



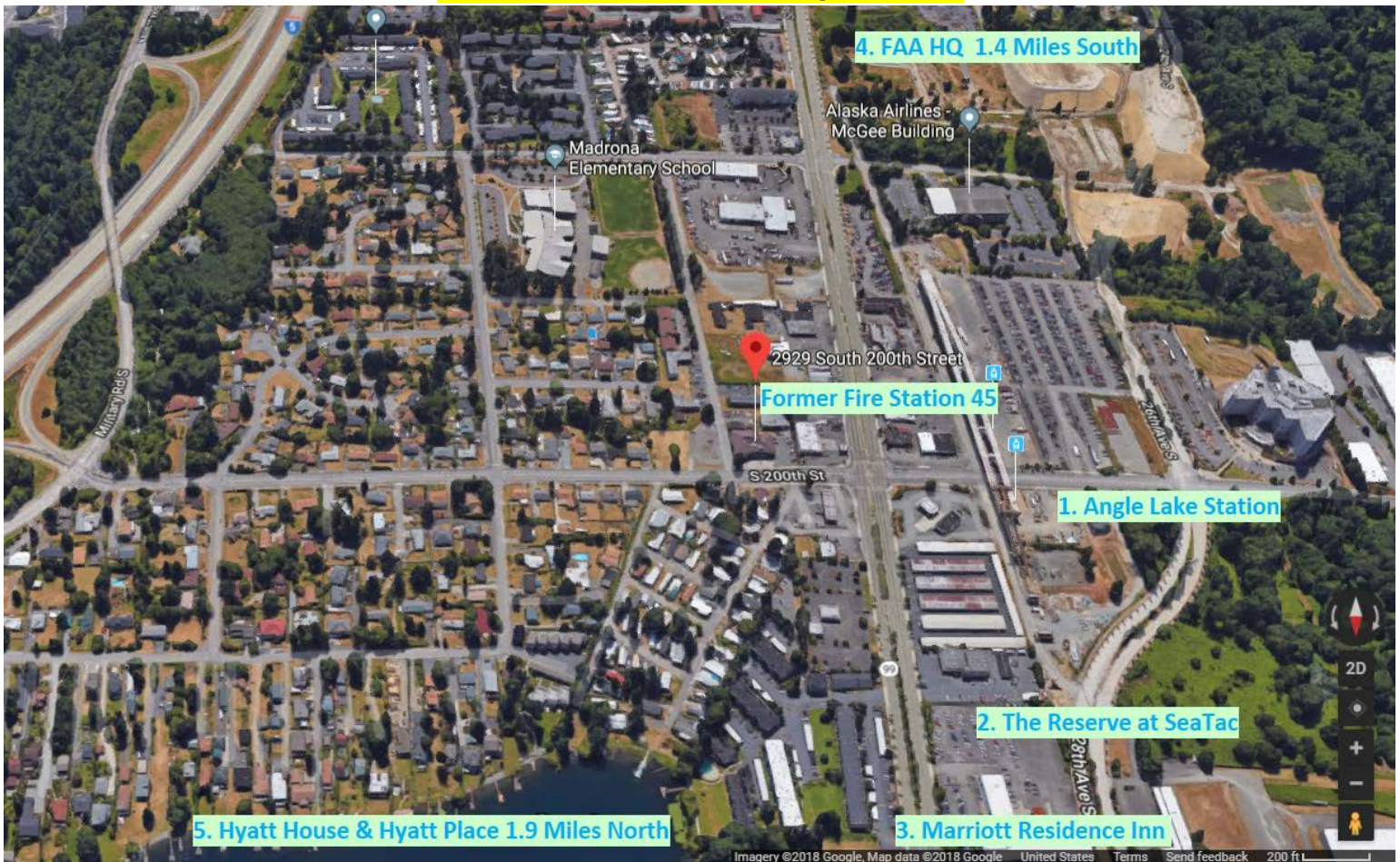
REQUEST FOR PROPOSALS

City of SeaTac

Former Fire Station 45 Site - 23,516 square feet

ISSUE DATE: June 12, 2018

PROPOSALS DUE: August 17, 2018



1. OVERVIEW

A. Synopsis

The City of SeaTac issues this request for proposals (RFP) for the purchase and redevelopment of the former Fire Station 45 site of approximately 23,516 square feet located at 2929 South 200th Street, SeaTac, WA 98198. King County parcel number 344500-0019.

B. City Vision & Collaboration

The City envisions the Angle Lake Station and surrounding areas to be attractive to new and existing residents. To help achieve this vision, the Economic Development team will provide information on recently constructed and planned real estate development projects in and near the Angle Lake Station Area Overlay District. This site is entirely located within the Overlay District, and the surrounding development may impact the likely development plans.

