



REQUEST FOR PROPOSALS

City of SeaTac
Former Fire Station 47 Site - 24,400 square feet
3215 South 152nd Street, SeaTac, WA 98188

ISSUE DATE: May 4, 2018

PROPOSALS DUE: June 15, 2018

EXTENDED to August 31, 2018 at 3:00PM



1. OVERVIEW

The City of SeaTac issues this request for proposals (RFP) for the purchase and redevelopment of the former Fire Station 47 site of approximately 24,400 square feet located at 3215 South 152nd Street, SeaTac, WA 98188. King County parcel number 04300-0009.

A. City Vision & Collaboration

The City envisions the South 154th Street Station Area and surrounding areas to be attractive to existing and new residents and businesses. The Area Action Plan is designed to promote commercial and residential development. This site is entirely located within the Station Area Overlay District, and the surrounding development may impact the likely development plans.

B. City Goals

Promote compatible commercial/retail/multifamily development projects that complement the surrounding neighborhood mix of single family residential, multifamily, commercial and retail landscape and capitalize on the significant public and private investment made in the area within, and surrounding the Overlay District.

These strategic goals include:

- Disposition of City owned property
- Promotion of economic development
- Promotion of high quality real estate development to increase supply of quality housing units
- Addition of quality commercial space, retail, office and job centers

BEFORE



NOW



SOUTH 154TH STREET STATION AREA PLAN

Background

In 2006 the City adopted the [South 154th Street Station Area Action Plan](http://www.ci.seatac.wa.us/home/showdocument?id=308) (view the plan at the link: <http://www.ci.seatac.wa.us/home/showdocument?id=308>). This plan envisions new commercial and residential development in the area adjacent to Sound Transit's Tukwila International Blvd. (S. 154th St.) Link Light Rail station. The area covered by the Plan is shown on the map on the right.

Overview

The South 154th Street Station Area Action Plan seeks to leverage proximity to the light rail station to develop new business opportunities, new services for SeaTac residents, and new housing opportunities while maintaining the diversity that makes this area a special place. Proximity to the light rail station also provides residents and businesses with access to the regional transit system, reducing their need to rely on the automobile for all of their daily travel needs.

Development Standards

In 2007 the City adopted a new chapter in the Zoning Code to implement the Plan, putting in place the regulations to allow the Plan's vision to begin taking shape as new development occurs. Chapter 15.305 of the [SeaTac Municipal Code](#) (click on the link below to access the SMC) contains the Special Standards for the South 154th Street Station Area. The standards apply to the same area covered by the Plan, shown above. These standards were recently updated in 2017.

<http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15305.html#15.305.005>



2. SITE SUMMARY

Site maps and visuals are intended for reference only and attached as **EXHIBITS A – D**.

- The City's property consists of approximately 24,400 square feet or 0.56 acres
- The property is within the South 154th Street Station Area Overlay District

- The City has completed the demolition, environmental and removal of the former fire station building

Former Fire Station 45 Site	
Site Address	3215 South 152 nd Street, SeaTac, WA 98188
Lot Size	Approximately 24,400 square feet or 0.56 acres
Tax Parcel Nos.	004300-0009
Jurisdiction	SeaTac
Existing Use	Vacant, mostly paved
Legal Description	ADAMS HOME TRS 3RD ADD N 200 FT Plat Block: 1 Plat Lot: 2
Zoning	Urban High Density Residential (UH-UCR) Chapter 15.305 SOUTH 154TH STREET STATION AREA OVERLAY DISTRICT http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15305.html#15.305.00
Permitted Uses	Multifamily; Offices, Retail, and Hospitality as part of a residential mixed use development <u>and</u> other uses specified in the 15.305.055 South 154th Street Station Area Overlay District Use Chart
Height Limit	Limited by FAA standards Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) https://oeaaa.faa.gov/oeaaa/external/portal.jsp

With questions, please contact Aleksandr Yeremeyev 206-973-4843 or at ayeremeyev@ci.seatac.wa.us.

3. TRANSACTION TERMS

The City expects to enter into final negotiations with the firm selected from this RFP. The final terms of the Purchase and Sale agreement are subject to City Council approval. The City reserves the right to reject any and all RFP responses and/or offers. The City expects development of the site to occur within a specific negotiated timeframe, and is not seeking a speculative purchaser.

4. RFP TERMS AND CONDITIONS

A. General Terms

This RFP is not a contract or a commitment of any kind by the City and does not commit the City to enter into a Purchase and Sale agreement or to pay any cost incurred in the preparation of a proposal. The submission of a response to this RFP constitutes an invitation to negotiate with the City.

