

Addendum # 2
to
Request for Qualifications for

Urban Planning/Architectural and Related Services for Yesler Terrace Redevelopment Plan

(Solicitation # 3812)

Date of Addendum # 2: February 15, 2008

The Request for Qualifications (RFQ) for the above named project is amended as noted in this Addendum. This Addendum consists of 7 pages.

Summary: This Addendum includes the following:

Item 1. Questions received to date since publishing Addendum # 1.

Item 2. Questions asked at the 02/14/08 Pre-Submittal meeting, and SHA's responses to those questions. Additional information may have been added to the responses that were given at the meeting.

Item 3. List of attendees at the 02/14/08 Pre-Submittal meeting.

Item 1. Questions received to date since publishing Addendum # 1.

QUESTION # 1:

Does SHA have a current boundary and topographical survey of the site? If not, does the scope of work under this RFQ include a complete survey to be completed by the end of Phase One?

RESPONSE:

We do not have a current boundary or topographic survey of the site. This work should be included as part of the Phase One work program

QUESTION # 2:

Does SHA have any historical geotechnical information for the site?

RESPONSE:

No.

QUESTION # 3:

Please elaborate on the need for experience in medical office design.

RESPONSE:

One of the goals of the project is to expand uses on the site. Given Yesler Terrace's location next to Harborview Hospital and the close proximity to other First Hill hospitals, this type of use should be evaluated during development of potential site alternatives.

QUESTION 4:

Will the consultant team be expected to prepare the EIS during Phase Two?

RESPONSE:

Yes.

QUESTION 5:

Will electrical engineering services not be expected as part of the consultant team?

RESPONSE:

Not at this point. However, SHA retains the right to request these services at a later time.

Item 2. Questions asked at the 02/14/08 Pre-submittal meeting, and SHA's responses to those questions. Additional information may have been added to the responses that were given at the meeting.

QUESTION # 6:

Provide a better understanding of how the contractual relationship will work between prime and sub-contractors or a consortium of contractors. Often there are questions of insurance and liability.

RESPONSE:

As mentioned in the RFQ, there must be a lead firm named who will be responsible for working with any sub-consultants on the project. Questions regarding insurance and liability will be discussed and determined during negotiations with the selected consultant.

QUESTION # 7:

Will the sign in list be made available for this Pre-Submittal meeting?

RESPONSE:

Yes, see Item 3 below in this Addendum # 2.

QUESTION # 8:

Is it necessary to identify all sub-consultants in the responses to the RFQ or just the primary ones?

RESPONSE:

It is only necessary to list the primary sub-consultants in the responses.

QUESTION # 9:

Does SHA have a sense of the budget for the work to be conducted under the RFQ and if so what is it?

RESPONSE:

Yes, SHA has established a budget for this scope of work. The final contract amount will be negotiated with the selected consultant after the scope has been negotiated and agreed to.

QUESTION # 10:

Is the payment based on an hourly rate or a lump sum?

RESPONSE:

This will be determined during negotiation with the selected consultant.

QUESTION # 11:

Define the term "consortium".

RESPONSE:

A consortium is an association of two or more individuals, companies, organizations or governments (or any combination of these entities) with the objective of participating in a common activity or pooling their resources for achieving a common goal. Each participant retains its separate legal status and the consortium's control over each participant is generally limited to activities involving the joint endeavor, particularly the division of profits. A consortium is formed by contract, which delineates the rights and obligations of each member.

QUESTION # 12:

Does a prime/sub-contractor relationship require a letter of intent?

RESPONSE:

No, a prime/sub-contractor proposal does not require a letter of intent.

QUESTION # 13:

Who will be on the selection panel?

RESPONSE:

The panelists' names are not available to the public. However, SHA can say that one panelist will be a Yesler Terrace resident.

QUESTION # 14:

How will SHA work with the City with respect to the infrastructure?

RESPONSE:

This will be addressed as part the redevelopment planning process.

QUESTION # 15:

Is it SHA's intent that one-for-one replacement would occur on the current site?

RESPONSE:

It is SHA's intent that the redeveloped Yesler Terrace is a fully mixed-income community. The number and type of housing units have not been determined.

