



Request for Proposals for Pre-Qualified Real Estate Development and Planning Related Consultants

Addendum #3

Release Date: May 18, 2017

Attached are the Pre-Qualified Real Estate Development and Planning Related Consultants Lists approved by the Empire State Development Board of Directors on August 22, 2013 and September 19, 2013. These lists expire four years after their date of approval.

Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at REprequal@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email REprequal@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.

Empire State Development

FOR CONSIDERATION

August 22, 2013

TO: The Directors

FROM: Kenneth Adams

SUBJECT: Establishment of Pre-Qualified Real Estate Development and Planning Related Consultants List

RE: Approval of Pre-Qualified Real Estate Development and Planning Related Consultants (land use and zoning; market and financial feasibility; and urban design and master planning)

Background

Among its many functions, the Corporation implements or facilitates a number of large and complex economic development projects and initiatives. The size, nature, complexity and timing of these projects typically require the Corporation to call on the assistance of outside resources in various areas of expertise. To permit the Corporation to respond to the needs of these projects expeditiously, while having available to the Corporation the benefits of a broad solicitation of qualified outside real estate development and planning firms, the real estate, design and construction, environmental and planning departments' staff requires a list of pre-qualified firms. Staff, therefore, has conducted a broad solicitation of interested real estate and planning firms, has reviewed the submissions and compiled a list which is now recommended to you for adoption. We recommend that the list remain in effect for 4 years.

The Solicitation

On May 20, 2013, staff placed an advertisement in the New York State Contract Reporter requesting proposals from real estate development and planning related consultants with expertise in the following practice areas: 1) land use and zoning analysis; 2) market and financial feasibility studies; 3) urban design and master planning; 4) historic preservation and adaptive reuse; 5) transportation planning and traffic analysis; 6) community outreach and engagement; 7) environmental assessment under the State Environment Quality Review Act (SEQRA); 8) Phase 1 environmental site assessments; 9) construction cost estimation; and 10) civil, mechanical and structural engineering. In addition, staff contacted by email all firms referred to us by ESD regional offices and subsidiaries. All such communications advised the firms of the Contract Reporter procurement opportunity. Proposals were due by June 12, 2013.

Ninety-two firms responded to the solicitation. The responses were evaluated by committees consisting of three judges assigned to each individual practice area, including staff from the Design and Construction, Planning and Environmental Review, and Real Estate departments. Staff from ESD upstate offices was also included to evaluate regional representation. The

submissions were evaluated on the basis of, among other things: relevant experience in practice area; qualifications and experience of staff in the practice area; diversity and commitment to M/WBE in the practice area; clear presentation of rates and costs in the practice area; and overall organization and completeness of the submission.

To date, staff have reviewed firms in three of the ten practice areas—land use and zoning analysis, market and financial feasibility studies, and urban design and master planning. Based on the review, staff recommends approval, as pre-qualified firms to the Corporation, in the indicated areas of expertise, the firms listed on Attachment A to these materials. This will permit staff to respond to project needs efficiently in these practice areas.

In September, we will recommend to the Corporation approval of firms in the remaining seven categories—historic preservation and adaptive reuse, transportation planning and traffic analysis, community outreach and engagement, SEQRA, Phase 1 environmental site assessments, construction cost estimation, and engineering.

Financial Commitment and Selection from the List

The Directors are not now being asked to authorize the retention of any firm in connection with any matter. Instead, the requested approval would serve to make available to the Corporation a panel of candidate firms that have been through a broad solicitation process and determined to meet qualification standards. Going forward, when the need for outside consultants arises in connection with a particular project or initiative, staff will conduct a limited solicitation among the prequalified firms and select one or more to recommend to the Directors for retention in connection with that particular project or initiative. This will save for each project the two or more months that is normally needed to conduct a full solicitation (including publication in the Contract Reporter), perform the necessary review and formulate a recommendation.

Duration of List

Staff recommends that the pre-qualified list remain in effect for four years.

Environmental Review

ESD staff has determined that this determination does not constitute an action as defined by the SEQRA and its implementing regulations. No further environmental review is required in connection with the requested approval.

Recommendation and Requested Action

Staff recommends and the Directors are requested to approve the firms on Attachment A to these materials as pre-qualified firms in the areas of expertise identified in such Attachment.

Attachments
Attachment A
Resolution

Attachment A:
Pre-Qualified Real Estate and Planning Firms
Adopted by the Board on August 22, 2013

Land Use and Zoning Analysis

AECOM

AKRF

Behan Planning and Design

Bergmann Associates, Inc.

BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley Architects, LLC, and RSG, a joint venture

Cameron Engineering & Associates, LLC

Clough Harbour & Associates (CHA)

Environmental Design and Research, Landscape Architecture and Engineering, P.C. (EDR)

Elan Planning, Design & Landscape Architecture, PLLC, and Nagle, Tatich, Cranston, LLC d/b/a/

Elan.3 Consulting, a joint venture

Fisher Associates, and Ram-Tech Engineering, a joint venture

Holzmacher, McLendon and Murell, P.C. (H2M)

HKS Urban Design Studio

Ismael Leyva Architects, PC

LaBella Associates, PC

LHP Architects, LLC, dba Lee Harris Pomeroy Architects (LHPA)

Perkins & Will

Peter J. Smith & Company, Inc.

Planning 4 Places, LLC

rePlace Urban Studio and Majora Carter Group, a joint venture

STV Incorporated (STV)

Tim Miller Associates, Inc.

VHB Engineering, Surveying and Landscape Architecture, PC

Audubon Architecture, Engineering, Surveying and Landscape Architecture, PC (Wendel)

Market and Financial Feasibility

AECOM

AKRF

Alvarez & Marsal Real Estate Advisory Services, LLC

BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley Architects, LLC, and RSG, a joint venture

BJH Advisors, LLC, James Lima Planning + Development, LLC, Encher Consulting, LLC, a joint venture

Camoin Associates Economic Development and Maverick and Boutique, a joint venture

C.J. Law & Associates, LLC

Clough Harbour & Associates (CHA)

Crawford and Associates Engineering and Land Surveying, PC, The Hudson Group, LLC, Landmark Consulting, Inc. and T.R. Johnson Engineering, PLLC, a joint venture

Nagle, Tatich, Cranston, LLC d/b/a Elan.3 Consulting and Elan Planning, Design and Landscape Architecture, PLLC, a joint venture

Ernst & Young LLP

Fairweather Consulting

HR&A Advisors

HVS Consulting & Valuation and Carolyn J. Law & Associates, a joint venture

Jones Lang LaSalle Americas, Inc.

LaBella Associates, PC

Newmark Grubb Knight Frank

Peter J. Smith & Company, Inc.

The Louis Berger Group, Inc.

The Weitzman Group, Inc.

Urban Partners

Urban Strategies Inc, Watts A/E, Foit Albert Associates, C.J Law and Associates, and Singleton Consultants, a joint venture

Urbanomics, Inc.

Washington Square Partners

Urban Design and Master Planning

AECOM
AKRF
Ove Arup & Partners, PC (Arup)
Behan Planning and Design
Bergmann Associates, Inc.
BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley Architects, LLC, and RSG, a joint venture
Cameron Engineering & Associates, LLC
Clough Harbour & Associates (CHA)
Cooper, Robertson & Partners
Davis Brody Bond Architects and Planners, LLC
Environmental Design and Research, Landscape Architecture and Engineering, P.C. (EDR)
Elan Planning, Design & Landscape Architecture, PLLC, and Nagle, Tatich, Cranston, LLC d/b/a/ Elan.3 Consulting, a joint venture
Fisher Associates, and Ram-Tech Engineering, a joint venture
Flynn/Battaglia Architects, PC
FX Fowle Architects, LLP
Grimshaw Architects LLP
H3 Hardy Collaboration Architecture
HKS Urban Design Studio
Kohn Pedersen Fox Associates (KPF)
LaBella Associates, PC
LHP Architects, LLC, dba Lee Harris Pomeroy Architects (LHPA)
Perez Architecture, Inc.
Perkins & Will
Peter J. Smith & Company, Inc.
Planning 4 Places, LLC
rePlace Urban Studio and Majora Carter Group, a joint venture
Rogers Marvel Architects, PLLC
Stantec Consulting Services, Inc.
Starr Whitehouse Landscape Architects and Planners, PLLC
Tim Miller Associates, Inc.
Trautman Associates
Trowbridge Wolf Michaels Landscape Architects (TWMLA)
Turner Miller Group
Urban Matrix Architecture & Planning, PC
Urban Strategies Inc, Watts A/E, Foit Albert Associates, C.J Law and Associates, and Singleton Consultants, a joint venture
Audubon Architecture, Engineering, Surveying and Landscape Architecture, PC (Wendel)

August 22, 2013

NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a EMPIRE STATE DEVELOPMENT—
Approval of Pre-Qualified Real Estate and Planning Firms (land use and zoning; market and
financial feasibility; and urban design and master planning)

BE IT RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered to be filed with the records of the Corporation, the real estate and planning firms, listed in Attachment A to these materials, be and each hereby is, approved as a prequalified firm in the area(s) of expertise indicated on Attachment A, such approval to remain in effect until the meeting of the Directors first occurring after August 31, 2017.