Upon receipt by the City, all proposals, including any and all attachments to the proposals, will become the property of the City. The City will have the right to copy, reproduce, and otherwise retain each proposal received in compliance with the public disclosure laws of the State of Washington (RCW.42.56). The City will be free to use as its own, without payment of any kind or liability therefore, any idea, concept, technique, suggestion, layout, or plan received during the procurement process.

Failure to provide any of the requested data within the specified submission period may cause the City, at its sole discretion, to reject the proposal or require the data to be promptly submitted.

All facts and opinions stated in this RFP and in all supporting documents and data, including but not limited to any statistical and economic data and projections, are based on available information from a variety of sources and should be independently verified. No representation or warranty is made with respect to this information.

In the interest of a fair and equitable selection process, the City retains sole responsibility to determine the timing, arrangement and method for any presentations during the selection process. Prospective respondents and members of their team are cautioned not to undertake any activities or actions to promote or advertise their qualifications except in the course of City-sponsored presentations.

B. Rejection of Responses

The City, at its sole discretion, reserves the right: (i) to accept or reject, in whole or in any part, proposals to this RFP, (ii) to request new proposals, (iii) to waive any immaterial defects and irregularities in the proposals, (iv) to reissue the RFP, or (v) to not proceed with any part of the procurement process. During the evaluation process, if the City determines that a particular requirement may be modified or waived, then the requirement(s) will be modified or waived for all respondents and all proposals will be re-evaluated in light of the change.

In the event that the City determines there is not an acceptable proposal, the City reserves the right to enter into direct negotiations with any party it chooses on such terms and conditions as shall then be acceptable to the City, notwithstanding any other provisions of this RFP.

C. Public Disclosure

All proposals are subject to disclosure upon receipt by the City. Respondents should be aware that the City is required by law to make its records available for public inspection, with certain exceptions (see RCW Chapter 42.56). If respondents wish to be notified of public records requests to which documents submitted by respondents may be responsive, respondents must clearly mark any information contained in their proposals that they consider proprietary with the words “proprietary information.” However, respondents are advised that even materials marked “proprietary information” may be subject to public inspection. In addition, marking all or nearly all of a proposal as proprietary may result in rejection of the proposal. Respondents shall be responsible for and bear the costs of taking legal action in any attempt to prevent disclosure of any information they deem proprietary.

D. Responsibility for Cost

All costs associated with the preparation of a proposal will be the responsibility of the respondents, including but not limited to costs of: delivery, express, parcel post, packing, cartage, insurance, license fees, permits, and bonds. The City shall not be liable for any costs incurred by respondents in the preparation or submission of a proposal or participation in the RFP process.

5. EVALUATION & SELECTION PROCESS

An evaluation panel will assess the overall strength of each proposal and will select the strongest proposal for final negotiation based on the strength of the submittal requirements and reference checks.

The following weighting will be used during the evaluation process:

	ITEM	POINTS
1.	Project Narrative	65
2.	Letter of Intent	25
3.	Project Financing	10
	Subtotal	100
4.	(Optional)	10
	MAXIMUM TOTAL	110

In the event that a binding agreement is not be finalized for the top ranked proposal, the City reserves the right, in its sole discretion, to enter into negotiations with the next highest-ranked, or call for new proposals, or discontinue this selection process. The City also reserves the right to research respondents as it deems necessary.

6. SUBMISSION REQUIREMENTS

All proposals must include the following information:

1. **Project Narrative.** Prepare a narrative description of the proposed project that includes the following information:
 - a. *Development Concept.* A conceptual graphic depiction and narrative description of the proposed project, including the type(s) of any commercial tenants (if any) that are anticipated to occupy the project. (Retail/office/commercial etc.)
 - b. *City Vision & Economic Benefits.* A description of how the project will support the City's adopted vision and goals, as stated in this document, South 154th Street Station Area Plan, and the City Comprehensive Plan.

- c. Project Team and Qualifications
- d. Project Timeline
2. **Letter of Intent.** Provide a signed letter of intent on your firm's letterhead that reflects your BEST offer **to purchase and develop the Former Fire Station 47 site.**
3. **Financing.** Provide a letter or other evidence from your lender, financial partners, or other established financial source(s) attesting to your firm's capacity to complete the proposed project.
4. **Optional Additional Criteria** (*Optional - Additional points will be awarded to proposals that include this component*). The City welcomes proposals from developers that will commit to selecting general contractors that will in turn commit to setting and meeting targets for apprenticeship utilization (including some targeted percentage of women and minority apprentices) and local hiring during construction from economically disadvantaged zip codes and/or the community of the proposed project. Submit a workforce development plan for achieving such goals.
5. **References.** Provide two (2) development and two (2) financial references for current or past projects that are similar to the proposed project. Contact information should include the name, title, entity, telephone number, email and relationship to your firm.

