

ACKNOWLEDGEMENT

REGARDING

ERIE CANAL HARBOR DEVELOPMENT CORPORATION'S

**First Buffalo River Marina Capital Improvements
Architectural/Engineering Design Services**

ADDENDUM NO. 1

Date: February 2, 2018

Please Sign and Return this sheet with the Proposal, as receipt verification of Addendum No. 1 for the above referenced project.

Note:

1) Consultant shall also acknowledge receipt of this Addendum in the cover letter of the Proposal.

Received By: _____
(print name) (signature)

Company Name: _____

Date: _____

First Buffalo River Marina Capital Improvements Architectural/Engineering Design Services

ADDENDUM NO. 1

February 2, 2018

This Addendum varies the Request for Proposals dated January 11, 2018 and titled:
First Buffalo River Marina Capital Improvements

This Addendum will form part of the Request for Proposals and is to be read, interpreted and coordinated with all other parts. To acknowledge receipt of this Addendum, **Respondents must follow the instructions on the acknowledgement form (page 1).**

ATTACHMENTS

Pre-Proposal Meeting Sign-In Sheet (2 pages)

Pre-Proposal Presentation (14 pages)

ADDS/DEDUCTS/CHANGES

1. ADD. INSERT FOLLOWING TASK A, 1.a ON PAGE 6:

- b. Monthly, two-day long Stakeholder Meetings
 - i. Day 1 – First Buffalo River Marina Operator, Queen City Bike Ferry Operator, Outer Harbor Management Group, and Slipholders Association
 - ii. Day 2 – Buffalo Niagara Waterkeeper, Times Beach Nature Preserve, Our Outer Harbor Lighthouse Association, Industrial Heritage Committee, Campaign for a Greater Buffalo (others as necessary)
 - iii. Regulatory Agency meetings will be conducted during Day 1 and/or Day 2 as appropriate.
- c. Three (3) Open House Meetings
 - i. Meeting 1 – Information Gathering/Listening Session
 - ii. Meeting 2 – Concept Alternative Presentation (refer to Task A.6)
 - iii. Meeting 3 – Preferred Alternative Presentation (refer to Task A.7)

2. REVISE. DELETE TASK A.8 IN ITS ENTIRETY AND REPLACE WITH THE FOLLOWING:

- 8. The Consultant will be responsible to provide a design estimate of probable cost for each of the Concept Alternatives identified in Task A.6 and a design estimate of probable cost for the Preferred Alternative identified in Task A.7.

QUESTIONS/ANSWERS

Question 1: Can you expand on the public outreach component for the Master Plan Phase?

*First Buffalo River Marina Capital Improvements
A/E Design Services*

Request for Proposal – Addendum No. 1

Response 1: Additional Tasks have been added via this Addendum (see above).

Question 2: Is it likely the design and construction will be phased?

Response 2: The Master Plan Phase work to help inform any decisions for the phasing of design and construction of the Project. However, we believe it is highly likely that a phasing plan will be part of the Master Plan deliverable.

END OF ADDENDUM NO. 1



First Buffalo River Marina Capital Improvements

Pre-Proposal Meeting

January 25, 2018 at 12:00 pm at ECHDC

SIGN-IN

No.	Name	Firm	Telephone	E-mail Address
1	James Redwan	Troutman Assoc	716 883-4400	JMRedwan@TroutmanAssoc.com
2	Harb Guevara	A&COM CORP	716-923-1202	harbguevara@aecom.com
3	David Kenyon	Wendel	716-688-0764	dkenyon@wendelcompanies.com
4	Gary Polumbo	AECON	716-923-1325	gary.polumbo@aecom.com
5	Jay Kuebler	Jay Kuebler Associates Inc.	716-695-1987	jkuebler@jkassociates.com
6	DAN BARTON	BHNT AP&S	716 836 1522	DBARTON@BHNT.COM
7	Sheila Kanabotton	CORE Environmental	716 204-8054	SKanabotton@coreenv.com
8	Dan Sundoll	JKLA	716 695-1987	dsundoll@jklastudio.com
9	Dani Hoefler	LABELLA Assoc.	719 912-3982	DHOEFLER@LABELLAPC.COM
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				



