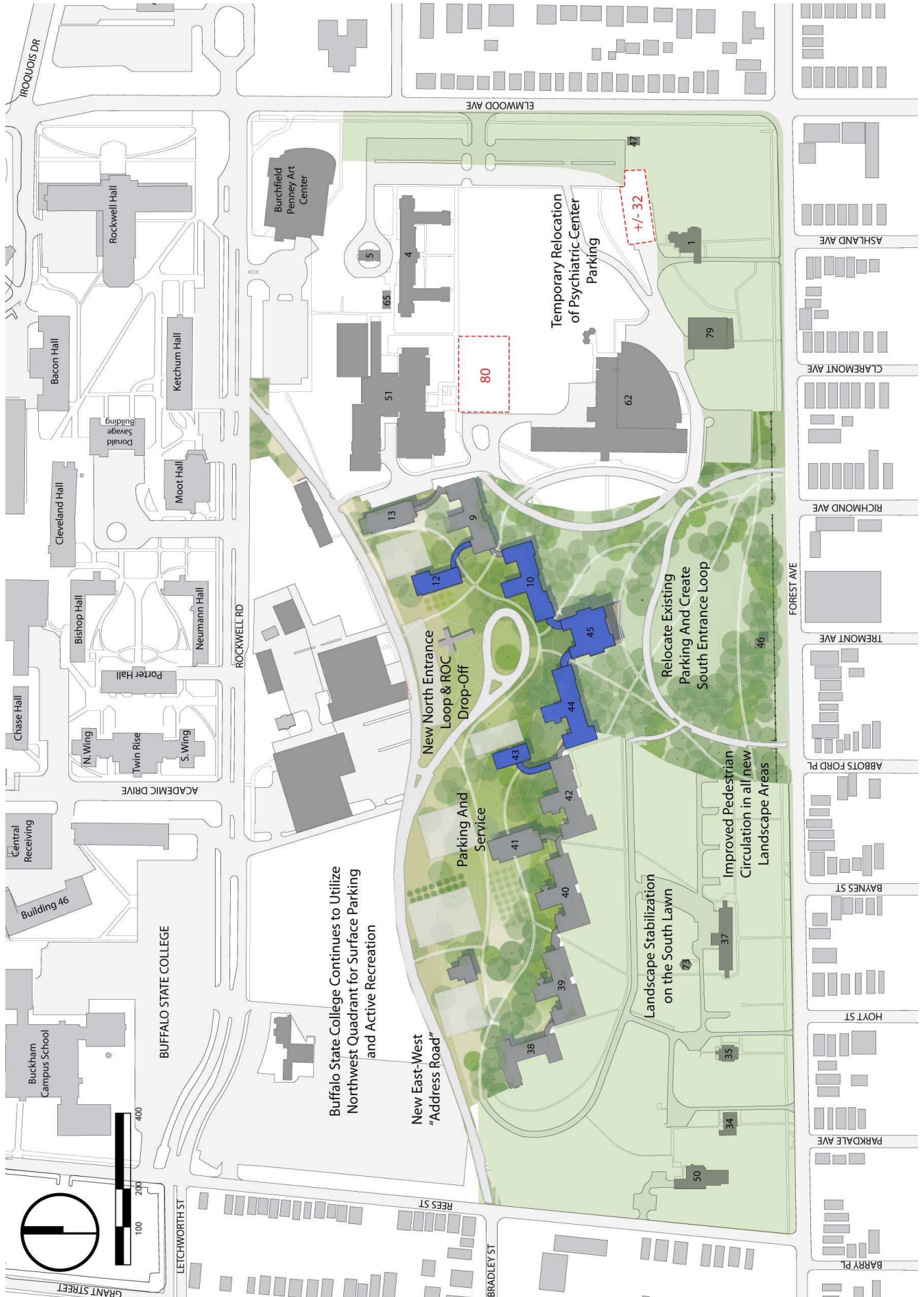
The Core Project would consist of the following uses:

- Boutique Hotel
- Conference and Event Center
- Office space for related users
- Buffalo Architecture Center
- Visitor Center

In addition to these uses in the main three buildings that comprise the Core Project, two former small kitchen outbuildings (Buildings 43 and 12) may be considered as part of the redevelopment project if feasible for a portion of the above uses.