7. SUBMISSION INSTRUCTIONS

- Respondents must e-mail their proposal by **June 15, 2018** at 3:00 PM to:
- **SUBMISSION DEADLINE EXTENDED TO AUGUST 31, 2018 at 3:00 PM.**

Aleksandr Yeremeyev

Economic Development Strategist | Community and Economic Development

City of SeaTac | 4800 South 188th Street | SeaTac WA 98188

206-973-4843 | ayeremeyev@ci.seatac.wa.us



This communication may be subject to public disclosure laws of the State of Washington (RCW.42.56)

ATTACHMENTS

All information to be independently verified

EXHIBIT A – Aerial Site Map

EXHIBIT B – Utility Map

EXHIBIT C – Current Picture of Site

EXHIBIT D – Other Projects in the Area

EXHIBIT A – Aerial Site Map Yellow boundary depicts South 154th Street Station Area Plan

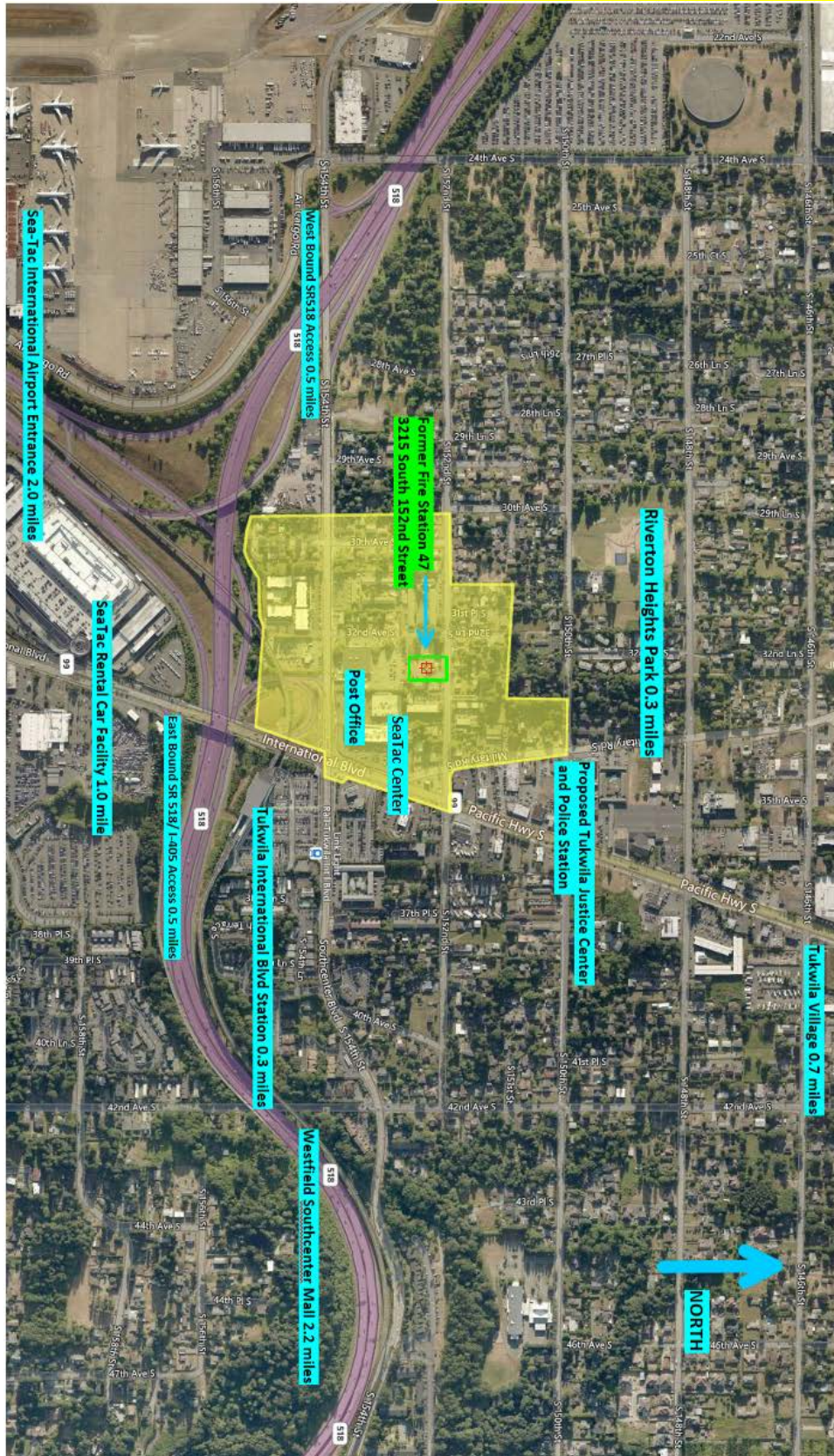


EXHIBIT B – Utility Map

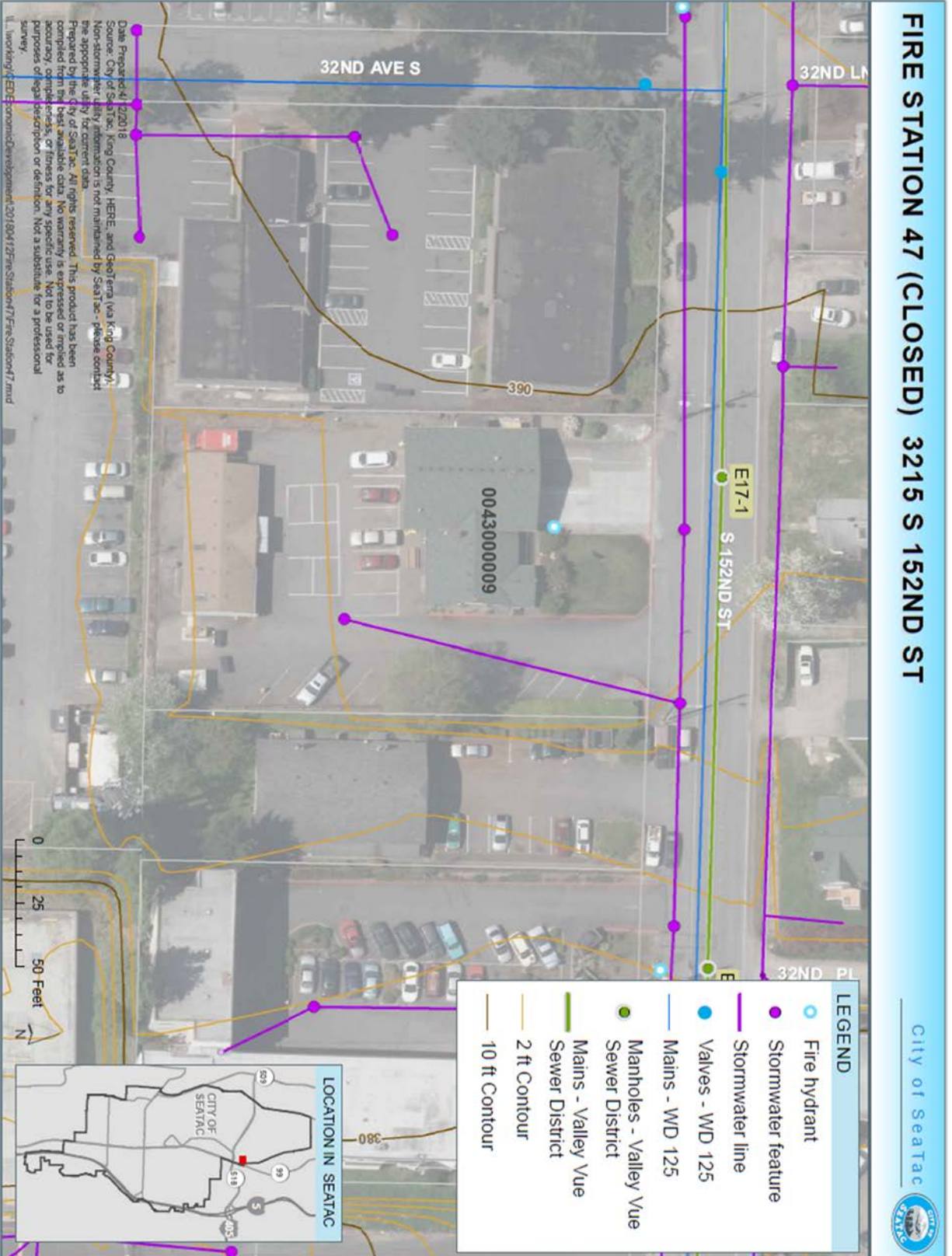


EXHIBIT C – Current Picture of Site – 3215 South 152nd Street, SeaTac, WA 98188



EXHIBIT D – Other Projects in the Area

1. Planned Tukwila Justice Center and Police Station – South of S 150th St Between Tukwila International Blvd and Military Road S, Tukwila, WA

