

# Request for Proposal SeaTac Center Purchase and Redevelopment (RFP)



## Request for Proposal and Qualification

**Title:** Request for Proposal SeaTac Center Purchase and Redevelopment (RFP)

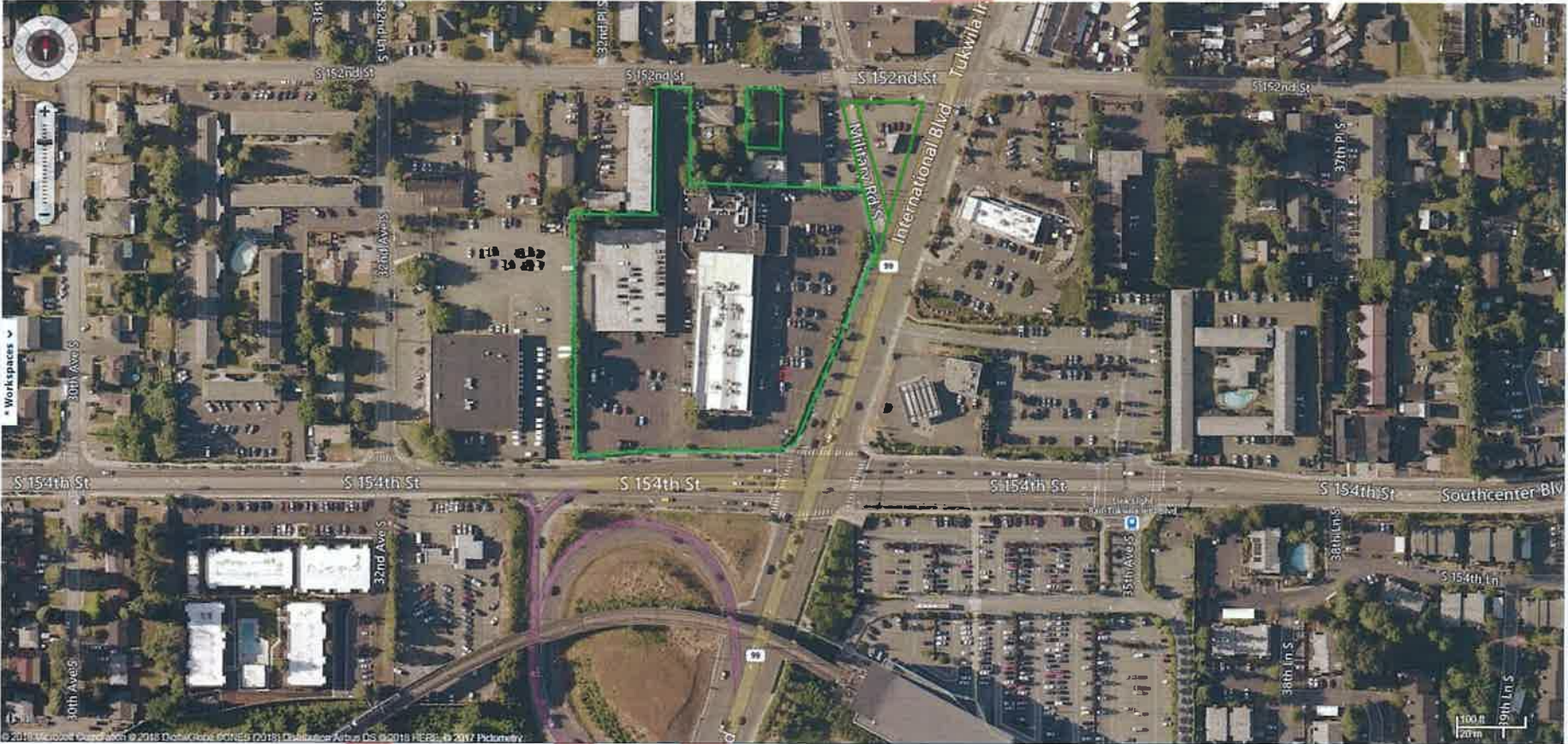
**RFP Issued:** May 31, 2018

**Responses Due:** August 3, 2018

**Voluntary Site Tour:** 9 AM – 11AM on June 22, 2018

**City of SeaTac – Community and Economic Development** [www.CityofSeaTac.com](http://www.CityofSeaTac.com)

**Site Plan**



## 1. Executive Summary –

The City of SeaTac issues this request for proposals (RFP) for the purchase and redevelopment of the entire SeaTac Center Property, currently built out with approximately 65,000 SF commercial building and a structured parking garage on about 195,445 square feet or 4.48 acres located at 15245 International Blvd S., SeaTac, WA 98188.

### A. City Vision

SeaTac is a vibrant community, economically strong, environmentally sensitive, and people-oriented. The City envisions the South 154<sup>th</sup> Street Station Area to be attractive to existing and new residents and businesses, while preserving the present cultural and ethnic diversity. The Station Area already boasts a very diverse existing economic base and a vibrant business community. Proximity to the Tukwila International Blvd Light Rail Station makes the property an ideal Transit Oriented Development (T.O.D.) opportunity. The Area Action Plan is designed to encourage transit- and pedestrian-friendly redevelopment of this station area with commercial mixed-use and residential projects. This site is entirely located within the Station Area Overlay District and uniquely positioned to play a catalyst role within the neighborhood, surrounding development, and become a model for regional Transit Oriented Development.

### B. City Goals

The City is working to promote and facilitate compatible commercial/retail/multifamily development projects that complement the surrounding neighborhood mix of single family residential, multifamily, commercial and retail. Additionally, it is important that the City capitalize and leverage the significant public and private investment made in the area within, and surrounding the Overlay District. These investments include the construction of the Tukwila International Boulevard Light Rail Station, completion of S 154<sup>th</sup> Street improvement project, planned road

improvements along Military Rd S and S 152<sup>nd</sup> Street, City of Tukwila's proposed Justice Center and Police Station to name a few.

