BUILDING 9 at SAND POINT
Renovation & Adaptive Re-Use
Request for Qualifications and Concepts

SCHEDULE
Issue Date: January 30, 2012
Questions Due: February 17, 2012
Submittal Deadline: March 2, 2012

INTRODUCTION

Located at the west edge of Warren G. Magnuson Park, Building 9 was built between 1929 and 1938 as a barracks for the Sand Point Naval Air Station. When the Navy vacated its Sand Point facility in the 1990s, the property was turned over to the U.S. Department of Education and then transferred to the University of Washington in 1999 through a quitclaim deed with various restrictions. The University explored potential uses for Building 9, but eventually determined that the original proposed educational uses for the site, as restricted by the deed, were impractical.

In 2008, the City of Seattle Office of Housing, in concurrence with the University, commissioned a feasibility study that indicated housing could be a viable option. As a result, the University is considering a long-term ground lease to a private developer and is seeking concepts and qualifications from interested parties.

LOCATION

Building 9 is located on the West edge of Warren G. Magnuson Park, immediately south of the north entrance on the east side of Sand Point Way NE. Managed by the City of Seattle Parks and Recreation Department, Magnuson Park has undergone a major transformation over the past years as a result of the Magnuson Park Wetland/Habitat and Athletic Fields Complex Master Plan, Mayoral Blue Ribbon Taskforce and the renovation and re-use of existing buildings for educational, recreational, community, arts and cultural purposes. Accomplishments since 2000 include a community garden, community center, off-lease dog area, athletic fields, wetland preservation, improved way finding signage and shoreline improvements. Renovated buildings now house arts organizations, an Arena Sports Indoor Recreation Complex, The Mountaineers headquarters, the UW Center for Pediatric Dentistry and other community uses.

Magnuson Park and Building 9 lie just east of the View Ridge neighborhood and are approximately 4 miles northeast of the University of Washington, Seattle campus and 2 miles north of Seattle Children’s Hospital main campus.

EXISTING CONDITIONS

Building Data

Building 9 contains 223,000 square feet in three sections. It measure 800 feet long, 122 feet wide and more than 44 feet tall. The building footprint contains a basement, including some unexcavated areas, two main floors and a finished attic. The north and south sections are wood
frame construction with brick facing, cast stone sills and cornices and copper downspouts, built in the colonial revival style. The wood-framed center section is one story over a basement.

Building 9 was constructed for use as enlisted personnel dormitories, mess hall, ancillary personal services (tailor, barber, etc.) and storerooms. The north section of the building was built in 1929, with the center and south sections added around 1938. In 1942-43 portions of the attic were converted to dormitories. In 1955 the north wing was converted from dormitories to support offices for the 13th Naval District. In addition to the dormitories, the building housed a naval chapel (south), general mess hall (center), a courtroom and offices (north).

Current Condition

Archive drawings indicate that major building maintenance projects continued into the mid-1980s, such as replacement of all original windows and a total reroof. However by the time this building and others were conveyed to local agencies, there were many years of deferred maintenance. As a result Building 9 is currently in poor condition. The University has tried many methods to secure the building, but over the past decade it has been frequently vandalized. Much of the plumbing and electrical systems have been removed by thieves and the building is currently disconnected from electric power.

Zoning & Allowed Uses

While in an L-3 zone, allowed uses for Building 9 are governed by the City’s Comprehensive Plan and the Seattle Land Use Code, the Sand Point Overlay District and the Sand Point Physical Development Management Plan. The City has initiated changes to the existing legislation in order to allow for a variety of housing types.

The deed restriction limiting use of Building 9 to educational purposes is expected to be removed through the federal process of abrogation. The UW initiated this process and will complete it concurrent with selection of Project Developer.

At this time, Building 9 is a contributing building within the Sand Point Historic District, the NAS Seattle National Register of Historic Places District (2010), and the Sand Point Naval Air Station Landmarks Preservation District (2011). Any alterations to character defining architectural or landscape features will require review and approval by the appropriate agency/department(s).

Parking Requirements

Seattle Land Use Code parking requirements requires one stall per dwelling unit. While the Sand Point Overlay District allows required parking to be located anywhere within the Overlay District, it is anticipated that a full-time housing use, likely appropriate for Building 9, will require dedicated parking on the same site.

