



## The City of SeaTac Request for Qualifications for Architect Services

The City of SeaTac is soliciting Architectural proposals from qualified firms (or groups) to conduct: 1.) A detailed and thorough facility condition assessment and space plan for SeaTac City Hall. This work will require assessments of current facility condition deficiencies, review space allocations and improvements, review the Department of Homeland Security Report and prepare cost estimates for all physical modifications, recommended corrective actions on all deficiencies, providing costs estimates of all corrections, and forecasting future maintenance and capital renewal needs and costs. All improvements are to increase customer service, increase employee safety, and provide improvements to a facility to last another 40 years. In addition, and based upon space allocation needs, the City of SeaTac requires cost estimates of building a new city hall using current construction estimates for government buildings; 2.) An architectural analysis of the Public Works Maintenance Facilities to add additional space for Public Works and Parks staff and to provide for an Emergency Response Center / City Hall Alternate Work Site. This work will require the assessment of all existing and future space needs, existing buildings condition assessment and deficiencies, recommended corrective actions and new space improvement cost estimates, future maintenance and capital improvement needs, and the future building maintenance costs.

All improvements and services will require the selected firm provide full architectural design services (design, permitting, environmental, construction, contract administration, and commissioning). The selected firm (or group) should have expertise working in a Design Build or General Contractor Construction Manager option, designing government building improvements, experience with GIS Data (ESRI Software), space planning, security improvements, logistics, seismic assessments, facility condition assessments, and project management. Upon contract execution, individual projects and scopes of work will be developed and authorized on an as-needed basis, according to available City funding.

For a full description of the RFQ, submittal requirements, and a sample of a contract please go to <https://www.seatacwa.gov/government/city-departments/public-works>.

### Contact Information:

Tim Ramsaur  
City of SeaTac  
4800 South 188<sup>th</sup> Street  
SeaTac, WA 98188-8605  
Phone 206.973.4811  
[tramsaur@seatacwa.gov](mailto:tramsaur@seatacwa.gov)