The key elements of this mixed-use redevelopment center on 1) the ability of each of the uses within the Project to fully identify with Building 45 as a central iconic element; and 2) the integration of the uses as much as possible to maximize market synergies and to optimize the efficiency of the redevelopment's capital and operating costs.

The Core Project also includes landscape and circulation improvements by "re-greening" the grounds, and addressing pedestrian and vehicular circulation and parking. The historic South Lawn (referenced on the attached map as the South Entrance Loop) will create a welcoming public space for gathering and recreation (including relocation of two large parking lots to the Buffalo Psychiatric Center property). A new East-West "Address Road" will serve as a new northern entrance and drop off for heavier traffic and more active use. Parking and service will be located to the north with parking spaces in disbursed smaller lots and parallel parking along the east west road. The South Lawn is designed and will be constructed in 2012.



3. Buffalo Architecture Center

One of the elements of the Core Project is the development of the Buffalo Architecture Center (BAC), envisioned to be a central gathering point for those interested in the architectural and design aspects of Buffalo and its surrounding region. The Buffalo Architecture Center has been incorporated into a 501(c)(3) non-profit institution overseen by a Board of Directors that is currently developing plans for the build-out and the operations of this new visitor attraction.

The BAC Mission Statement is: *The Buffalo Architecture Center celebrates excellence in architecture and city planning as influenced by Buffalo's outstanding architectural heritage. Located in the H.H. Richardson and Frederick Law Olmsted 1871 masterwork, the Center provides orientation, prompts inspiration, and is a gathering place to launch new ideas related to architecture, landscape, and design.*

Buffalo, New York contains one of the nation's greatest collections of American architectural treasures expressing to a great extent the history of American architecture from the late 19th century. In addition, the physical layout of the City itself serves as a model of American City planning. Combined with one of the most extensive Frederick Law Olmsted parks and parkway systems, the richness of Buffalo's architectural and design history is a remarkable story that should be celebrated, both locally and nationally.

The BAC is currently envisioned to be the primary, but not sole, occupant of a potential new entry pavilion to be constructed just north of Building 45 and or in portions of Level 1 and 2 of Building 45 and the first level of Building 10. The Scope of Services of this RFQ does not include any build out or interpretive exhibits of the BAC spaces.

4. Visitor Center

A Visitor Center may be created in conjunction with Visit Buffalo Niagara (Convention and Visitors Bureau). The Visitor Center will be satellite location serving as a portal for information on all the region's assets and amenities.

5. Other

A pavilion, a new structure to the north, may be necessary to address northern access and vertical circulation. The pavilion has been envisioned as potential entry point for hotel and conference and event center guests and visitors to the Buffalo Architecture Center. As a stand alone structure it could have a second level connector that will bring visitors into Level 1 of Building 45.

Office space will be located in Building 45 on Level 2.

B. Project Status

The Richardson Center Corporation has undertaken a series of additional activities to advance the reuse and act as good stewards of the buildings and grounds.

Extensive stabilization has taken place to address the most significant concerns and prevent additional deterioration and vandalism, including:

- Structural shoring of the buildings and connectors at risk of collapse,
- Abatement and cleaning of the Towers Building 45 and adjacent ward Buildings 10 & 44,
- Emergency tree pruning and removal to address site safety,
- Reconnection of the electric work and perimeter lighting to address site safety,
- Masonry repairs, ventilation and roof repairs of the three western ward buildings.

Restoration of 3,000 sf of Towers Building 45 (1/2 of the first floor) took place in 2011. This "Showcase Space" highlights the potential of the site for developers, investors and tenants.

Also complete are: Phase I Environmental Assessment, boundary survey and laser survey (exterior of all the buildings and interior of Building 45).

Throughout the entire process there has been significant public involvement. This has included collaboration with many organizations and stakeholders, 9 public meetings and a Community Advisory Group and was recognized by Preservation Buffalo Niagara with their 2010 Planning Award.