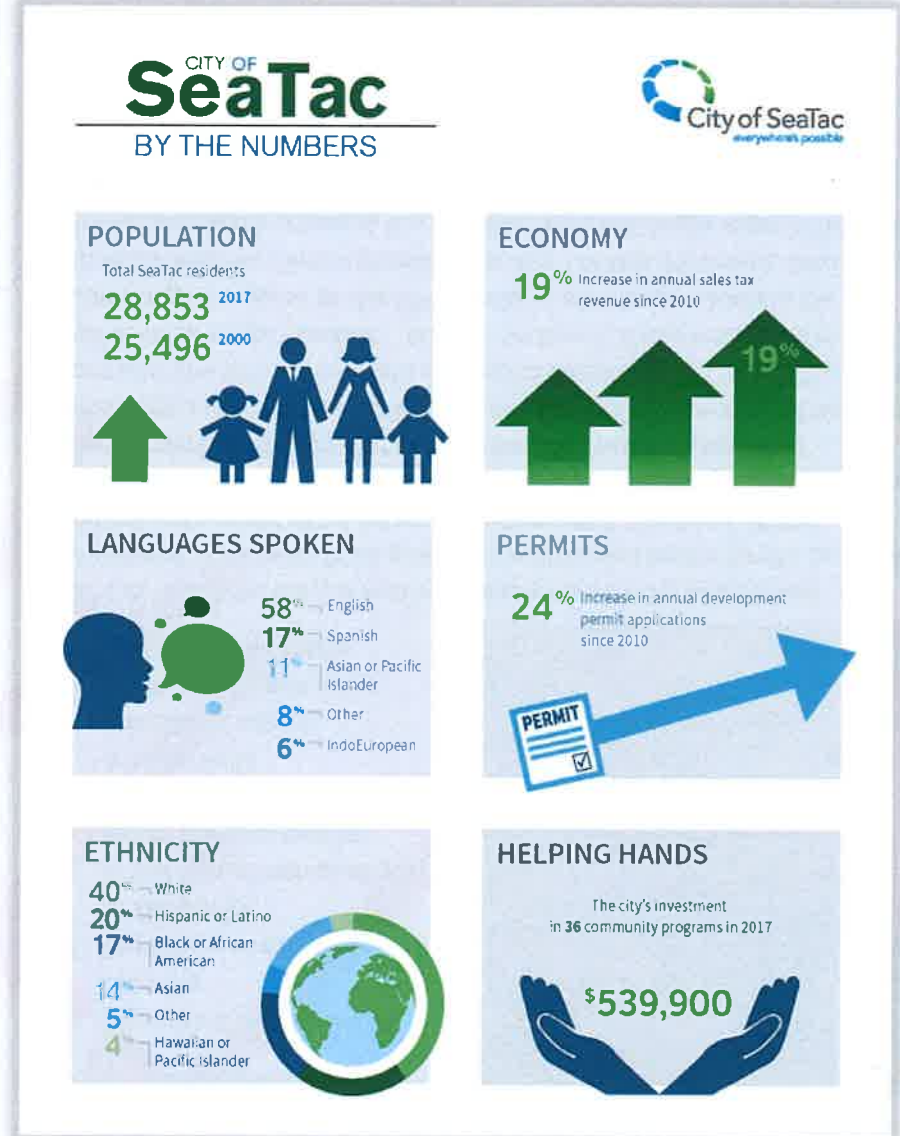
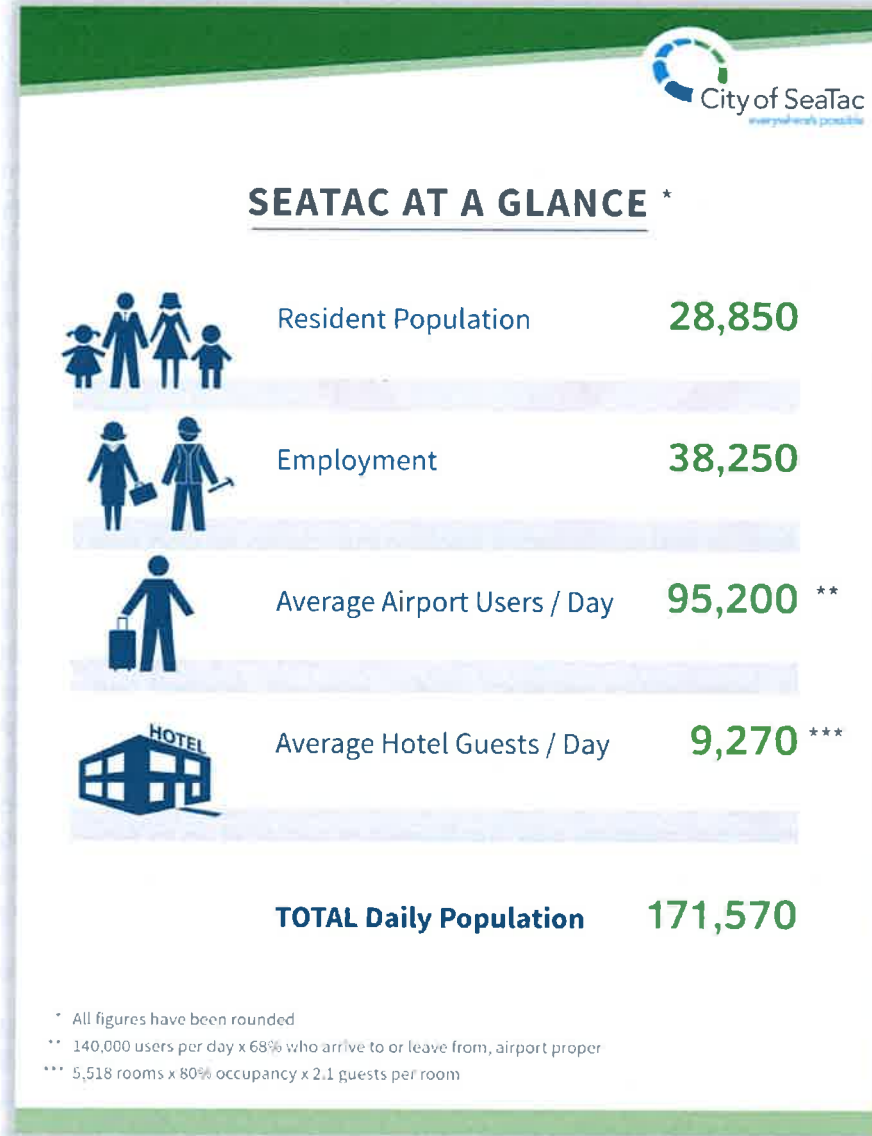
These strategic goals include:

- 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



The City of SeaTac (City) is seeking statements of qualifications and development concepts from qualified development teams for the purchase and redevelopment of a 4.35-acre site (Property). The focus of this solicitation is on statements of qualifications and associated concepts from development teams. The RFP process and structure is designed to encourage a time efficient, effective and productive generation of detailed concepts. The City will evaluate all concepts against the “Community Goals and Development Objectives” listed in Section 5. Those interested in submitting a response to this RFP should, at a minimum, address the Submittal Requirements outlined in Section 7 of this document. Once the City has selected a proposal, the qualified team will begin negotiations and enter into an agreement with the City to purchase and redevelop the Property. Proposals will be reviewed through the process described in Section 9. The selected proposal will be further refined through a collaborative process involving community stakeholders.

# Request for Proposal SeaTac Center Purchase and Redevelopment (RFP)



## 2. Overview – City of SeaTac

### Overview

The City of SeaTac is a vibrant community, economically strong, environmentally sensitive, and people-oriented. 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.

### Demographics

The City of SeaTac is a thriving, culturally and economically diverse global community of 28,853 residents. Over the next five years population growth in SeaTac is projected to grow at 5.06%, higher than the national growth rate of 3.77% but slightly lower than the King County growth rate of 7.46%. SeaTac's proximity to Seattle-Tacoma International Airport coupled with a large selection of quality, inexpensive housing makes the city an international gateway for a growing population of minorities, immigrants and refugees, which account for approximately 62% of our City's population. Our global and diverse community boasts representation of more than 80 nationalities and more than 70 spoken languages.