Due Diligence Package

- Quitclaim Deed, 1999
- Building 9 Workforce Housing Feasibility Study, November 19, 2008
- Building 9 at Sand Point: Public Input on a Proposal for Workforce Housing and Limited Commercial Use, December 2009
- Seismic Study, 2011
- Asbestos Survey, September 1993
• Lead Inspection Data, September 1993
• Historic Tax Credits: Eligibility & Preservation Requirements
• Related Legislation
  o Sand Point Overlay District (SMC 23.72)
  o Comprehensive Plan Change
• Site Map and Photos
• Sand Point Peninsula Redevelopment Status Report, August 2011
• Seattle Parks & Recreation Dept. – Building 9 Future Parking Study
• Solid Ground Magnuson Park Housing Plan (development adjacent to Building 9)

These documents can be obtained at the following website:
http://www.spectrumdevsolutions.com/building9/

Disclaimer: The Due Diligence package has been carefully prepared; however, it is each Submitter’s responsibility to perform its own review and due diligence of the facts and assumptions that are identified in this RFP.

GOALS & OBJECTIVES

The University is interested in innovative, financially feasible solutions that preserve the historic integrity of the building and are compatible with either the currently allowed uses or uses allowed through legislative amendments. Assuming senior living, market rate and/or workforce housing as the most viable uses, the ideal proposal would incorporate elements of affordability and sustainability. The preferred option would result in a long-term ground lease agreement for the building and site.

PROPOSED PROJECT TIMELINE

January 30, 2012  Issuance of the Request for Qualifications/Concepts (RFQ/C)
February 9, 2012   Q&A Session
February 17, 2012  Deadline for RFQ/C Questions
March 2, 2012      Deadline for RFQ/C Submittals
March 12, 2012     Issuance of the Request for Proposal (RFP) to the short list of qualified developers
June 15, 2012     Deadline for RFP submittals
June 18 - 22, 2012 Finalist interviews
July 6, 2012       Selection of the preferred developer
  90-day Due Diligence period begins
October 1, 2012    Completion of negotiations and finalization of all contracts (including ground lease) with the preferred developer (“Project Developer”)
UW PARTICIPATION

The UW will enter into a long-term unsubordinated lease agreement with the Project Developer. The UW will not provide financing, occupancy guarantees or in any way support the financial performance of the project.

The UW has incurred holding costs for Building 9 over the past 12 years and is currently paying approximately $19,000 per month for infrastructure payments and other management and maintenance expenses. The RFP will include a detailed explanation of these costs as well as the UW’s anticipated lease terms for reimbursement of these expenses by the Project Developer. In addition, the UW will request in the RFP that the Project Developer identify participation by the UW in the gross income of the project on guaranteed and performance based criteria. The UW’s economic participation will be a factor in selecting the successful proposal.
REQUEST FOR QUALIFICATIONS PROCEDURE

Submittal Requirements
Responses are due by noon on March 2, 2012. Please submit (8) paper copies and (1) one electronic copy as a single PDF on a CD or by email to:

ATTN: Holly Houser
Spectrum Development Solutions, LLC
1402 Third Avenue, Suite 925
Seattle, WA 98101
holly@spectrumdevsolutions.com

All costs incurred in the preparation of the response will be solely that of the respondent’s.

Q&A Session: A 60-minute Q&A Session will take place on February 9th. The exact time and location are TBD and will be posted on the RFQ/C website no later than end-of-day February 1st. Attendance is not mandatory, but highly recommended.

Questions
Questions should be submitted no later than February 17th via email to the RFQ/C Coordinator at holly@spectrumdevsolutions.com. Please do not contact UW staff directly regarding this project. Answers to questions will be posted at www.spectrumdevsolutions.com/building9/ by noon on Friday, February 24th. Respondents are responsible for checking the website URL listed above for updates. Please note that the RFQ/C Coordinator may elect not to respond to questions and Respondents should be prepared to submit based solely on the information provided in this RFQ/C.

Format

1. Reference Title & Size
   Please reference “Building 9 Renovation & Adaptive Re-use RFQ/C” on your submittal and on all correspondence. Responses must be double-sided and no more than twenty (20) 8 ½” x 11” sheets of paper (40 pages in total), not including the front or back cover.

2. Clarification Requests
   If any discrepancies are found in the RFQ/C, the RFQ/C Coordinator will post a written interpretation by February 3rd at http://www.spectrumdevsolutions.com/building9/.

3. Modifications
   Modifications must be in writing and submitted no later than the date and time proposals are due.

4. Withdrawal of Response
   Proposals may be withdrawn by written request at any time prior to date of issuance of the RFQ/C.

5. Contract in Best Interest
   The UW reserves the right to accept or reject responses on each item separately or as a whole, to reject any or all responses without penalty, to waive informalities or irregularities, and to manage selection in a manner that serves in the best interests of the UW. The right to cancel or reissue the RFQ/C is also reserved.

