



# ADDENDUM #1

## REQUEST FOR PROPOSALS 2016-115

### CAMPUS DEVELOPMENT

**TO:** All Respondents

**FROM:** Colby Wattling, Buyer

**CLOSING DATE:** MARCH 30, 2016 3:00 pm (UNCHANGED)

**REF NO.:** 2016-115 RFP CAMPUS DEVELOPMENT

**DATE:** March 22, 2016

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The following are responses to questions asked during the allowed timeframe.

**Q1. Page 11 of the RFP, Section D1, Statement of Qualifications, requests a “budget” (which we interpret is a request for a proposed fee to be submitted as part of our proposal response. Traditionally fee proposals are not requested (or considered as part of the selection criteria) for A/E professional services by public agencies in Washington State, per (chapter 39.80 RCW). Is there is an exemption for this project?**

**A2:** Please disregard this request.

**Q2. What is the projected budget for phase one? What is projected budget for phase two? Does the Board have a ceiling in mind?**

**A2:** Budget is limited for this RFP. The County is seeking a well-qualified, yet affordable development service firm who specializes in urban public/private redevelopment projects for government agencies. This RFP is seeking development services primarily for the site design and achieving permit approval for the next Phase of redevelopment on the site. The selection process will identify firms who score the highest against the evaluation criteria outlined in the RFP. The top scoring firms will then be invited to an interview with the opportunity to present and respond to questions by an interview panel. The budget for subsequent request for services will be determined at a later date.

**Q3. Does the Board envision this first phase as an urban design/planning led effort with supportive economics (market info, prelim development costs)?**

**A3:** Yes. This information will be necessary to set the stage for continued discussions of the redevelopment strategy and set the stage for the subsequent RFP objectives.

**Q4. Is it required that respondents must bid on the first RFP in order to be eligible for the second?**

**A4:** Not a requirement, but encouraged.

**Q5. If a team wins the first phase and executes it well, does the Board have to issue a second RFP for the implementation oriented work?**

**A5:** A second RFP issuance ultimately is at the discretion of the Board of County Commissioners, project manager and the deliverables for this RFP will assist in this determination. Overall, the second RFP/RFQ is intended to ensure the best quality and affordable services are provided for each stage redevelopment discussion.

**Q6. What aspects of a “market and financially feasible development strategy” need the most attention separate from the aspects of the second RFP?**

**A6:** See question #3. At minimum, this would include a market feasibility assessment of possible commercial and multi-family housing on the site, as well as preliminary costs for constructing all elements of the Phase II near-term scope.

**Q7: Can you give us an idea of the timeline (approximate number of months) and milestones (number of Council and public presentations) you anticipate for this project? Either ranges or specific numbers will help prepare a proposal that meets expectations.**

A7: It is expected at the time of contract award and negotiations, a detailed schedule with milestones and specific scope of work will be developed with the selected firm and County project manager. Generally, we are looking to commence more in depth discussion on real estate approaches and financing in 2017 as part of a possible second RFP/RFQ. SOQ submittals should include the firm's ideas on proposed project approach and methods of successful public outreach appropriate for this RFP submittal. At the time of contract award, the amount of public meetings, etc will be determined and included in the detailed scope of work and schedule.

**Q8: Has the County established a specific budget or budget range for this project?**

A8: See question # 2

There are no other changes to the original specifications other than what is changed by Addendum 1 and Acknowledgement of receipt of this and all ADDENDA are required.

END OF ADDENDUM #1