### Location

The City of SeaTac is conveniently located halfway between the cities of Seattle and Tacoma in western Washington state. It is bordered by the cities of Burien, Des Moines, Kent, Tukwila and unincorporated King County. Sea-Tac International Airport is located wholly within the City of SeaTac.

SeaTac's proximity to major highways, coupled with future light rail access and the presence of Sea-Tac International Airport, make the City a major transportation hub for the Puget Sound region.

SeaTac is readily accessible to vehicular traffic by I-5 and SR-509, SR-518, SR-99 and nearby I-405.

The City is served by three light rail stations, connecting SeaTac to downtown Seattle.

Sea-Tac International Airport provides passenger and cargo connections throughout the nation and internationally.

### Transportation



**Light Rail Map Courtesy of Sound Transit**



**Airport Link/SeaTac**

- Link light rail arrived to the City of SeaTac in 2009. Trains run all day from a new SeaTac/Airport Station to downtown Seattle and north to the University of Washington.

**SeaTac/Airport Station – Average Weekday Boarding: 5,629**

- Located just west of the corner of the intersection of S. 176th Street and International Boulevard (SR 99), near the northeast corner of the main airport parking garage.
- Offers a 36-minute ride from the City of SeaTac to downtown Seattle – every time regardless of the weather or highway traffic.

**Tukwila International Boulevard Station – Average Weekday Boarding: 2,899**

- Elevated station with side platforms located at the intersection of International and Southcenter Boulevards/South 154th Street.
- A park-and-ride lot with 600 spaces is located at this station.
- Special urban design features at the entrance plazas to the Tukwila International Boulevard Station Park-and-Ride lot.
- Travel time to downtown Seattle will be 31 minutes.

**Angle Lake Station – Average Weekday Boarding: 3,549**

- An elevated station spanning South 200th Street at 28th Avenue South
- An iconic 1,050 stall parking garage
- 10,000 square foot public plaza
- 35 minute ride to downtown Seattle





## Business Climate and Advantages

Businesses thinking of locating to SeaTac can be assured of a business-friendly local government that offers the personal touch of a smaller city. Whether a prospective business or developer, the City of SeaTac offers substantial advantages at low costs compared with most of the Puget Sound region, making it a great value for any type of business.

With no local Business & Occupation tax or utility tax, yet all of the desired features of a larger city, SeaTac provides a competitive advantage to any business looking for the perfect location.

The City of SeaTac surrounds the Seattle-Tacoma International Airport. This proximity offers great opportunities for industries for which direct access to either air cargo or passenger flights is of paramount importance. Airports facilitate commerce; they also serve as economic engines, and their direct, indirect and induced benefits accrue throughout the rest of the community as well.

The City of SeaTac and the Port of Seattle work closely with one another to meet the needs of industry and the region by promoting the benefits of the airport to residents and businesses, while minimizing the airport's impacts on our community.

## Easy Development Process

The City has a streamlined permitting process, which includes Pre-Application meetings with all departments present to provide valuable feedback to the development team, ensuring a smooth progression of projects.

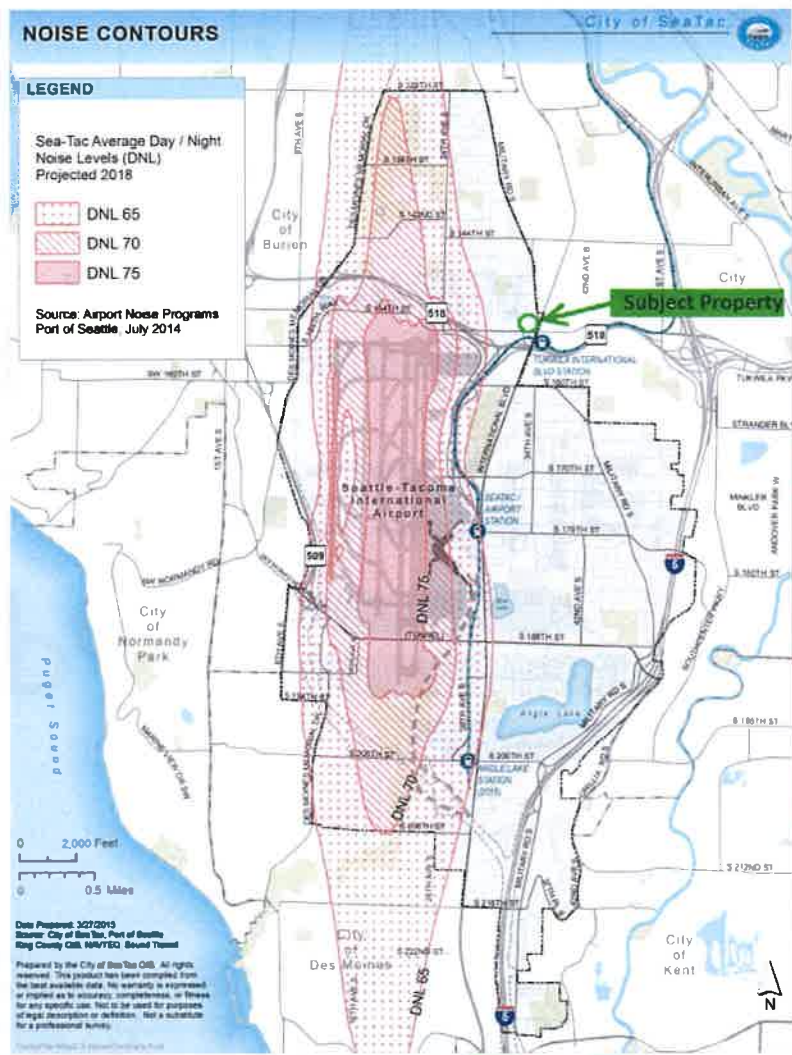
## Airport Proximity, Opportunities and Impacts

Below is a summary of estimated economic impacts detailed in a Port of Seattle study completed by Community Attributes, Inc. (CAI) consultant team. With the extensive economic opportunities, some challenges exist as well. One primary concern is the noise from the airport operations. The Noise Contour Map below provides insight on the areas impacted and the approximate noise levels per Federal Aviation Administration defined terms. It is clear from this map that the subject Property is not significantly impacted by the noise.





## Noise Countours Map



Located completely within our City limits, Seattle-Tacoma International Airport is an economic driver and a catalyst for private sector growth. With the 9th busiest airport in the country serving over 46.9 million passengers in

Page | 9 – SeaTac Center Purchase & Redevelopment RFP – May 16, 2018

2017 and more than 5,500 guest rooms with the City of SeaTac, our constant visitor stream reflects a daytime population of approximately 171,000 and a nighttime population of at least 40,000. Major industries in the City include hospitality, professional services, trade, transportation and logistics. The City's top employers include the airport, airlines, hotels and transportation businesses; including the Alaska Air Group corporate campus. With direct access to major freeways and light rail stations, the City of SeaTac is the ideal place for any business that depends on a multi-faceted transportation system to move people and products. SeaTac is a premier international gateway serving the Puget Sound region and Washington state.