6. Gratuities
   In accordance with RCW 42.52, Ethics in Public Service, no gifts, gratuities or any item of economic value may be accepted by UW employees. Proposers agree not to offer any such items.
7. Public Disclosure
The UW is an agency of the State of Washington. Documents submitted in response to this solicitation may become subject to public disclosure statutes.

RFQ/C RESPONSE REQUIREMENTS

Concept Plan
Submitters should describe their concept for renovation and adaptive re-use of Building 9 and include the following:

1. A concept narrative which shall include:
   a. A discussion of how the concept will meet the UW’s stated goals and objectives
   b. Rationale for why the concept will be successful (e.g. market overview, key factors, funding resources, community and neighborhood support, etc.)
   c. Brief and generalized overview of how the principal spaces, systems, building elements, structural elements and site features may be modified.
   d. Development timeframe, including estimated entitlements
   e. Description of overall financing approach
   f. Description of long term site maintenance and operations

2. A simple, visual plan illustrating the concept narrative.

Experience, Past Performance and Key Personnel

1. Identify each member of the proposed development team and their roles and qualifications.
2. Provide a name and contact info for the key point of contact during the RFQ process.

Demonstrated Experience
Provide a minimum of three (3) examples of successful projects that demonstrate experience in the following:

- Projects with a development cost of $20 million or more
- Historic preservation and/or adaptive re-use projects
- City of Seattle development requirements and codes
- Working with public or private institutions
- Successful project public involvement, working with neighborhood organizations

Examples should include; year completed, square footage, unit count, total project cost, project partners and key staff involved in each.

Financial Capacity & Capability
Submitters are expected to have the following financial capability and must state in their response to this RFQ that they are able to comply. Evidence of this financial capability will be required in the RFP.

1. A debt to equity ratio of not greater than 3.5 to 1 assuming a fair market basis of all assets
2. Minimum fair market net worth of $20 million
3. Ongoing liquidity of $2 million, unencumbered
4. If the Developer or its Guarantor has been party to a foreclosure, deed in lieu of foreclosure or an active pending foreclosure in the last 10 years, please identify the project and explain the circumstances and how it was resolved with the lender.
SELECTION PROCESS

The review committee will consist of UW and Spectrum Development Solutions personnel. The firms determined to be most qualified by the review committee will be asked to prepare a proposal for the project and if requested, present the proposal and respond to questions in an interview.

Minority & Women Business Enterprise Participation

The UW encourages participation in contracts for goods and services by firms that are certified by the state of Washington as minority business enterprises (MBE) and/or women business enterprises (WBE), and by firms which qualify under definitions by the U.S. Small Business Administration as small business (SB), or small disadvantage business (SDB), or small woman owned business (WOB).

Participation may be either direct, as the respondent, in response to this solicitation, or as a subcontractor to a respondent. Goals for this solicitation are: 15% MBE, or 15% WBE, or 15% SB/SDB/WOB. The percentages listed are goals; they are not mandatory and will not affect evaluation of contract award. Complete and return the attached MWBE Response form (APPENDIX A) with RFQ/C response.
APPENDIX A: Minority and Women’s Business Enterprise (MWBE) Response Form

This solicitation includes voluntary goals for MWBE participation. If the Vendor has been certified by the State of Washington Office of Minority and Women’s Business Enterprises (OMWBE), please complete Part 1 below. If the Vendor is proposing to subcontract or joint venture with certified Minority Business Enterprises (MBE’s) or Women’s Business Enterprises (WBE’s) please complete Part 2. If the Vendor proposes no MWBE participation in the bid, so indicate in Part 3.

1. **MWBE VENDOR:** Vendor is certified by the OMWBE as:
   - [ ] MBE
   - [ ] Both Minority and Woman Owned
   - [ ] WBE
   - [ ] Combination 50% Minority / 50% Woman Owned

2. **MWBE SUBCONTRACT PARTICIPATION:** The voluntary goals for MWBE participation in this contract are established in the accompanying solicitation. Vendor proposes to include certified MWBE’s in the contract as described below:

   **Certified MWBE Subcontract Participation**

   Name(s) of Participating MWBE: ______________________________________
   Description of Participation: __________________________________________
   Amount of Participation: $______________ Contract % Participation: _____%

3. **NO MWBE PARTICIPATION PROPOSED:**
   - [ ] No certified MWBE participation is proposed by this Vendor.

   Signed: Vendor or authorized representative
   Title: ________________________________

Contact OMWBE at (360) 753-9693 for details on certification.

For more description on State certification, see the attached sheet.