V. Scope of Professional Services

The RCDC is seeking submissions from design firms capable of providing a full range of architectural, design, landscape, engineering, cost estimation, and construction contract administration services, from initial conceptual design through to completion of construction and commissioning appropriate for this project.

The anticipated Scope of Services for the building design services includes, but is not limited to the following:

Architectural and structural engineering design of the restoration and rehabilitation of the Core Project buildings, potential new entry pavilion and all ancillary structures; design of all building electrical, mechanical

and plumbing systems; estimation of project construction costs; interior design for the common areas and coordination with the hotel operator (tbd), including audio visual, IT, security equipment, food service, circulation, loading and storage, etc. The respondent shall provide all drawings, specifications, and bid documents necessary for bidding and completing the development and construction of this project. The firm will also be responsible for the development of appropriate design plans and the submission of all necessary and required permits and applications to the New York State Historic Preservation Office and the Department of the Interior in order to attain eligibility for State and Federal Tax Credits.

The anticipated Scope of Services for site design services includes, but is not limited to the following:

Boundary and topography survey work needed to provide a base plan; geotechnical analysis of site with regard to soil bearing capacity; development of site plans, and erosion control plans for all new structures, parking facilities and roadway and for existing buildings as necessary; the design and provision of storm and sanitary sewer and any necessary relocations of such existing facilities; design of a grading plan; design for the provision of all water, telephone, electric, data communication, and gas service to the building; design of landscape planting and irrigation system; design of vehicular and pedestrian circulation system; design of exterior security and pedestrian system lighting and signage.

The anticipated Scope of Services for construction contract administration services may include, but are not limited to the following:

Acquisition of permits and approval; pre-bid conferences as required; evaluation of bids and recommendations for contract awards; pre-construction conference; acquisition of geotechnical and materials testing services as needed; regular site inspections and scheduled site meetings; owner's agency needs related to contractor's operations compliance; review of contractor's submissions, including change orders.

NOTE: While this RFQ does not require submissions to include all team members who will ultimately participate in order to carry out this work, the RCDC encourages respondents to include local architectural and other firms in its team and RFQ submission.

VI. Budget/Funding

The funds for architecture and engineering services will be paid out of the Richardson Center Corporation state allocation of funds drawn down through an existing grant administered by Empire State Development Corporation.

VII. Schedule

ACTIVITY	DEADLINE
RFQ Issued	Wednesday, January 4, 2012
RFQ Submission	Friday, January 27, 2012
RFQ Selection	Wednesday, February 8, 2012
RFP Issued	Wednesday, February 8, 2012
RFP Submission	Friday, March 2, 2012
RFP Selection	Wednesday, March 9, 2012
RFP Interviews	Week of March 19, 2012
RFP Award	Thursday, April 12, 2012

VIII. Submission Instructions

Prospective respondents are asked to register by email to Monica Pellegrino Faix, RCC Project Coordinator, at monica@richardson-olmsted.com.

Respondents are requested to include the following information in a Letter of Interest and Statement of Qualifications document in a format specified below. All information requested is required. Submission of a proposal is certification to the factual truth of all information presented.

1. Letter of Interest
2. Firm Information
 - Name of Firm
 - Address and Telephone
 - Name and Title of Primary Contact Person and contact information
3. Composition of Design Team
 - Principal in Charge
 - Project Manager
 - Project Architect
 - Other Team Members and/or subconsultants
 - Resumes of Key Team Members

4. Description of the firm's design and project management philosophy.
5. Project Approach – Description of the firm's understanding of the project and approach to the proposed Richardson Olmsted Complex Core Project design process, including any unique aspects of such an approach.
6. Representative project experience with buildings of similar and/or greater scale, complexity, and budget. List up to five (5) such projects, and for each project include the following:
 - Name and Location
 - Project Description
 - Completion Date
 - Budget (including construction cost per square foot)
 - Client contact
7. References – up to three per firm.
8. Fee Cost Structure – Although a proposed fee is not part of the submission, please describe the manner in which you calculate and structure fee and reimbursable costs for projects of this size and scope.