First Buffalo River Marina Capital Improvements

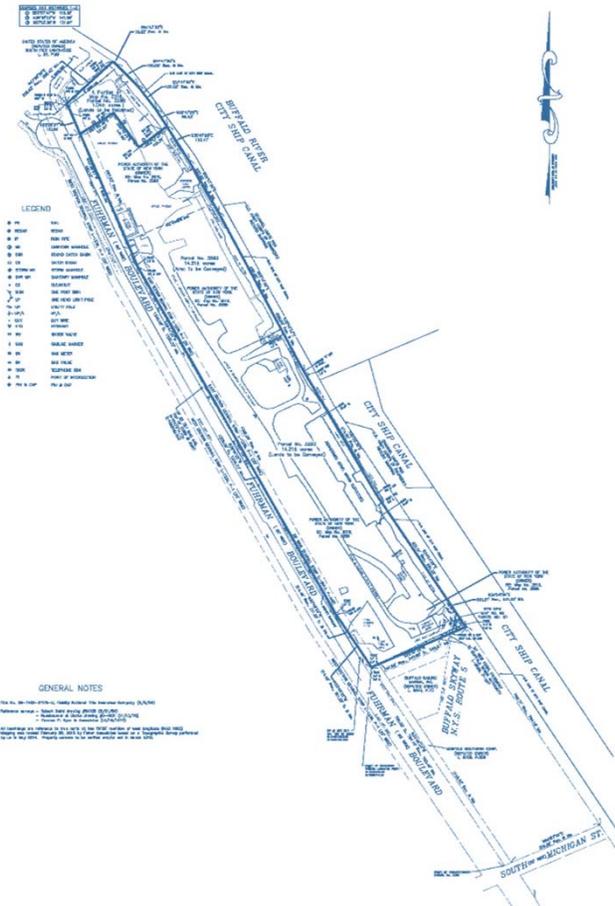
Pre-Proposal Meeting

January 25, 2018 at 12:00 pm at ECHDC

SIGN-IN

No.	Name	Firm	Telephone	E-mail Address
1	MARIL TYTKA	WSP	716-853-1220	MARK.TYTKA@WSP.COM
2	ALFREDO SARGUEL	D&A	646-878-2801	ASARGUEL@D&A.COM
3	PAI-A FERNANDEZ	B&A	646-878-2801	fernandez@bello.com
4	ROS SWIDERS	WATTS A & A	716-206-5151	rsanders@watts-a.com
5	BILL RATKA	DIPONATO ASSOCIATES	716-656-1900	WRATKA@DIPONATO.COM
6	Mike Banks	DIPONATO ASSOCIATES	716-656-1900	mbanks@DIPONATO.COM
7	Guentherward	Fair-Albert Assoc.	716-995-0765	ghoward@fair-albert.com
8	Bill Price	SWBR	(585) 232-8300	billprice@swbr.com
9	FRANK ARMSTRONG	FISHTR ASSOCIATES	716-858-1234	farmtr@fisherassoc.com
10	ANDREW BRITTON	EDR	585-271-0040	abrifton@edrpx.com
11	MATTHEW C. MATTISON	MUSSBAUMER & CLARKE	716-827-8000	mmattison@mussclarke.com
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS




NEW YORK
 STATE OF
 OPPORTUNITY.

**Empire State
 Development**

REQUEST FOR PROPOSALS
FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES
FIRST BUFFALO RIVER MARINA CAPITAL
IMPROVEMENTS

ISSUED: January 11, 2018

IMPORTANT NOTICE: A restricted period under the Procurement Lobbying Law is currently in effect for this Procurement and it will remain in effect until approval of the Contract. Bidders are prohibited from contact related to this procurement with any New York State employee other than the designated contacts listed below (refer to: <http://ops.ny.gov/e-procurement/regulations/procurement-lobbying-law-references.html>)

Designated Contacts for this Procurement:

Primary Contact: Ralph Volcy
 Secondary Contact: Steven Ranalli

All contacts/inquiries shall be made by email to the following address:
FBRM-RFP@esd.ny.gov

