

**CITY OF LANCASTER REVITALIZATION AND IMPROVEMENT ZONE
AUTHORITY**

**RESOLUTION No. 9-2018
ADOPTED – September 25, 2018**

**AUTHORIZING THE USE OF PROCEEDS OF THE TAX REVENUE BOND, SERIES OF
2015 TO PAY EXPENSES RELATED TO ENGINEERING AND DESIGN SERVICES
ASSOCIATED WITH THE CONSTRUCTION OF A DEVELOPMENT INCLUDING A
CIVIC USE AND A PARKING GARAGE AS PART OF THE LANCASTER SQUARE
REDEVELOPMENT PROJECT**

WHEREAS, the City of Lancaster City Revitalization and Improvement Zone (CRIZ) Authority approved the inclusion of the Lancaster Square redevelopment project including the Hotel Lancaster property and annex, the property at 101 North Queen Street (formerly known as the Bulova Building) and the public plaza in the CRIZ Authority's application to the Commonwealth of Pennsylvania filed in December of 2013; and

WHEREAS, the redevelopment of Lancaster Square will include the development of a property at 151 North Queen Street which is an adjacent property to the Hotel Lancaster, and will include the construction of a building that is proposed to include a two-story civic use and the construction of an approximately 300-space public parking garage to accommodate additional parking needs of the Hotel Lancaster, the proposed civic use, commercial tenants and customers of 101 North Queen Street, as well as attendees of future events to be held on the public plaza space; and

WHEREAS, the owner of 151 North Queen Street, Unit 2 intends to construct the structure that will house the civic use and public parking garage and sell it to a public entity as a turnkey property ready for use; and

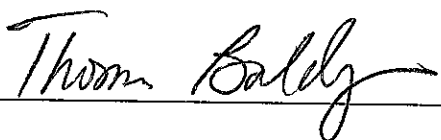
WHEREAS, the development partnership is requesting the use of CRIZ Tax Revenue Bond, Series 2015 proceeds to pay for the cost of professional services to complete schematic designs of the proposed structure.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone (CRIZ) Authority to approve providing an additional \$75,000 of bond proceeds from the CRIZ Tax Revenue Bond, Series 2015 to the City of Lancaster to cover project costs to prepare schematic designs of the proposed annex structure that will house a civic use and a parking garage to be built as a part of the overall Lancaster Square redevelopment project.

BE IT FURTHER RESOLVED that the Acting Executive Director is hereby authorized to prepare all legal documents, with the assistance of legal counsel, required to provide the CRIZ financial assistance to the development partnership as hereby approved by the CRIZ Authority.

CERTIFICATE OF SECRETARY

I hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone Authority at a regular meeting of said Board duly called and held on September 25, 2018; that public notice of said meeting was given as required by law; that said Resolution has been duly recorded upon the minutes of said Board; and that said Resolution has not been amended, repealed or superseded and is in full force and effect this 25th day of September, 2018.



A handwritten signature in cursive script, reading "Thomas Baldrige", is written over a solid horizontal line.

Secretary, Thomas Baldrige



August 22, 2018

Randy Patterson, Economic Development & Neighborhood Revitalization
120 N. Duke Street
P.O. Box 1599
Lancaster, PA 17608-1599
Email: RPatterson@cityoflanasterpa.com

**RE: Lancaster Square Annex
Schematic Design and Preconstruction Services**

Dear Randy,

On the following pages, please find our proposal for Schematic Design and Preconstruction Services for the proposed project at the Lancaster Square Annex building.

Approval of these services will allow the team to provide a more refined estimate for construction.

Please review the enclosed proposal and contact me with any questions or comments.

Warmest regards,

A handwritten signature in black ink, appearing to read "Andy Gilburg". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Gilburg
Market Vice President

Provide professional design and preconstruction services for the core and shell of the library and full design of the parking garage on the Lancaster Square Annex Site in accordance with AIA document B101-2017.

Services will include the following disciplines and subconsultants:

- Architectural Design: Hammel Associates Architects, LLC
- MEP Design: Moore Engineering Company
- Parking Consultant: Walker Consultants
- Structural Engineering: Walker Consultants
- Geotechnical Engineering: ECS Mid Atlantic
- Civil Engineering: C.S. Davidson
- Preconstruction: Benchmark Construction

1. SCHEMATIC DESIGN PHASE SERVICES:

- Prepare a preliminary code review based on the 2015 International Building Code and referenced standards.
- Develop concept design to prepare floor plans of all levels
 - Exterior elevations of all facades
 - Roof plan
 - Typical Building Sections
- Prepare a List of Project Features and Materials, in outline specification format.
- Coordinate with the MEP engineer to provide the preliminary load calculations, systems selections and descriptions
- Coordinate with the parking consultant/structural engineer to provide the following scope:
 - Functional parking layouts and striping plans
 - Preliminary structural framing plans
- Coordinate with the civil engineer to provide the following scope:
 - Property line and topographic survey
 - Sketch plan
- Coordinate with the geotechnical engineer to provide the following scope:
 - Up to 7 geotechnical borings
 - Laboratory testing, including moisture tests, gradation analysis, Atterberg Limit tests and compression strength of rock cores
 - Provide a final written report of findings
 - Provide recommendations for design of foundation systems
- Attend coordination and design review meetings, as required.
- Provide in-office quality control reviews and project administration.

2. SCHEMATIC PRECONSTRUCTION SERVICES:

- Existing site survey/investigation
- Attend design review meetings
- Provide a complete cost estimate itemized by trade packages
 - Utilize quantity takeoffs, square feet analysis, and trade partner consultation

- Provide scope narratives for each trade package
- Provide preliminary constructability review
- Provide preliminary construction schedule

Fees

1. Schematic Design Services
Fee- \$127,900.00
2. Schematic Preconstruction Services
Fee- \$25,000.00