## The Major Industries



hospitality



professional services



transportation



logistics

Operated by the Port of Seattle, Seattle-Tacoma International Airport (SEA, KSEA) is ranked as the 9th busiest U.S. airport, serving 46.9 million passengers and more than 425,800 metric tons of air cargo in 2017. With a regional economic impact of more than \$22.5 billion in business revenue, the airport generates more than 151,400 jobs (87,300 direct jobs), representing over \$3.6 billion in direct earnings and more than \$442 million in state and local taxes.

- **Air Passengers**
- *U.S. rank by passenger numbers: #9 (2016 rank)*
- *World ranking by passenger numbers: #40*
- Approximately 74 percent of the airport's passengers originate and/or terminate their itinerary at Sea-Tac
- 46.9 million in 2017 (2.6 percent increase over 2016)
- Domestic passengers: 37,960,191 (+7.7 percent, 89.8 percent of total)
- International passengers: 4,380,346 (+11.1 percent, 10.2 percent of total)



#### **Air Cargo**

- 425,857 metric tons in 2017
- U.S. rank by air cargo volume: #19 in 2016

#### **Air Carriers**

- Twenty-eight airlines serve 87 nonstop domestic and 23 non-stop international cities.

#### **Destinations**

##### **Top U.S. destinations ranked by scheduled flights:**

- Bay Area, California 11 percent (San Francisco, Oakland, San Jose)
- Los Angeles 9.5 percent (LAX, Orange County, Burbank, Long Beach, Ontario)
- Portland 6.8 percent
- Anchorage 4.2 percent
- Denver 4 percent

##### **Top international destinations ranked by scheduled flights:**

- 66.63 percent Canada (Vancouver 29.3 percent, Calgary 12.3 percent, Victoria 8.91, Edmonton 5.28 percent, Kelowna 4.28 percent)
- 13.8 Asia (Seoul 4.7 percent, Tokyo 3.71 percent, Beijing 3.3 percent)
- 11.1 percent Europe (London 4.56 percent, Amsterdam 2.65 percent)
- 2.76 percent Middle East (Dubai)

More information at <https://www.portseattle.org/page/airport-basics>

# SEATAC

Economic Activity Driven by Sea-Tac International Airport, 2017



# DIRECT IMPACTS OF SEA-TAC

Economic Impacts of Sea-Tac International Airport, 2017

Category	Jobs	Business Revenue (mils 2017 \$)	Wages (mils 2017 \$)	Compensation (incl. Benefits) (mils 2017 \$)
On-site Airport Activity	19,100	\$5,574.8	\$1,109.8	\$1,403.0
Passenger Airlines and Services	6,700	\$2,386.3	\$399.4	\$503.2
Airport Services and Vendors	7,500	\$1,575.4	\$412.5	\$519.4
Ground Transportation*	600	\$318.8	\$25.2	\$31.5
Contract Const. and Consulting	2,000	\$498.3	\$124.1	\$153.7
Air Cargo	2,300	\$796.0	\$148.6	\$195.1
Visitor Impacts	68,200	\$5,906.5	\$1,878.0	\$2,247.8
<b>Total</b>	<b>87,300</b>	<b>\$11,481.3</b>	<b>\$2,987.8</b>	<b>\$3,650.8</b>

Source: Washington State Department of Social & Health Services, 2017; Washington State Office of Financial Management, 2017; U.S. Bureau of Labor Statistics, 2017; Puget Sound, 2017; Puget Sound Regional Council, 2017.

\*The ground transportation data includes only the impact of our rental airplanes as indicated from the 2017 City of SeaTac Gross Sales data. The impact of other forms of ground transportation to and from the Airport such as taxis are captured as part of the Visitor Impacts.

January 30, 2018 | 7



January 30, 2018 | 3



All of this bustling activity supports an extensive and diverse global business community. According to a recent Business Outreach Survey, the City learned that more than 70% of business serve the local market, and close to 45% serve also the state, national and international markets from their City of SeaTac business locations. This diversification of markets served helps mitigate natural fluctuations in the economic environment. Conversely, this drives the demand for real estate space close to the airport and results in extremely low vacancy rates across all categories (Source: CoStar Analytics).

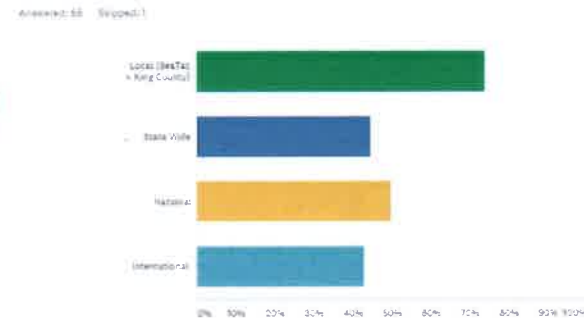
Retail: 2.6%

Office: 7.1%

Multifamily: 4.3%

Industrial: 1.7%

What market does your company serve? (check all that apply)



ANSWER CHOICES	RESPONSES
Local (SeaTac + King County)	74.14% 42
State Wide	44.52% 26
National	50.00% 28
International	43.02% 25
<b>Total Respondents: 58</b>	



### 3. South 154<sup>th</sup> Street Station Area Action Plan

#### Background

In 2006 the City adopted the [South 154th Street Station Area Action Plan](#) (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 and active living activities.

The South 154th Street Station Area is approximately 42 acres and is located in the north-central section of SeaTac on its eastern border with the City of Tukwila. It is bounded on the east by International Boulevard, the City's corporate limit, on the south by SR 518, and on the west mostly by 30th Ave. S. The northern border follows parcel lines mid-way between S. 152nd St. and S. 150th St. International Blvd., a north/south regional arterial, separates the project area from the light rail station. The approximate distance from the station platform to the station area is 500 feet.

The purpose of this Action Plan is to encourage transit- and pedestrian-friendly redevelopment of this station area by providing residents, business owners, property owners, Sound Transit, and the City with up-to-date market information, feasible land use alternatives, appropriate capital investments, and opportunities for joint public-private partnerships.



#### 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 updated in 2017.

<http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15305.html#15.305.0>

\*Image provided for illustrative purposes only

# South 154<sup>th</sup> Street Station Area Concept Plan



## 4. Project Summary

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

- 195,445 square feet or 4.48 acres optimally located with excellent visibility and access – Transit Oriented Development site
- The property is within the South 154<sup>th</sup> Street Station Area Overlay District
- The City has completed and is in the process of making significant infrastructure investments in the area

	Former Fire Station 45 Site
<b>Site Address</b>	15245 International Blvd S., SeaTac, WA 98188
<b>Lot Size</b>	Approximately 195,445 square feet or 4.48 acres
<b>Tax Parcel Nos.</b>	004300-0013, 004300-0015, 004300-0018, 004300-0019
<b>Jurisdiction</b>	SeaTac
<b>Existing Use</b>	Interim-use Shopping Center; Commercial Services
<b>Legal Description</b>	See King County Department of Assessment information
<b>Zoning</b>	Community Business in Urban Center (CB-C) Chapter 15.305 SOUTH 154TH STREET STATION AREA OVERLAY DISTRICT <a href="http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15205.html#15.205.010">http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15205.html#15.205.010</a>
<b>Permitted Uses</b>	Multifamily; Offices, Retail, Hospitality development and other uses specified in the 15.305.055 South 154th Street Station Area Overlay District Use Chart
<b>Height Limit</b>	Limited by FAA standards  Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) <a href="https://oeaaa.faa.gov/oeaaa/external/portal.jsp">https://oeaaa.faa.gov/oeaaa/external/portal.jsp</a>

With questions, please contact Aleksandr Yeremeyev, Economic Development Strategist, City of SeaTac at 206-973-4843 or at [ayeremeyev@ci.seatac.wa.us](mailto:ayeremeyev@ci.seatac.wa.us).