Steven P. Ranalli, P.E.
 Vice President of
 Waterfront Development

Erie Canal Harbor
 Development Corporation

95 Perry Street, Suite 500
 Buffalo, New York 14203
 (716) 846-8241

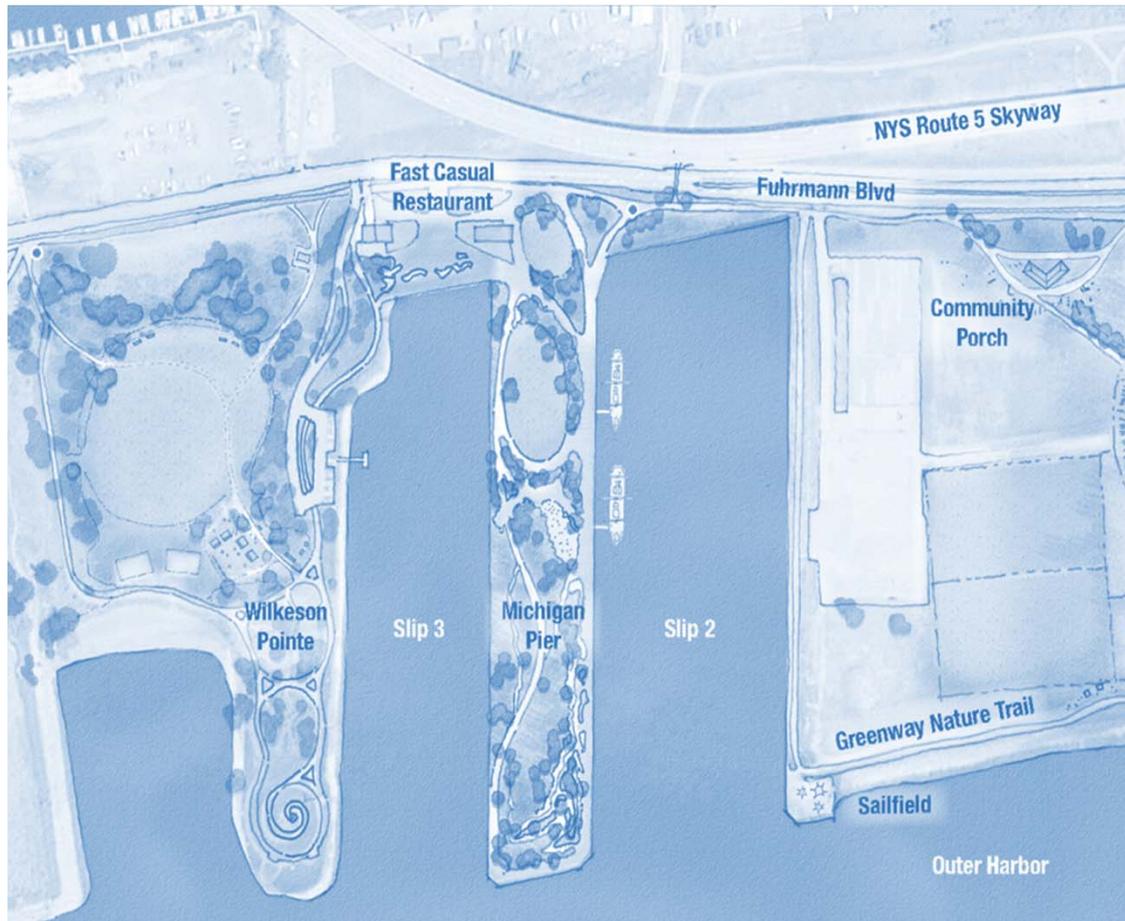


**Erie Canal Harbor
 Development
 Corporation**

PRE-PROPOSAL MEETING
JANUARY 25, 2018



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS



Currently, the ECHDC has designed a number of relatively low-disturbance, recreational activities that are expected to be built over the next two to three years pending the City of Buffalo's Site Plan Review process. Many of these improvements are located on land just west and south of the First Buffalo River Marina. A redeveloped Michigan Pier, food/beverage and rental facilities, open space, trails, and habitat enhancements are expected to increase the use and visibility of this section of Buffalo's Outer Harbor.