IX. Time and Place

1. The deadline for receipt of submissions shall be 4:00 p.m. EST on Friday, January 27, 2012. Responses received by RCDC after that date and time will not be considered. It is the respondent's responsibility to ensure that the submission is received prior to the deadline.
2. Respondents shall submit ten (10) bound copies and one (1) electronic copy in .pdf format of their Response to:

Richardson Center Development Corporation
c/o Buffalo News
One News Plaza P.O. Box 100
Buffalo, NY 14240
3. Responses must be in 8½ by 11 format, bound. Any materials that are larger than this size should be folded to fit into the 8½ by 11 format. The RCDC reserves the right to request additional information during the RFQ review period.
4. The outside of the package should be clearly marked with the following: Architectural/Engineering Services RFQ: Richardson Olmsted Complex Core Project.
5. Questions regarding the required procedure or about the RFQ shall be submitted to the address above or via e-mail to Monica Pellegrino Faix, Project Coordinator, at monica@richardson-olmsted.com.

X. Special Conditions

1. This RFQ does not commit RCDC or any other entity affiliated with the Richardson Center Corporation to procure or award a contract for the scope of work described herein.
2. All information submitted in response to this RFQ shall become the property of RCDC, and as such, may be used by RCDC in any manner.
3. The RCDC has sole discretion and reserves the right to reject any and all Responses received with respect to this RFQ and to cancel the RFQ at any time prior to entering into a formal agreement. RCDC reserves the right to reasonably request additional information or clarification of information provided in the Response without changing the terms of the RFQ.
4. The RCDC reserves the right to waive any technicalities or irregularities in any proposal.
5. Respondent firms/teams acknowledge and agree that RCDC or any other entity affiliated with the property or the Richardson Center Corporation will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred as a result of, or arising out of, submitting a response, negotiating changes to such response, or due to RCDC's acceptance or non-acceptance of the proposal.
6. The RCDC shall determine at its sole discretion and provide the release of all public information concerning the project, including selection announcements and contract awards. Those desiring to release information associated with this RFQ to the public must receive prior written approval from an authorized representative of RCDC.
7. Neither RCDC, the Richardson Center Corporation, The State of New York, nor any of its officers, agents, consultants, or employees shall be responsible for the accuracy of any information provided as part of this RFQ. All respondents are encouraged to independently verify the accuracy of any information provided. The use of any of this information in the preparation of a Response to the RFQ is at the sole risk of the respondent.
8. The respondent shall not collude in any manner or engage in any practices with any other respondent(s), which may restrict or eliminate competition or otherwise restrain trade. Violation of this instruction will cause RCDC to reject the respondent's submittal. This prohibition is not intended to preclude joint ventures or subcontracts.
9. All Responses submitted must be the original work product of the respondent. The copying, paraphrasing, or other use of substantial portions of the work product of another respondent is not permitted unless legally enforceable

permission has been secured from that other party. Failure to adhere to this instruction will cause RCDC to reject the Response.

10. Respondents, team members and its consultants are prohibited from communicating in any manner about this project with any of the members of the RCDC staff, its Board of Directors, or the review committee during this process. All questions during this period should be submitted in writing to the address above, or via e-mail to Monica Pellegrino Faix, Project Coordinator, at monica@richardson-olmsted.com. Communications between respondents and the RCDC, the Richardson Center Corporation Board or its consultants and agents, notwithstanding the foregoing procedure, may disqualify the respondent.

XI. Selection Criteria

The qualifications of the submissions will be evaluated based on the following criteria:

- An understanding of the context and the goals associated with the proposed Core Project and the respondent's approach to the project
- Experience in designing comparable projects for similar clients and communities
- Evidence from prior experience of the ability to successfully provide services and complete tasks listed in the Scope of Services in a professional and cost-effective manner
- The quality of excellence in the respondent's professional work, with particular attention to major historic preservation adaptive, mixed use, and hospitality facilities projects.
- The professional experience and quality of comparable work of the proposed key design staff members
- A demonstrated ability to work collaboratively with clients, community members and stakeholders and to respect project budget and scheduling parameters

End.