Basic Stats

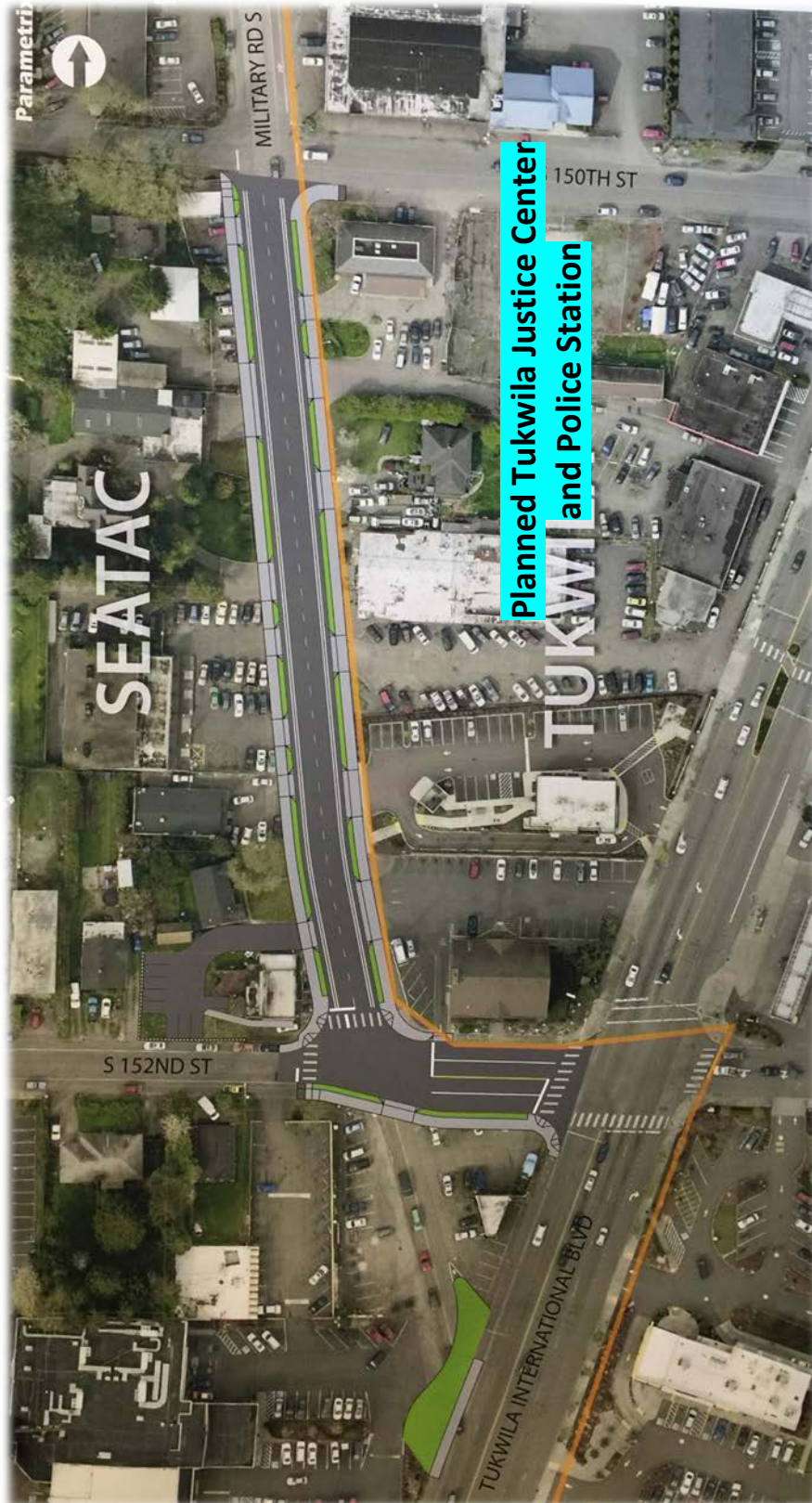
Estimated Project Cost: \$68,536,343

Approx. Location: Tukwila International Boulevard at S 150th Street – Approximate address 15015 Tukwila International Blvd, Seattle, WA 98188.