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**Federal Small Business Certification Response**

Please indicate the appropriate selection:

- [ ] Veteran – Owned
- [ ] Small/Woman Owned
- [ ] Service Disabled Veteran - Owned
- [ ] Small Business
- [ ] Small/Disadvantaged Business
- [ ] Hub-zone

Please include the four digit Standard Industrial Classification (SIC) code, if known: ________________

For more description on Federal certification, see the attached sheet.
GENERAL STATEMENT:  In accordance with the legislative findings and policies set forth in Chapter 39.19 RCW the State of Washington encourages participation in all of its contracts by MWBE firms certified by the Office of Minority and Women's Business Enterprises (OMWBE).  Participation may be either on a direct basis in response to this solicitation/invitation or as a subcontractor to a Bidder/Proposer.  However, unless required by federal statutes, regulations, grants or contract terms referenced in the contract documents, no preference will be included in the evaluation of bids/proposals.  No minimum level of MWBE participation shall be required as a condition for receiving an award and bids/proposals will not be rejected or considered non-responsive on that basis. Any affirmative action requirements set forth in federal regulations or statutes included or referenced in the contract documents will apply.

RECORD KEEPING:  The Contractor shall maintain, for at least three years after completion of this contract, relevant records and information necessary to document the level of utilization of MWBEs and other businesses as subcontractors and suppliers in this contract as well as any efforts the contractor makes to increase the participation of MWBEs as listed below.  The contractor shall also maintain, for at least three years after completion of this contract, a record of all quotes, bids, estimates, or proposals submitted to the Contractor by all businesses seeking to participate as subcontractors or suppliers in this contract.  The State shall have the right to inspect and copy such records.  If this contract involves federal funds, Contractor shall comply with all record keeping requirements set forth in any federal rules, regulations or statutes included or referenced in the contract documents.

AFFIRMATIVE EFFORTS TO INCREASE PARTICIPATION BY MWBE’s:  Bidders/Proposers/Contractors are encouraged to:

1. Advertise opportunities for subcontractors or suppliers in a manner reasonably designed to provide MWBEs capable of performing the work with timely notice of such opportunities, and include a provision encouraging participation by MWBE bids/proposals directly from MWBEs.
2. Provide MWBEs that express interest with adequate and timely information about plans, specifications, and requirements of the Contract.
3. Break down total requirements into smaller tasks or quantities, where economically feasible, in order to permit maximum participation by MWBEs and other small businesses.
4. Establish delivery schedules, where the requirements of this contract permit, that encourage participation by MWBEs and other small businesses.
5. Reduce bonding requirements where practicable.
6. Utilize the services of available minority community organizations, minority contractors groups, local minority assistance offices and organizations that provide assistance in the recruitment and placement of MWBEs and other small businesses.
7. The actions described in this section should supplement efforts to provide information to all qualified firms, and nothing in this section is intended to prevent or discourage the Bidders/Proposers/Contractors from inviting proposals for participation from non-MWBE firms as well as MWBE firms.

NON-DISCRIMINATION:  Contractors, Bidders and Proposers shall not create barriers to open and fair opportunities for all businesses including MWBEs to participate in all State contracts and to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services.  In considering offers from and doing business with subcontractors and suppliers, the Contractor shall not discriminate on the basis of race, color, creed, religion, sex, age, nationality, marital status, or the presence of any mental or physical disability in an otherwise qualified disabled person.

Federal Small Business Classifications Certification

In accordance with Public Law 95-507, Federal Contracts that contain Federal Acquisition Regulations (FAR) clause 52.219-8 (Utilization of Small Business Concerns) impose requirements regarding subcontracting with small, women-owned, small disadvantaged, hub-zone, veteran-owned, service-disabled veteran businesses and small business subcontracting plans.  Refer to FAR 19.001 for guideline definitions.  With regards to certification, the Small Business Administration (SBA) classifies small businesses on an industry-by-industry basis, utilizing a Standard Industrial Classification (SIC) code as described in the Code of Federal Regulations (CFR) Title 13, Part 121.

The offeror certifies that the information is true and understands that whoever, for the purpose of securing a contract or subcontract is accountable under Public Law 99-661 and the CFR Title 13, Part 124 & 125.  If a firm misrepresents the status of any concern or person as a small business owned and controlled by a minority or woman owned business, they shall (1) be punished by imposition of a fine, imprisonment, or both; (2) be subject to administrative remedies including suspension and disbarment; and (3) be ineligible for participation in programs conducted under the authority of the Small Business Act.

If you need assistance in determining whether your business is considered to be small, contact the Seattle branch of the U.S. Small Business Administration at (206) 553-7310.
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