The proximity to the other planned improvements, recent upgrades to the property, and ECHDC's desire to open this space to the public while retaining boat dockage make an investment in this property a logical next step for Outer Harbor investment.



**Erie Canal Harbor
Development
Corporation**

PROJECT BACKGROUND



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS



Erie Canal Harbor
Development
Corporation

PROJECT BACKGROUND



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Program

The ECHDC is considering the following be incorporated into the Marina Master Plan:

- Overall entrance, marina circulation and parking for vehicles based on type of general public/marina user
- Relocated boat launch and related circulation
- Relocated Queen City Bike Ferry landing and related circulation
- Site access and control for various types of users
- Pedestrian and bicycle circulation
- Landscape and public site amenity plan
- Public space programming including:
 - Concessions
 - Rental Opportunities



Erie Canal Harbor
Development
Corporation

INITIAL PROGRAM



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Program

Future Development Parcel Plan including locations for:

- Marina Restaurant
- Dry Stack Storage Building
- Entrance Station/Marina Office
- Mixed Use Development parcels
- ECHDC Maintenance Facility in the current Marina Office Building

Site utilities, lighting and signage

Connecting Terminal Grain Elevator rehabilitation/reuse

Outdoor/Winter boat storage layout



Erie Canal Harbor
Development
Corporation

INITIAL PROGRAM



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Task A: Master Planning Phase

The Consultant will be responsible for:

- Working with ECHDC, its partners (i.e., City of Buffalo, Safe Harbor Management, etc.) regulatory agencies, and stakeholders to further define the programmatic elements for the various improvements.
 - A day-long kickoff meeting with ECHDC, partners and stakeholders is anticipated.
- Review the existing property surveys, conditions assessments and environmental reports.
- Confirm existing data and identify additional investigations and services as necessary.
- Conduct meetings with regulatory agencies as necessary to identify necessary permits.



Erie Canal Harbor
Development
Corporation

SCOPE OF WORK – INITIAL TASK



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Task A: Master Planning Phase (continued)

- Responsible to prepare a final Marina Program.
- Responsible to develop three (3) Concept Alternatives that look at the arrangement of final Marina Program elements.
- The concept alternatives shall be reduced down to a Preferred Alternative that will be developed into the overall Master Plan. The Master Plan shall optimize the arrangement of the programmatic elements.
- The Consultant will be responsible to provide a design estimate of probable costs for the Master Plan.



**Erie Canal Harbor
Development
Corporation**

SCOPE OF WORK – INITIAL TASK



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Proposal Requirements

Consultants are required to submit one (1) signed original, ten (10) hard copies, and two (2) electronic pdf copies (flash drive preferred) of the Proposal.

The Proposal shall be limited to no more than 100 single-sided or 50 double-sided pages. Three-ring binders will not be accepted. Required Forms do NOT count against the page limit.

The proposal shall be prepared exactly in the order presented herein. Sections 1-5 should be bound in a single volume. Please limit Sections 1 and 2 to a total of twenty-five (25) one-sided pages. Examples of relevant projects and resumes should be included in Section 3.



Erie Canal Harbor
Development
Corporation

PROPOSAL FORMAT



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Selection Process

Selection for interviews will be based on an independent evaluation of the submitted proposals using the factors listed below. Selection for interviews shall be based on “best value”, made in accordance with the following evaluation criteria and weights as follows:

- Experience/qualifications of the proposed Consultant team and staff to undertake the Master Planning requirements of the Project – 25 points;
- Experience/qualifications of the proposed Consultant team and staff to undertake the Architecture and Engineering requirements of the Project – 25 points;
- Quality of work product as demonstrated in submitted work samples of past event space projects, including rehabilitation projects and efforts representing outstanding principles of design quality – 15 points;
- Experience/qualifications of the proposed Consultant team and staff to undertake the Environmental and SEQR requirements of the Project – 10 points;
- Understanding of this Project as it relates to the success of Buffalo’s overall waterfront – 10 points;
- Cost of Services – 10 Points; **ONLY TASK A IN FEE PROPOSAL**
- Diversity Practices – 5 points.