* * *

Empire State Development

FOR CONSIDERATION

September 19, 2013

TO: The Directors

FROM: Kenneth Adams

SUBJECT: Establishment of Pre-Qualified Real Estate Development and Planning Related Consultants List

RE: Approval of Pre-Qualified Real Estate Development and Planning Related Consultants (historic preservation and adaptive reuse; transportation planning and traffic analysis; community outreach and engagement; environmental assessment under the State Environmental Quality Review Act; Phase 1 environmental site assessment; construction cost estimation; and civil, mechanical and structural engineering)

Background

Among its many functions, the Corporation implements or facilitates a number of large and complex economic development projects and initiatives. The size, nature, complexity and timing of these projects typically require the Corporation to call on the assistance of outside resources in various areas of expertise. To permit the Corporation to respond to the needs of these projects expeditiously, while having available to the Corporation the benefits of a broad solicitation of qualified outside real estate development and planning firms, the Real Estate, Design and Construction, Environmental and Planning departments' staff requires a list of pre-qualified firms. Staff, therefore, has conducted a broad solicitation of interested real estate and planning firms, has reviewed the submissions and compiled a list which is now recommended to you for adoption. We recommend that the list remain in effect for 4 years.

The Solicitation

On May 20, 2013, staff placed an advertisement in the New York State Contract Reporter requesting proposals from real estate development and planning related consultants with expertise in the following practice areas: 1) land use and zoning analysis; 2) market and financial feasibility studies; 3) urban design and master planning; 4) historic preservation and adaptive reuse; 5) transportation planning and traffic analysis; 6) community outreach and engagement; 7) environmental assessment under the State Environment Quality Review Act (SEQRA); 8) Phase 1 environmental site assessments; 9) construction cost estimation; and 10) civil, mechanical and structural engineering. In addition, staff contacted by email all firms referred to us by ESD regional offices and subsidiaries. All such communications advised the firms of the Contract Reporter procurement opportunity. Proposals were due by June 12, 2013.

Ninety-two firms responded to the solicitation. The responses were evaluated by committees consisting of three judges assigned to each individual practice area, including staff from the Design and Construction, Planning and Environmental Review, and Real Estate departments. Staff from ESD's upstate offices was also included to evaluate regional representation. The submissions were evaluated on the basis of, among other things: relevant experience in practice area; qualifications and experience of staff in the practice area; diversity and commitment to M/WBE in the practice area; clear presentation of rates and costs in the practice area; and overall organization and completeness of the submission.

In August, the ESD Board of Directors pre-qualified firms in three of the ten practice areas—land use and zoning analysis, market and financial feasibility studies, and urban design and master planning. Today, the staff recommends that the Corporation approve firms in the remaining seven practice areas, which are listed on Attachment A to these materials. This will permit staff to respond to project needs efficiently in these practice areas.

Financial Commitment and Selection from the List

The Directors are not now being asked to authorize the retention of any firm in connection with any matter. Instead, the requested approval would serve to make available to the Corporation a panel of candidate firms that have been through a broad solicitation process and determined to meet qualification standards. Going forward, when the need for outside consultants arises in connection with a particular project or initiative, staff will conduct a limited solicitation among the prequalified firms and select one or more to recommend to the Directors for retention in connection with that particular project or initiative. This will save for each project the two or more months that is normally needed to conduct a full solicitation (including publication in the Contract Reporter), perform the necessary review and formulate a recommendation.

Duration of List

Staff recommends that the pre-qualified list remain in effect for four years.

Environmental Review

ESD staff has determined that this determination does not constitute an action as defined by the SEQRA and its implementing regulations. No further environmental review is required in connection with the requested approval.

Recommendation and Requested Action

Staff recommends and the Directors are requested to approve the firms on Attachment A to these materials as pre-qualified firms in the areas of expertise identified in such Attachment.