## **5. Community Goals and Development Objectives**

### **Vision Statement**

The City of SeaTac's vision is based upon the creative imagination, dreams, and common values of the City's residents and businesses. The City is committed to achieve the following vision for the future of the SeaTac community. The City of SeaTac is envisioned to be economically strong, environmentally sensitive, visually pleasing, and people-oriented with a socially diverse but cohesive population and employment mix. These attributes create a positive identity and image for the community and contribute to a city of the future that works. The essence of a growing, prosperous, and vibrant City of SeaTac is found not in its built or natural environment alone but in the collective spirit of those who live and who work within the SeaTac community. The built aspects of this community—its residential and commercial structures, transportation network, park and recreation facilities, utility systems and other public and private facilities, as well as the natural environmental setting—are not considered as ends in themselves, but as means for enhancing the quality of life and enriching the human spirit.

For more details, please see the City of SeaTac's current comprehensive plan at: <http://www.CityOfSeaTac.com/government/comprehensive-plan>

### **The City Serves the SeaTac Community**

GOAL 1.1 As a public entity, serve the good of the SeaTac community.

### **Consistency and Coordination**

GOAL 1.2 Ensure that SeaTac's Comprehensive Plan is internally consistent and remains consistent with the State's Growth Management Act and regional growth management plans and policies.

### **Community Design Element**

Page | 15 – SeaTac Center Purchase & Redevelopment RFP – May 16, 2018

GOAL 7.1 Provide residents and visitors with a positive, identifiable image of the City of SeaTac.

GOAL 7.2 Provide a well-designed, pedestrian-friendly, and community-oriented environment in the Urban Center.

GOAL 7.3 Enhance the character of residential areas and promote a range of well-designed housing types.

GOAL 7.4 Promote well-designed developments in the Industrial and Aviation Commercial zones that respect the natural environment.

GOAL 7.5 Strengthen the positive attributes of SeaTac International Airport's presence in the City of SeaTac.

GOAL 7.6 Attract and encourage major institutions that are well designed and beneficial to the community.

### **Community & Economic Development**

GOAL 8.1 Support the private sector through partnerships, plans, and monitoring.

GOAL 8.2 Review and reform regulations and taxing policies to develop a strong business climate and encourage entrepreneurial government.

GOAL 8.3 Promote and encourage quality job training and educational opportunities.

GOAL 8.4 Encourage economic diversity and a variety of jobs at various wage levels.

GOAL 8.5 Create an environment that spurs local food sector development to increase opportunities for economic self-sufficiency.

GOAL 8.6 Maintain and upgrade existing, and strategically locate new public infrastructure to provide capacity for economic growth.

GOAL 8.7 Enhance and utilize the City's natural and built environment to increase the desirability of locating in SeaTac

## 6. Incentives and Alternative Development Deal Structure

### Tax Exemption

Multi Family Tax Exemption- Developers can qualify for an 8-12 year tax exemption for new development in residential targeted areas. Eligible projects must meet the following requirements:

- Housing units must be located within the designated boundaries of the South 154th Street Station Area.
- Projects must include at least 20 dwelling units.
- Construction must be completed within three years of application approval.
- Other eligibility requirements and application instructions are included in the ordinance. 3.85.040 Tax exemption – Duration – Valuation – Exceptions. See details at: <http://www.codepublishing.com/WA/SeaTac/?SeaTac03/SeaTac0385.html#3.85.010>

## 7. Submittal Requirements for Responses to this RFP

All proposals must include the following information:

- a. **Project Narrative.** Prepare a narrative description of the proposed project that includes the following information:
  - i. **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.)
  - ii. **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 154<sup>th</sup> Street Station Area Plan, and the City Comprehensive Plan.
- b. Project Team and Qualifications
- c. Project Milestones and Timeline
- d. **Letter of Intent.** Provide a signed letter of intent on your firm's letterhead that reflects your BEST offer to purchase and redevelop the SeaTac Center Property.
- e. **Financing.** Provide a letter/s and/or other evidence from your lender/s, financial partners, and/or other established financial source(s) attesting to your firm's capacity to complete the proposed project in a timely manner.



- f. **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 preserving the existing business ecosystem and phase or otherwise structure the project to provide right of first refusal to the current tenants and/or opportunity to occupy newly developed spaces at the time of completion. Additionally, please define the components of your project and strategies to increase the City's stock of high quality attainable workforce housing to support the objectives of the comprehensive plan and further compliance with the State's Growth Management Act. Please submit a development plan for achieving such goals.
- g. **References.** Provide three (3) development and three (3) 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.

## **8. Submittal Instructions, Site Visit, Request for Clarification and Changes to this RFP**

Responses must be submitted to Aleksandr Yeremeyev by mail, email, US Mail, or courier service. For email responses, please use the subject line: "SeaTac Center RFP: additional clarifying subject title." The City has not set a specified page limit for responses; however, we expect to receive responses that are thorough, concise, and to the point without unnecessary content. The City expects all responders to use their best judgment in this regard. Emailed responses should not exceed five megabytes (5MB) in size. Responses that exceed this size should be printed and delivered to the City, also include electronic versions on a USB memory device.

A voluntary pre-submittal site visit for this RFP will be held on **Friday, June 22, 2018 at 9AM-11AM** (Pacific Time) at 15245 International Blvd S., SeaTac, WA 98188. Please meet at the Southwestern corner of the parking lot east of the adjacent United States Post Office building and close to the structured parking garage entrance. We encourage all attendees to sign in with City staff or provide a business card with contact information. Attendees will have an opportunity to tour the site, ask clarifying questions, and meet each other and City staff. The City may offer oral comments or responses to questions asked at the site visit, but such comments or responses will not modify the terms of the RFP. In the event the City determines that formal clarification or modification to the RFP is warranted, the City will issue a written Addendum to this RFP. Proposers are encouraged to bring a copy of this RFP to the pre-submittal site visit. **All attendees must be sufficiently insured to perform their standard business operations and indemnify and hold harmless the City and all related parties.**

Questions about any matter contained in this RFP should be emailed to Aleksandr Yeremeyev at [ayeremeyev@ci.seatac.wa.us](mailto:ayeremeyev@ci.seatac.wa.us). Please use the subject line: "SeaTac Center RFP: additional clarifying subject title." Material changes or clarification of any matter contained in this RFP will be published in the form of a written addendum to this RFP at this location on the City's website: <http://www.ci.seatac.wa.us/business/economic-development/city-owned-property-for-sale>. The City may make a courtesy effort to notify interested parties that an addendum has been published, but City is under no obligation to do so. As such, parties interested in this RFP should refer frequently to the website for this RFP. The City may also load supplemental information about this project to the RFP website.