Approx. Size: 45,500 SF combined facility



**2. Project – South 152nd Street and Military Road, SeaTac, WA – Approximately \$4,634,430
Capital Improvement - PLANNED**



3. Tukwila Village – 14404 Tukwila International Boulevard and South 144th Street.

The City of Tukwila owns six acres in a prime location for a mixed-use, neighborhood center. Tukwila Village will include a branch of the nationally recognized King County Library System, the City's neighborhood police resource center, a community meeting room, cafe, a plaza, 400 apartments (primarily for seniors), 4 live/work units, retail, and the headquarters of the Senior Housing Assistance Group (SHAG). Approximately \$60M for the three phases



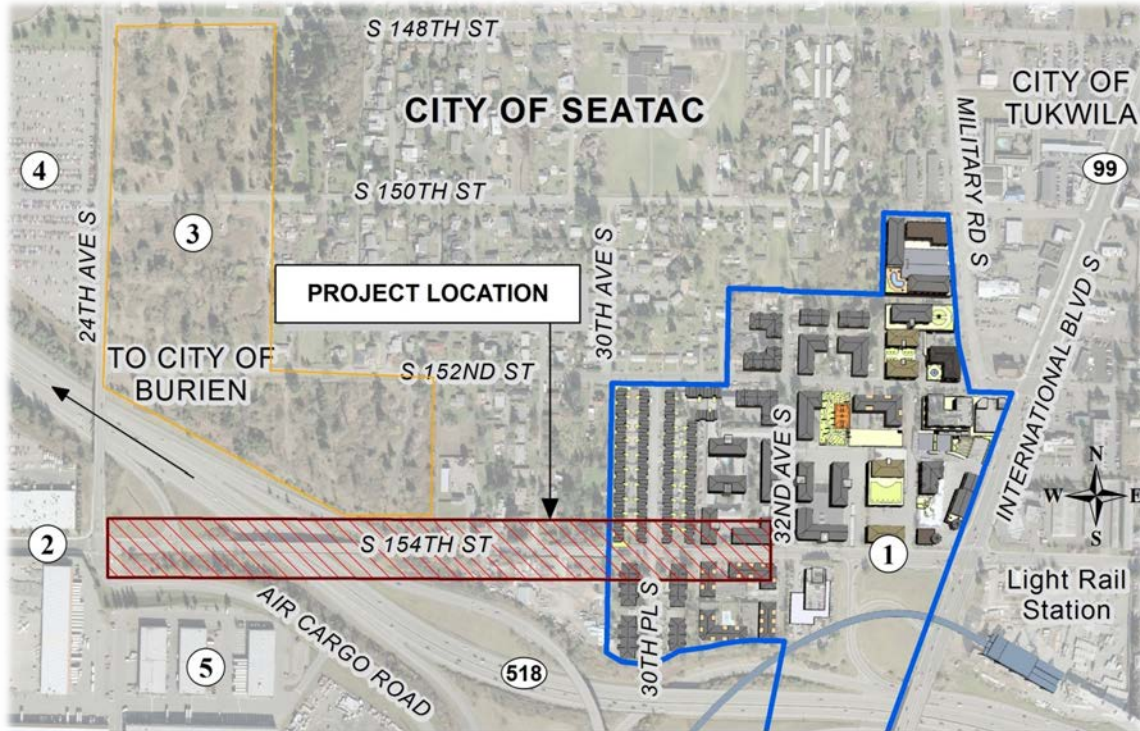
4. Riverton Heights Park Property Development Phase 1 – 3011 South 148th Street, SeaTac, WA



RIVERTON HEIGHTS PARK
SeaTac, WA
03.21.2019



5. Project – South 154th Street, SeaTac, WA – Looking East - \$5,194,509 Capital Improvement



City of SeaTac

0 300 600 Feet

Date Prepared: March 24, 2009

 Project Location

 SeaTac Urban Center

- ① Street Improvements by Sound Transit (2009)
- ② Street Improvements by Port of Seattle (2006)
- ③ Future North Freight Cargo Complex
- ④ Port of Seattle Staff Parking
- ⑤ Port of Seattle Cargo Complex

BEFORE



AFTER



6. Project – Sale of City owned SeaTac Center property – South 152nd Street and Military Road, SeaTac, WA Approximately 189,445SF or 4.35 acres