Attachments

Attachment A

Resolution

Attachment A:

**Pre-Qualified Real Estate and Planning Firms
Adopted by the Board on September 19, 2013**

Historic Preservation and Adaptive Reuse

AKRF, Inc.
Audubon Architecture, Engineering, Surveying and Landscape Architecture, PC (Wendel)
Bergmann Associates, Inc.
BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley
Architects, LLC, and RSG, a joint venture
Building Conservation Associates, Inc. (BCA)
Clough Harbour & Associates (CHA)
Crawford and Associates Engineering and Land Surveying, PC, The Hudson Group, LLC,
Landmark Consulting, Inc. and T.R. Johnson Engineering, PLLC, a joint venture
Clinton Brown Company Architecture, PC
Davis Brody Bond Architects and Planners, LLC
Environmental Design and Research, Landscape Architecture and Engineering, PC (EDR)
Flynn/Battaglia Architects, PC
FX Fowle Architects, LLP
H3 Hardy Collaboration Architecture
Ismael Leyva Architects, PC
Li/Saltzman Architects, PC
LHP Architects, LLC, dba Lee Harris Pomeroy Architects (LHPA)
The Louis Berger Group, Inc.
Panamerican Consultants, Inc.
Perez Architecture, Inc.
Rogers Marvel Architects, PLLC
Spring Line Design
Stephen B Jacobs Group, PC
STV Incorporated (STV)
Studios Architecture
Urban Matrix Architecture & Planning, PC
Urban Partners
Urban Strategies Inc, Watts A/E, Foit Albert Associates, C.J Law and Associates, and Singleton
Consultants, a joint venture
Trautman Associates
Trowbridge Wolf Michaels Landscape Architects (TWMLA)
Urban Architectural Initiatives, RA, PC
WSP

Community Outreach and Engagement

Arch Street Communications (ASC)

BJH Advisors, LLC, James Lima Planning + Development, LLC, Encher Consulting, LLC, a joint venture

Cameron Engineering & Associates, LLC

Ecology and Environment, Inc.

Elan Planning, Design & Landscape Architecture, PLLC, and Nagle, Tatich, Cranston, LLC d/b/a/ Elan.3 Consulting, a joint venture

InGroup, Inc.

Parsons Brinckerhoff, Inc.

Peter J. Smith & Company, Inc.

Starr Whitehouse

Washington Square Partners

SEQRA

AECOM

AKRF, Inc.

Audubon Architecture, Engineering, Surveying and Landscape Architecture, PC (Wendel) Bergmann Associates, Inc.

BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley Architects, LLC, and RSG, a joint venture

Cameron Engineering & Associates, LLC

Clough Harbour & Associates (CHA)

Crawford and Associates Engineering and Land Surveying, PC, The Hudson Group, LLC, Landmark Consulting, Inc. and T.R. Johnson Engineering, PLLC, a joint venture

D&B Engineers & Architects, P.C. (D & B)

Environmental Design and Research, Landscape Architecture and Engineering, PC (EDR)

Fisher Associates, and Ram-Tech Engineering, a joint venture

Holzmacher, McLendon and Murell, PC (H2M)

Labella Associates P.C

The Louis Berger Group, Inc.

Parsons Brinckerhoff, Inc.

Peter J. Smith & Company, Inc.

STV Incorporated (STV)

Tim Miller Associates, Inc.

TVGA Consultants

URS Corporation – New York (URS)

VHB Engineering, Surveying and Landscape Architecture, PC

Transportation Planning and Traffic Analysis

AECOM

AKRF, Inc.

Audubon Architecture, Engineering, Surveying and Landscape Architecture, PC (Wendel)

Bergmann Associates, Inc.

BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley Architects, LLC, and RSG, a joint venture

Cameron Engineering & Associates, LLC
Clough Harbour & Associates (CHA)
Creighton Manning Engineering, LLP
Fisher Associates, and Ram-Tech Engineering, a joint venture
Labella Associates P.C
LiRo Engineers, Inc. (LiRo)
The Louis Berger Group, Inc.
Ove Arup & Partners, PC (Arup)
Parsons Brinckerhoff, Inc.
STV Incorporated (STV)
Tim Miller Associates, Inc.
TVGA Consultants
URS Corporation – New York (URS)
VHB Engineering, Surveying and Landscape Architecture, PC