C. 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 investment made in the 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

2. SITE SUMMARY

Following is a summary of key information about the City property available for purchase. Site maps and visuals are attached as **EXHIBITS A – E.**

- The City's property consists of approximately 23,516 square feet or 0.54 acres
- The property is within the Angle Lake Station Area Overlay District
- The City has completed the demolition and removal of the former fire station building
- With questions, please contact Aleksandr Yeremeyev 206-973-4843 or at ayeremeyev@ci.seatac.wa.us .

	Former Fire Station 45 Site
Site Address	2929 S 200 th St, SeaTac, WA 98198
Lot Size	Approximately 23,516 square feet or 0.54 acres
Tax Parcel Nos.	344500-0019
Jurisdiction	SeaTac
Existing Use	Vacant, mostly paved
Legal Description	HOMESTEAD PARK FIVE-ACRE TRS N 230 FT OF E 92 FT TGW N 135 FT OF W 50 FT OF E 142 FT LESS CO RD Plat Block: Plat Lot: 2
Zoning	CB-C, Community Business in Urban Center SeaTac Municipal Code Chapter 15.205.040 http://www.codepublishing.com/WA/SeaTac/?SeaTac15/SeaTac15205.html#15.205.040
Permitted Uses	Offices, Multifamily, Retail and other uses specified in the SMC 15.205.040 Use Chart
Height Limit	Limited by FAA standards Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) https://oeaaa.faa.gov/oeaaa/external/portal.jsp

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	60
	Development Concept	
	City Vision & Economic Benefits	
	Project Team Qualifications	
	Project Timeline and Milestones	
2.	Letter of Intent	25
3.	Project Financing	15
	TOTAL	100

In the event that a binding agreement cannot be finalized with the top ranked firm, the City reserves the right, in its sole discretion, to enter into negotiations with the next highest-ranked firm and so on, 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, Angle Lake Station Area Plan, and the City Comprehensive Plan.
 - c. Project Team and Qualifications
 - d. Project Timeline and Milestones

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 45 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. **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 August 17, 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