Respondents must e-mail or otherwise deliver their proposal **by Friday, August 3, 2018 at 3:00 PM to:**

**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](mailto:ayeremeyev@ci.seatac.wa.us)



This communication may be subject to public disclosure laws of the State of Washington (RCW 42.36)

## **9. Evaluation & Selection Responses**

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 response to the submittal requirements and reference checks.

The following weighting will be used during the evaluation process:

	<b>ITEM</b>	<b>POINTS</b>
<b>1.</b>	Project Narrative & Design Concepts	30
<b>2.</b>	Letter of Intent and Offer	20
<b>3.</b>	Project Milestones and Timeline	20
<b>4.</b>	Project Team, Experience and Qualifications	20
<b>5.</b>	Project Financing	10
	<b>Subtotal</b>	<b>100</b>
<b>6.</b>	(Optional)	10
	<b>MAXIMUM TOTAL</b>	<b>110</b>

In the event that a binding agreement is not 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.

## 10. Terms of this RFP

### **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.

### **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.

### **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.

### **Responsibility for Cost**

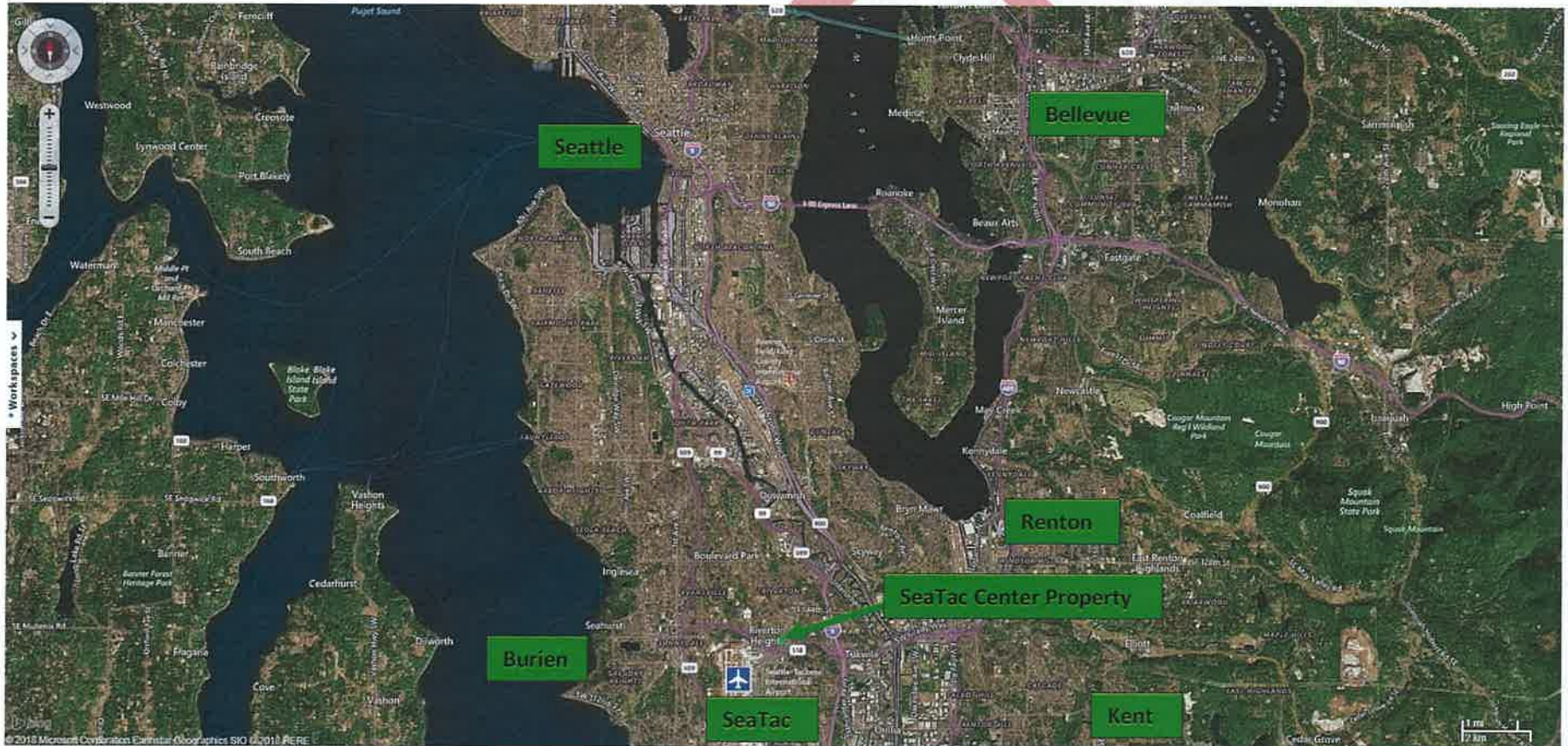
All costs associated with the preparation of a proposal will be the responsibility of the respondents, including but not limited to costs of: delivery, express, parcel post, packing, cartage, insurance, license fees, permits, and bonds. The City shall not be liable for any costs incurred by respondents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

