

Memo:

TO: Riverfront Commission

FROM: Gorman & Co., Studio GWA, Fehr Graham

RE: Priorities/Expenditures for the Lawrence Brothers and Stanley/Lawrence sites (Project)

Please allow the following to serve as a recommendation from Gorman & Company (Master Developer), Studio GWA (Master Planner), and Fehr Graham (Environmental/Engineers) in the prioritization of city funding and activity to best reposition the Project to build momentum and receive future funding. This includes local, state, and federal grants, tax credits, and various project specific financing sources.

The following is broken into three sections, each with a project explanation and related costs:

- 1) 60-Day requisite Master Plan/Predevelopment budget – this section includes the actions included in the City Council approved Master Planning budget. The purpose of this budget is to perform necessary due diligence and support the Master Development plan. The Master Development Plan, inclusive of the priorities from the Riverfront Commission is due 12/31/2022. This section does include \$50,200.00 of environmental fees from the priority list.
- 2) Additional proposed expenditures from the Priorities spreadsheet – this section includes a recommendation for additional items from the priorities list that will position the project for the next development steps and EPA remediation grants.
- 3) Other considerations – this section includes other items not on the priorities list but discussed as “low hanging fruit” and relatively quick options to show action on the project site(s).

1) 60-Day requisite Master Plan/Predevelopment budget:

Environmental – review LBP and Asbestos containing material inspection, PCBs, plating chemical impacts, Mercury, and universal waste assessments. (NOTE: Each construction phase will require an additional phase 1/phase 2 report because of these tests and existing conditions. Choosing to wait on performing these until a later date, phase by phase.)

[\(Line 6 Priorities spreadsheet – partial costs\)](#) \$50,200.

Master Planning – short and long-term community engagement efforts to build off and help prioritize past efforts, includes facilitation of key stake holders and the community to build advocates and “owners” of the project. Historic coordination with the Historic Consultant.

\$54,125.

Building Scanning:

Lawrence

\$18,000.

Stanley \$38,000.

Historic Consultant - Prepare and submit an individual National Register Nomination for each property (Lawrence and Stanley) to the State Historic Preservation Office and National Park Service. Prepare and submit a Historic Preservation Certification Applications Part 1, 2, and 3 including the coordination of SHPO/NPS meetings and requirements. Take the lead role in coordinating the historic aspects of the Project including design review at the local, state, and federal levels with the Client and other project personnel. Meet with appropriate state and federal agencies as needed to secure necessary approvals to secure federal tax incentives for the rehabilitation.

\$98,000.

Engineering – Ground Penetrating Radar Services to assess Lawrence floor/substructure. Limited sampling.

\$1,700.

Appraisal Services – Provide an appraisal for each site inclusive of each entire site. (NOTE: Each construction phase will require an additional appraisal report for each phase. The reason for performing this larger survey is to determine building value and/or contribution or sales values for modeling each phase development budgets.

\$18,000.

PCNA – Physical and Conditions Needs Assessment. While it is assumable that all building systems and infrastructure will need to be replaced, financing sources require a PCNA to show how costs were estimated.

\$13,000.

Renderings – as needed for public events

\$8,500.

Total – Approved Predevelopment Budget to accomplish Master Planning \$299,525.

All other costs will be provided on a phase-by-phase basis and with the Master Plan and/or subsequent phase budgets. Portions of the above costs will also be attributed to each project phase on a pro-rata basis so long as they fall within predevelopment timeline/window requirements.

2) Additional proposed expenditures from the Priorities spreadsheet:

Grant application fees/costs for line items 6, 7, 8 (Lawrence site)	\$10,000.
Site Environmental surveys/assessments for the Stanley/National site, line 15	\$60,000.
Grant applications fees/costs for line items 15, 16, 17, and 18 (Stan/Nat'l site)	\$20,000.
Engineering, application, and submission costs to design access under the railroad for future site access, line items 83 (pedestrian & vehicular)	\$250,000.
Study to advance RR quiet zone efforts, line item 87	<u>\$55,000.</u>

Total Additional proposed expenditures from the Priorities spreadsheet: \$395,000.

3) Other considerations

Indirect/security lighting on Project	\$TBD
Securing the Lawrence property	\$TBD
Window removal/securing	\$TBD
Banners/Window wrap	\$TBD
Interim programming to maximize riverfront usage i.e., seasonal events, and other TBD unique events that build a sense of place and activity	\$TBD
Roof repairs – Stanley site	\$TBD
Total Other considerations	\$

Gorman & Company, Studio GWA, and Fehr Graham are currently working to provide pricing on the items listed in section 3 Other considerations.

We look forward to discussing these items at our August 10th, 2022, meeting.

Thank you,
Ron Clewer