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 – Site Map

EXHIBIT B – Aerial Site Map

EXHIBIT C – Utility Map

EXHIBIT D – Current Picture of Site

EXHIBIT E – Other Projects in the Area

EXHIBIT A – Site Map

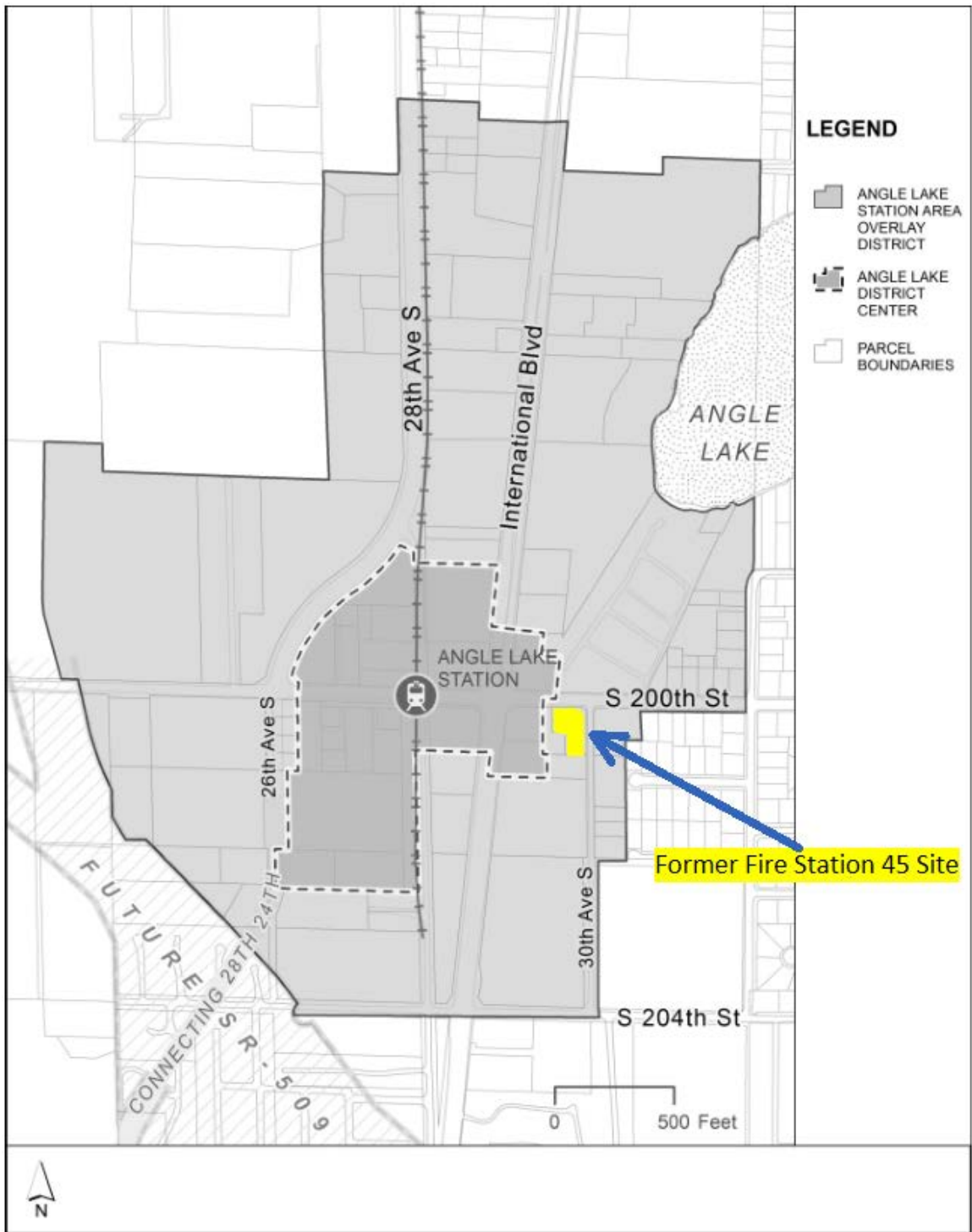


EXHIBIT B – Aerial Site Map

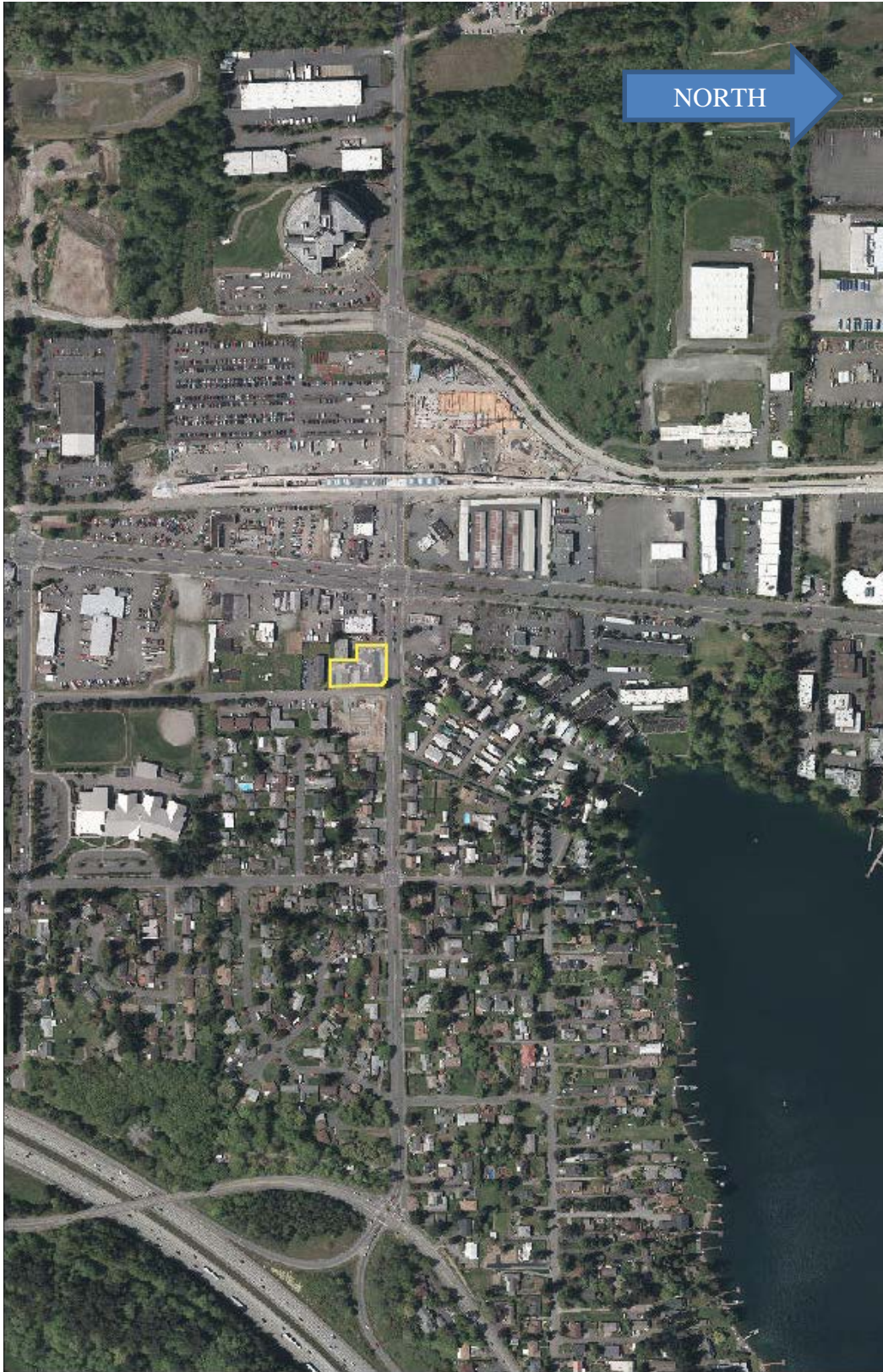


EXHIBIT C – Utility Map

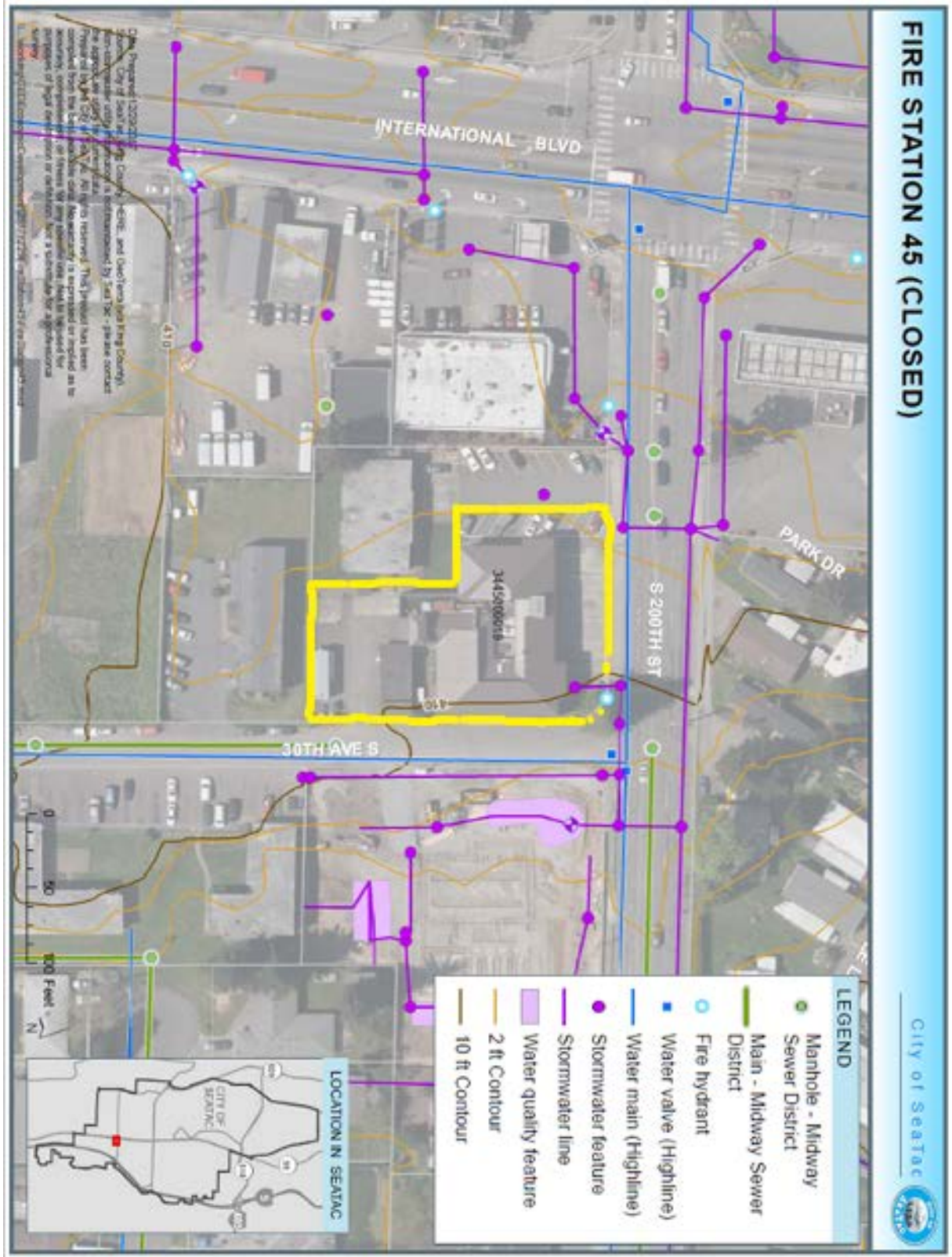


EXHIBIT D – Current Picture of Site



EXHIBIT E – Other Projects in the Area

1. Angle Lake Station & Parking Garage – 19955 28th Ave South, SeaTac, WA



2. The Reserve at SeaTac – 19707 International Blvd, SeaTac, WA



3. Marriott Residence Inn – 19608 International Blvd, SeaTac, WA



4. FAA Northwest HQ – 2200 S 216th St, Des Moines, WA



5. Hyatt House & Hyatt Place – 17300 International Blvd, SeaTac, WA