Erie Canal Harbor
Development
Corporation

PROPOSAL SCORING



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

Project Cost and Schedule

The total project cost will be established by ECHDC after scope negotiations are completed. A cost plus fixed fee compensation payment method will be used.

The major projected milestones on the consultant selection schedule are as follows:

- RFP Advertised January 11, 2018
- **Pre-Proposal Conference: January 25, 2018 (12:00 PM EST)**
- RFP Questions Due: January 30, 2018
- RFP Responses Posted: February 2, 2018
- Proposals Due: February 15, 2018 (2:00 PM EST)
- Interviews: March 15, 2018
- ECHDC Board Approval: April 10, 2018

The Contract Term (for Task A only) is expected to begin in June 2018 and end in March 2019, with Master Plan Phase deliverables completed by January 31, 2019.



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS

DECEMBER 2016

DECEMBER 2016

DECEMBER 2016

5.3 C-W WATERFRONT



5.3.1 Purpose

The C-W zone addresses all land areas within the Local Waterfront Revitalization Area (LWRA), which is defined in the Local Waterfront Revitalization Plan (LWRP) and delineated on the zoning map.

5.3.2 General

The C-W zone is an overlay zone, so both the standards of the C-W zone and underlying zone apply. All development in the C-W zone must comply with the standards of the section, as well as any applicable standards in the underlying zone and other sections.

5.3.3 Specific Standards

A. Waterfront Yards. All development on waterfront lots within the C-W zone must provide a waterfront yard (either C-W-25 or C-W-100, depending upon the zone) along the shoreline of the property per Table 5A, Waterfront Yards. The standards for the C-W-25 and C-W-100 waterfront yard types are described below.

TABLE 5A: WATERFRONT YARDS

ZONE	WATERFRONT YARD TYPE
N-10, N-15, N-18, N-30, N-35, N-38, N-40, N-45, N-48, N-49, N-49B, N-49C, N-49D	C-W-25
D-1, D-1.1, D-1.2, D-1.3, D-1.4, D-1.5, D-1.6, D-1.7, D-1.8, D-1.9, D-1.10, D-1.11, D-1.12, D-1.13, D-1.14, D-1.15, D-1.16, D-1.17, D-1.18, D-1.19, D-1.20, D-1.21, D-1.22, D-1.23, D-1.24, D-1.25, D-1.26, D-1.27, D-1.28, D-1.29, D-1.30, D-1.31, D-1.32, D-1.33, D-1.34, D-1.35, D-1.36, D-1.37, D-1.38, D-1.39, D-1.40, D-1.41, D-1.42, D-1.43, D-1.44, D-1.45, D-1.46, D-1.47, D-1.48, D-1.49, D-1.50, D-1.51, D-1.52, D-1.53, D-1.54, D-1.55, D-1.56, D-1.57, D-1.58, D-1.59, D-1.60, D-1.61, D-1.62, D-1.63, D-1.64, D-1.65, D-1.66, D-1.67, D-1.68, D-1.69, D-1.70, D-1.71, D-1.72, D-1.73, D-1.74, D-1.75, D-1.76, D-1.77, D-1.78, D-1.79, D-1.80, D-1.81, D-1.82, D-1.83, D-1.84, D-1.85, D-1.86, D-1.87, D-1.88, D-1.89, D-1.90, D-1.91, D-1.92, D-1.93, D-1.94, D-1.95, D-1.96, D-1.97, D-1.98, D-1.99, D-1.100	C-W-100

- A required waterfront yard is the area of a waterfront lot measured from the mean high water line of the adjacent water body that must be maintained clear of all permanent structures and vehicular access and parking, except where necessary to facilitate water-dependent uses. The required waterfront yard substitutes for a required rear or interior side yard, wherever such yards coincide.
- A water-dependent use is a use which can only be conducted in, on, over, or adjacent to a water body because such use requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water. Water-dependent uses include, but are not limited to, marinas and yacht clubs, boat launch and service facilities, waterfront passenger terminals, fishing facilities, boat and other boat facilities, research and educational facilities requiring access to water bodies, structures needed for navigational purposes, erosion and flood control structures, and facilities for loading and unloading bulk cargo by water. A shore public walkway, plus related accessory structures, is considered a water-dependent use.
- Where a water-dependent use is proposed to

be established or expanded within a required waterfront yard, the encroachment upon the required waterfront yard must, to the greatest extent practicable, avoid, minimize, or mitigate adverse impacts, including, but not limited to:

- Deterioration of water quality.
 - Loss, fragmentation, and impairment of habitats and wetlands.
 - Changes to the natural processes that would increase shoreline flooding and erosion.
 - Impacts on physical and visual access to the water.
 - Impacts upon historic, archaeological, cultural, or scenic resources.
 - Interference with existing water-dependent uses.
- 4. C-W-25 Standards.** The C-W-25 waterfront yard type is intended for moderately urbanized waterfronts, typically characterized by an existing bulkhead, breakwall, embankment, or wharf along the shore, enabling public engagement with the water's edge. The following standards apply to this type:

- A waterfront yard of minimum depth of 25 feet is required along the shoreline.
- 5. C-W-100 Standards.** The C-W-100 waterfront yard type is intended for less urbanized waterfronts, where a shoreline buffer of native vegetation protects and restores wildlife habitat and ecosystem services. The following standards apply to this type:
- A waterfront yard of a minimum depth of 100 feet is required along the shoreline. As part of major site plan review, per Section 11.3.7, the City Planning Board may adjust the depth of the required waterfront yard to include contiguous sensitive areas, such as steep slopes, erodible soils, wetlands, or floodplains,

where it finds that development in these areas will adversely affect the water quality of the water body.

- A shoreline buffer, consisting of undisturbed native or naturalized vegetation, must be provided for a minimum depth of 50 feet from the mean high water line. Grading, filling, excavation, clear cutting, and removal of vegetative cover are prohibited within this shoreline buffer, except in the following instances:
 - To implement erosion and flood control measures;
 - To facilitate a water-dependent use;
 - To control noxious or invasive vegetation;
 - To implement green infrastructure best management practices (BMPs);
 - To undertake activities related to environmental remediation;
 - To undertake activities related to the protection or restoration of shoreline buffers, wetlands, or sensitive habitats.

B. Shore Public Walkways

- The provision of a shore public walkway, which is a linear public access area running alongside the shore and accessible to the public, is encouraged wherever new development occurs.
- A shore public walkway should be designed as a multi-use path, connected to adjacent shore public walkways and public rights of way, where possible, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), plus New York State Supplement, and the AAS-TO Guide for the Development of Bicycle Facilities.
- Public access easements may be dedicated to ensure public access to and along a shore public walkway.

C. Outer Harbor Review Area

- The Outer Harbor boundaries are defined, as follows:
 - Beginning at the southern shoreline of the mouth of the Buffalo River where it meets Lake Erie and proceeding southerly along the City Ship Canal until reaching the southern extent of the City Ship Canal, then proceeding southerly to the southeast corner of the former NFTA Terminal buildings property, then proceeding westerly until reaching the western extent of the former NFTA Terminal buildings property, then proceeding north along the Lake Erie shoreline until intersecting with the southern shoreline of mouth of the Buffalo River.

- Attached house and detached house building types are prohibited within the Outer Harbor.
- Except for Open Space, any proposed use (as permitted per Table 6A) within the Outer Harbor may be permitted only with a special use permit, subject to the following additional criteria:
 - The proposed use will incorporate opportunities for visual and physical access to the waterfront for the users and the public.
 - The proposed use will conserve environmentally sensitive and naturalized areas.
 - The proposed use will not cause a decrease in vitality or an increase in vacancy in established employment centers within the City of Buffalo.
 - The proposed use will provide for an efficient use of land that responds to the existing infrastructure, utilities, and service conditions in order to minimize, to the extent practicable, the demand for additional municipal services, utilities, and infrastructure.



**Erie Canal Harbor
Development
Corporation**

BUFFALO UDO (WATERFRONT CORRIDOR)



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS



Erie Canal Harbor
Development
Corporation

PROJECT SETTING



BUFFALO OUTER HARBOR FIRST BUFFALO RIVER MARINA CAPITAL IMPROVEMENTS



Erie Canal Harbor
Development
Corporation

QUESTIONS