# 11. Appendix:

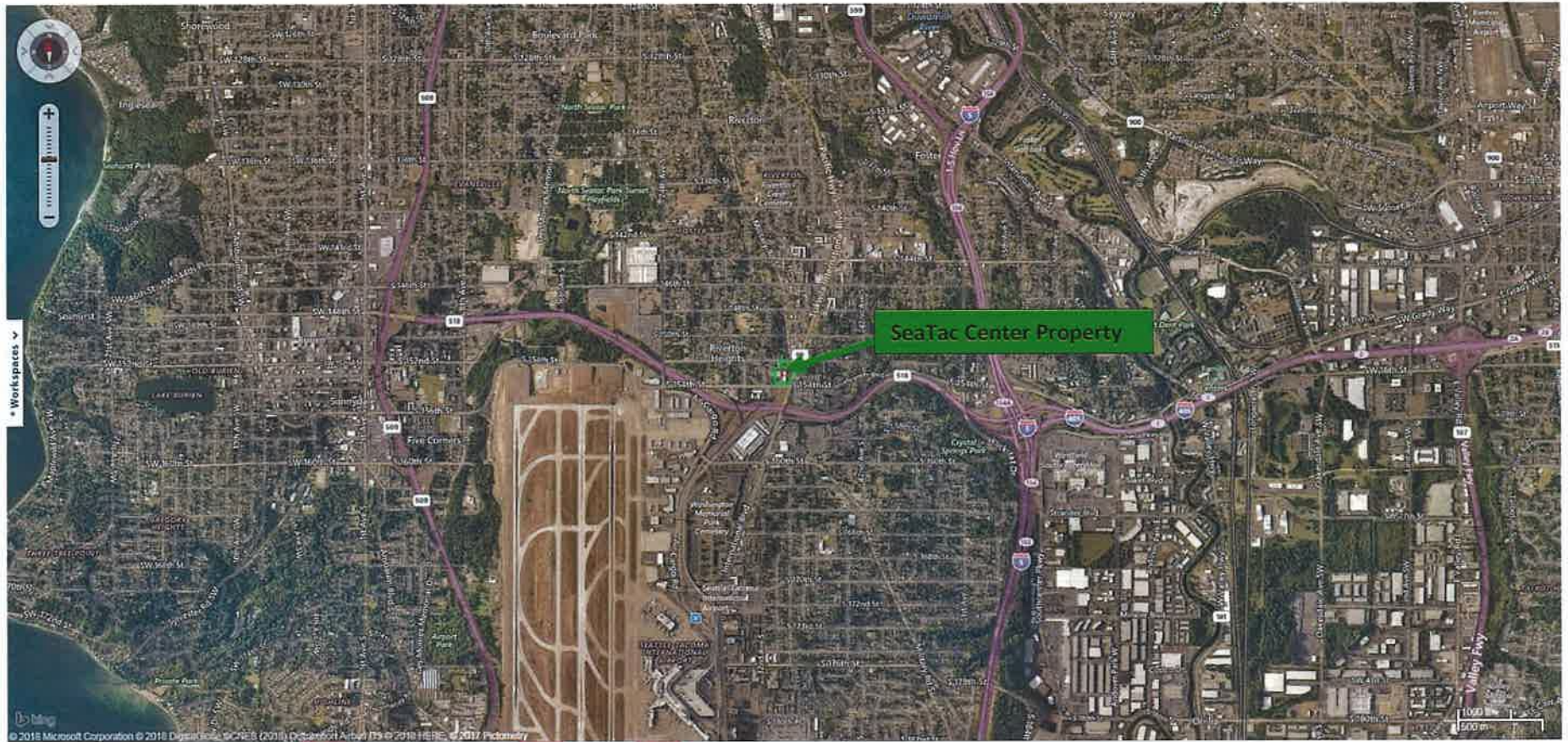
All information to be independently verified