Phase 1 Site Assessment

AECOM
AKRF, Inc.
Bergmann Associates, Inc.
BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley
Architects, LLC, and RSG, a joint venture
Brinkerhoff Environmental Services, Inc.
C.T. Male & Associates Engineering, Surveying, Architecture and Landscaping Architecture, P.C.
Clough Harbour & Associates (CHA)
Crawford and Associates Engineering and Land Surveying, PC, The Hudson Group, LLC,
Landmark Consulting, Inc. and T.R. Johnson Engineering, PLLC, a joint venture
D&B Engineers & Architects, P.C. (D & B)
Dewberry Engineers, Inc.
Environmental Design and Research, Landscape Architecture and Engineering, PC (EDR)
Fisher Associates, and Ram-Tech Engineering, a joint venture
Greenman-Pedersen, Inc. (GPI)
Grimshaw Architects LLP
Holzmacher, McLendon and Murell, PC (H2M)
Labella Associates P.C.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C (Langan)
LiRo Engineers, Inc. (LiRo)
Nussbaumer & Clarke, Inc.
Panamerican Environmental, Inc.
Strategic Environmental, LLC
STV Incorporated (STV)
The Louis Berger Group, Inc.
Tim Miller Associates, Inc.
Urban Strategies Inc, Watts A/E, Foit Albert Associates, C.J Law and Associates, and Singleton
Consultants, a joint venture

URS Corporation – New York (URS)
Washington Square Partners
Woodard & Curran Engineering PA, PC
WSP

Construction Cost Estimation

AECOM
Alvarez & Marsal Real Estate Advisory Services, LLC
BFJ Planning, Urbanomics, 4Ward Planning Inc, GEI Consultants, PACO, Page Ayres Cowley
Architects, LLC, and RSG, a joint venture
Cameron Engineering & Associates, LLC
C.T. Male & Associates Engineering, Surveying, Architecture and Landscaping Architecture, P.C.
Clough Harbour & Associates (CHA)
Economic Project Solutions, Inc.
Holzmacher, McLendon and Murell, P.C. (H2M)
Labella Associates P.C
LBK Construction Management LLC
Nussbaumer & Clarke, Inc.
SourceOne, Inc.
STV Incorporated (STV)
Tectonic Engineering & Surveying Consultants, P.C.
LiRo Engineers, Inc. (LiRo)
The Louis Berger Group, Inc.
Urban Strategies Inc, Watts A/E, Foit Albert Associates, C.J Law and Associates, and Singleton
Consultants, a joint venture
URS Corporation – New York (URS)
Washington Square Partners

Civil, Mechanical and Structural Engineering

AECOM
AKRF, Inc.
Audubon Architecture, Engineering, Surveying and Landscape Architecture, PC (Wendel)
Bergmann Associates Inc.
Cameron Engineering & Associates, LLC
C.T. Male & Associates Engineering, Surveying, Architecture and Landscaping Architecture, P.C.
Clough Harbour & Associates (CHA)
Crawford and Associates Engineering and Land Surveying, PC, The Hudson Group, LLC,
Landmark Consulting, Inc. and T.R. Johnson Engineering, PLLC, a joint venture
Creighton Manning Engineering, LLP
D&B Engineers & Architects P.C. (D & B)
Dewberry Engineers, Inc.
Environmental Design and Research, Landscape Architecture and Engineering, P.C. (EDR)
Fisher Associates, and Ram-Tech Engineering, a joint venture
Greenman-Pedersen, Inc. (GPI)
Holzmacher, McLendon and Murell, P.C. (H2M)
Labella Associates P.C.

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C (Langan)
LiRo Engineers, Inc. (LiRo)
M.J. Engineering and Land Surveying, PC
Nussbaumer & Clarke, Inc.
Ove Arup & Partners, PC (Arup)
Parsons Brinckerhoff, Inc.
SourceOne, Inc.
Spring Line Design Architecture + Engineering, LLP (SLD)
STV Incorporated (STV)
Tectonic Engineering & Surveying Consultants, PC
Trautman Associates
TVGA Consultants
Urban Strategies Inc, Watts A/E, Foit Albert Associates, C.J Law and Associates, and Singleton
Consultants, a joint venture
URS Corporation – New York (URS)
Woodard & Curran Engineering PA, PC
WSP

September 19, 2013

NEW YORK STATE URBAN DEVELOPMENT CORPORATION d/b/a EMPIRE STATE DEVELOPMENT
Approval of Pre-Qualified Real Estate and Planning Firms (historic preservation and adaptive reuse; transportation planning and traffic analysis; community outreach and engagement; environmental assessment under the State Environmental Quality Review Act; Phase 1 environmental site assessment; construction cost estimation; and civil, mechanical and structural engineering)

BE IT RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered to be filed with the records of the Corporation, the real estate and planning firms, listed in Attachment A to these materials, be and each hereby is, approved as a prequalified firm in the area(s) of expertise indicated on Attachment A, such approval to remain in effect until the meeting of the Directors first occurring after September 30, 2017.

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