QUESTION # 16:

Is it SHA's intent that all buildings on the site will be demolished?

RESPONSE:

It is SHA's intent that all residential buildings on site be demolished along with the old gym. Evaluation of the Jesse Epstein building and the steam plant should be included in the consultant's scope of work.

QUESTION # 17:

What is proposed for the rezoning of Yesler Terrace? Will it be a major institutional rezone?

RESPONSE:

There is no proposed rezone classification for the site at this time.

QUESTION # 18:

Will the redevelopment of Yesler Terrace be a mixed-finance project? Is there HOPE VI funding available? Has there been thought given to the relocation of residents?

RESPONSE:

Yes, Yesler Terrace will be a mixed-finance project. There is no HOPE VI funding at the site at this time. Yes, minimizing displacement of residents and providing residents an opportunity to return to the community are two of SHA's highest priorities.

QUESTION # 19:

Is there a desire to create a mixed-income community?

RESPONSE:

Yes.

QUESTION # 20:

How does the answer to the prior question fit with the scenarios outlined in the RFQ that calls for one scenario to be all low-income housing?

RESPONSE:

The scenario states that all 561 low-income housing units currently at Yesler Terrace be replaced on-site. Given the size of the site and the potential for increased density, there would still be an opportunity to include additional types of housing and other uses; however, the bulk of the site under this scenario would be used for low-income housing.

QUESTION # 21:

The RFQ lists experience with office design, especially medical offices, as a requirement. Is it SHA's intent to lease or sell portions of the site to hospitals?

RESPONSE:

One of the goals of the project is to expand uses on the site. Given Yesler Terrace's location next to Harborview Hospital and the close proximity to other First Hill hospitals, this type of use should be evaluated during development of potential site alternatives.

QUESTION # 22:

The guiding principles speak to integrating housing styles and types. Will all low-income housing be clustered together?

RESPONSE:

No. The integration between low-income, affordable, workforce, market-rate rental and homeownership should be seamless.

QUESTION # 23:

Has more thought or detail been given and made available with regard to the creative thinking exercise noted in the RFQ, such as the scope or boundaries of the site?

RESPONSE:

Yes. These details will be discussed with the consultant teams selected to participate in Part Two of this process.

QUESTION # 24:

Has there been thought given to the replacement of family units, such as whether they will be ground related?

RESPONSE:

The redeveloped Yesler Terrace will include family sized units. The number, design, configuration and location of these units will be determined through the development site alternative process.

QUESTION # 25:

What is the increase in health benefits with the location of outdoor play areas for children in the immediate area of the residence?

RESPONSE:

We do not have specific data on this issue.

QUESTION # 26:

Will SHA make the document circulated by County Public Health representative Jim Krieger available on the website?

RESPONSE:

Yes. The document has now been posted on the website along with the other document links. Please be aware that this document is far from complete and is a set of examples that is not meant to be inclusive.

QUESTION # 27:

What is the relationship between King County Public Health and SHA?

RESPONSE:

We are exploring opportunities to collaborate with the community, other interested stakeholders and the selected consultant team to develop and implement a comprehensive strategy aimed at creating and sustaining a healthy community.

QUESTION # 28:

There are two general philosophies for teaming: simple/streamlined and inclusive. What is SHA's preference of these two?

RESPONSE:

SHA has no preference on the structure of the team; SHA is focused on evaluating the effectiveness of the team.

QUESTION # 29:

Does SHA intend to hire a community facilitator or is the consultant team to provide that expertise? The RFQ states that SHA may hire the Facilitator (A.1, paragraph 4) and that the consultant team should have this expertise as part of its team (B3).

RESPONSE:

Please see the response to Question 2 in Addendum # 1.

Any further questions must be received in writing no later than 4:00 p.m., Friday, February 22, 2008.

Item 3. List of attendees at the 02/14/08 Pre-submittal meeting.

The following is a list of attendees that signed the Pre-Submittal Conference Attendance Sign-in Sheet:

(If you find errors in the list, please e-mail Don Tucker at dtucker@seattlehousing.org with corrections.)

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Submittals must be received by the Seattle Housing Authority Purchasing Division no later than 4:00 p.m., Friday, March 7, 2008.

END OF RFQ ADDENDUM # 2