## EXHIBIT A – Aerial Site Map

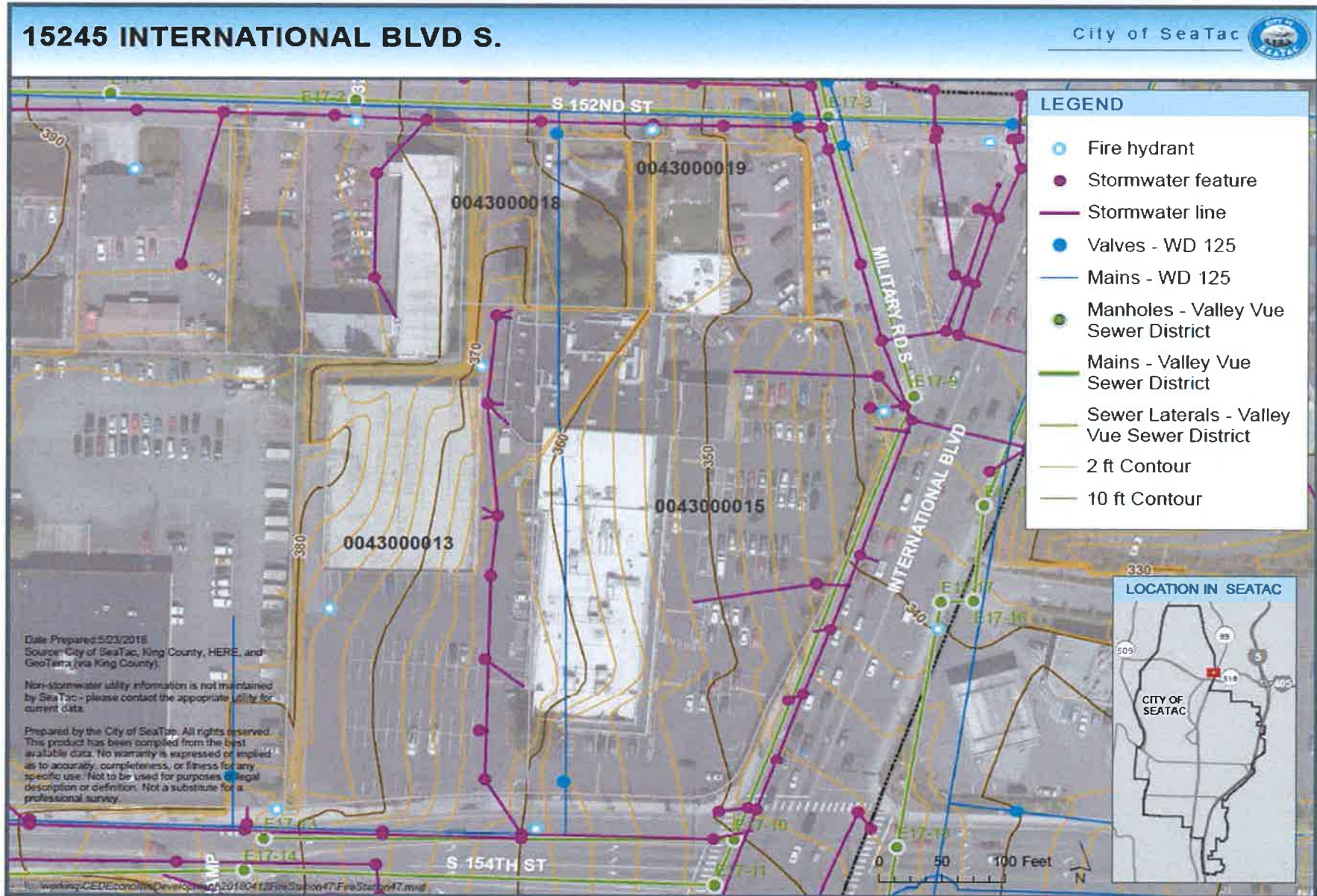
### Map 1 Regional Location



## Map 2 Close-In Location



# EXHIBIT B – Utility Map



# EXHIBIT C – Current Pictures of Site – 15245 International Blvd S., SeaTac, WA 98188, SeaTac, WA 98188

Aerial Picture 1



Aerial Picture 2





Aerial Picture 3



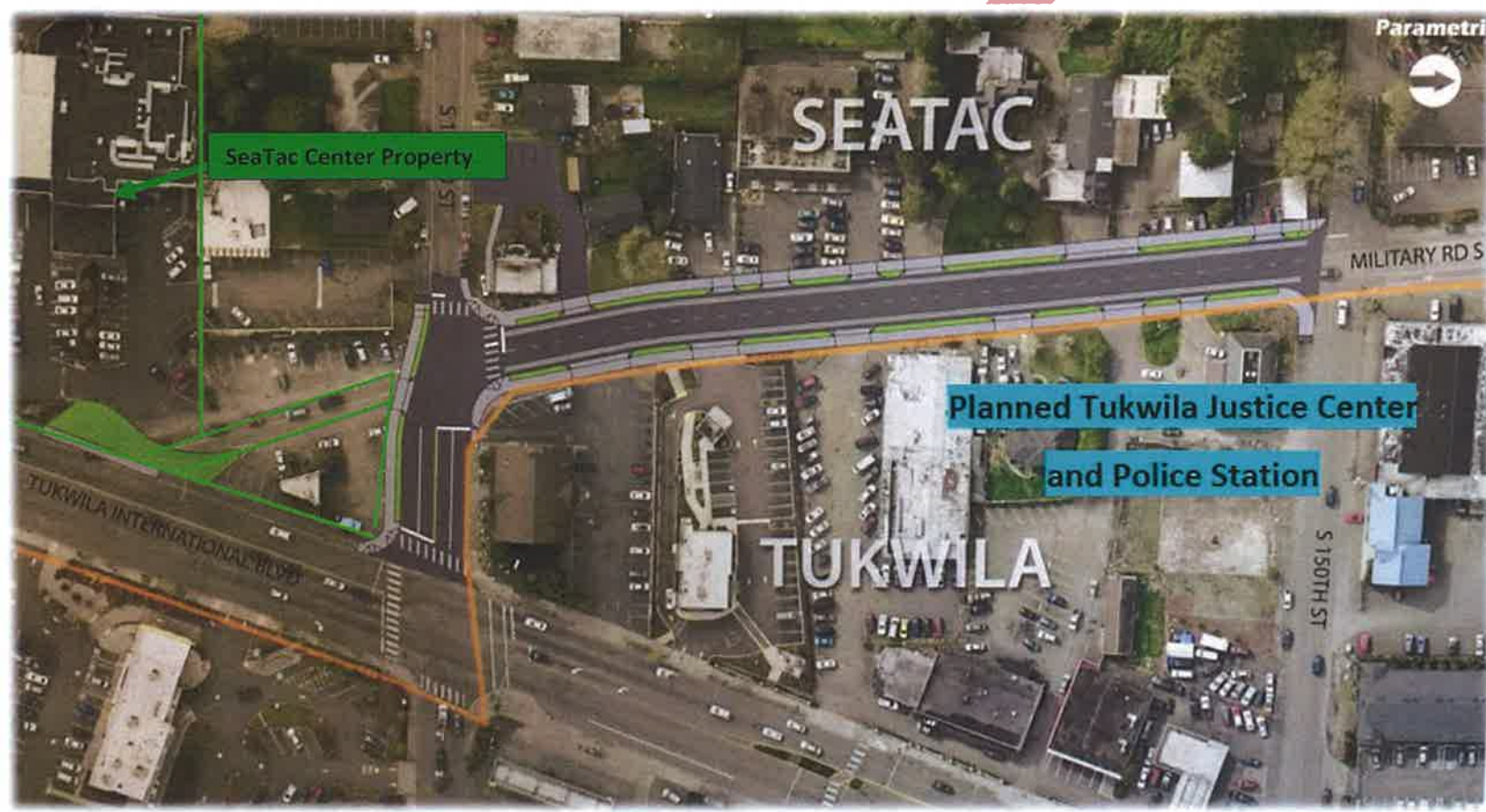
## EXHIBIT D – Other Projects in the Area

### **1. Planned Tukwila Justice Center and Police Station – South of S 150<sup>th</sup> 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 (←NORTH)



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

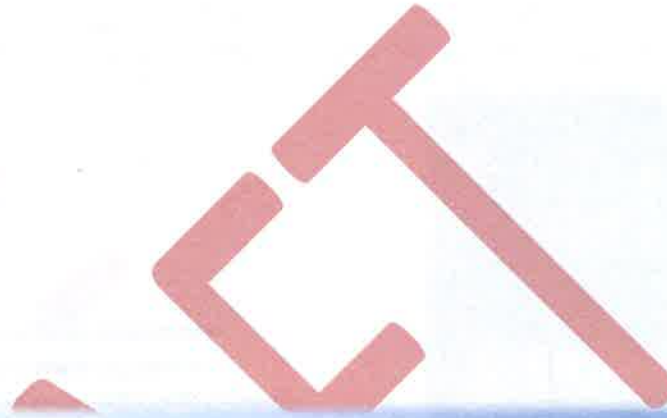


### 3. Tukwila Village – 14404 Tukwila International Boulevard and South 144th Street.

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

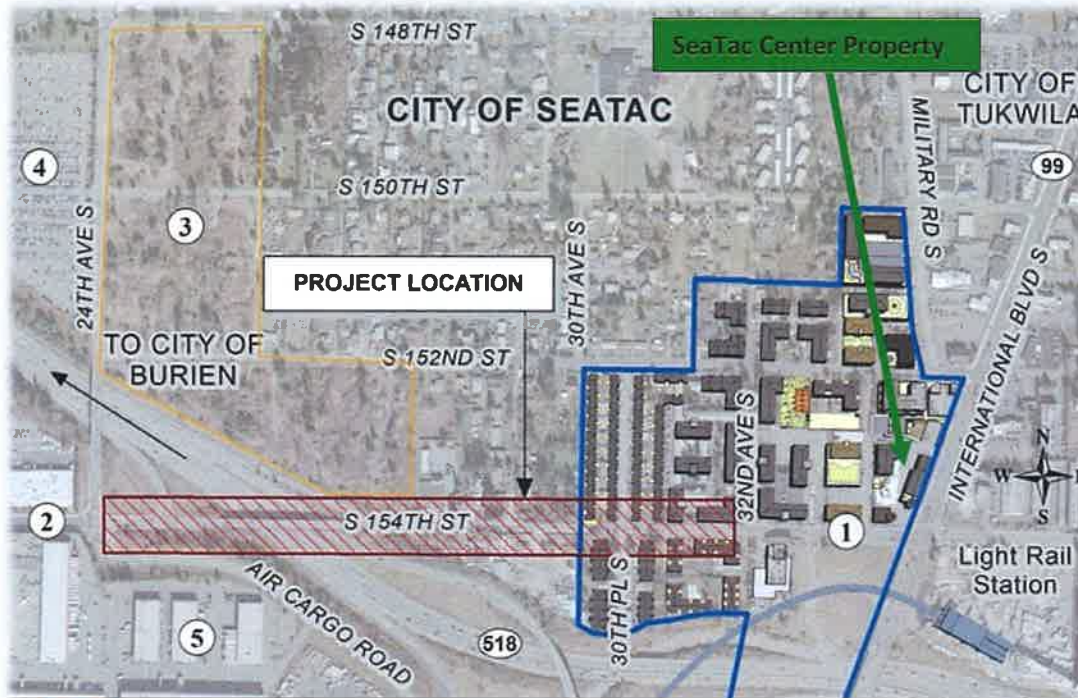


#### 4. Riverton Heights Park Property Development Phase 1 – 3011 South 148<sup>th</sup> Street, SeaTac, WA



P

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



BEFORE



AFTER



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