

RFP Addendum # 1

Request for Qualifications for Urban Planning/Architectural and Related Services
For Yesler Terrace Redevelopment Phases 3 and 4
(Solicitation # 4174)

Date of Addendum # 1: June 17, 2010

The Request for Qualifications (RFQ) for the above named project is amended as noted in this Addendum. This Addendum consists of 19 pages.

The Pre-Submittal Meeting was held on June 16, 2010. Questions asked at that Pre-Submittal Meeting were responded to with unofficial answers. Attendees were asked to submit their questions in writing prior to the deadline for questions of 2:00 p.m., Friday, June 18, 2010.

This Addendum does the following: **Item 1** extends the deadline for submitting questions; **Item 2** makes certain changes to the RFQ language; **Item 3** lists questions received in writing to date and SHA's responses; **Item 4** includes a handout that was available at the June 16, 2010 Pre-Submittal Meeting; and, **Item 5** includes a list of attendees at that Pre-Submittal Meeting.

Item 1. The deadline for submitting questions in writing to SHA is extended from 2:00 p.m., Friday, June 18, 2010 to 2:00 p.m., Monday, June 21, 2010.

Item 2. The following sections of RFQ Solicitation 4174 are hereby amended as follows:

- In Section B, (page 7 of 22) in the paragraph that states in part “**Submittals** should be limited to a total of 15 pages . . .”, this is clarified to mean no more than 15 doubled-sided pages, and tab-pages are not counted in the total number.
- In Section B, sub-section 1) **Required Number of Copies**, (page 7 of 22) the number of copies is increased from “one original and 5 copies” to “one original and 6 copies”.
- In Section H, sub-section 2) **Section 3 Requirements**: (page 17 of 22) the last sentence of that paragraph that states: “The following language regarding Section 3 will be included as part of the contract to be executed based on this RFQ.” is hereby deleted.

Item 3. The following is a list of questions received by SHA in writing and SHA's responses to those questions:

Question: Do the SHA redevelopment vision/objectives incorporate an expansion of the existing Yesler Avenue Bridge over the I-5 Corridor into an enhanced ‘Lid’ reconnecting this Seattle Neighborhood with the Downtown?

Response: Because the I-5 Corridor is not owned by SHA and is not within the redevelopment project area, alternatives do not incorporate a ‘Lid’ over I-5.

Question: Does the SHA have current information regarding future expansion of Yesler Avenue (or any portion of Yesler Terrace / Harborview Community) into a Lid over I-5 to abate noise and pollution, re-connect neighborhoods, while providing an amenity to the greater community?

Response: We are not aware of any plans the Washington State Department of Transportation (WSDOT) may have to lid over I-5 at Yesler.

Question: Will all important information that is communicated during the walk-through tour be available on line?

Response: The walk covered five viewpoints to assist in orienting visitors to the site. The tour included the following vantage points:

- Point 1: The corner of Yesler Way and Broadway to identify the proposed center of the Neighborhood Core.
- Point 2: The corner of 10th Avenue South and S. Washington Street below the Community Center
- Point 3: The proposed corner of 10th Avenue South and S. Main Street to provide a vantage point of the connection between Yesler and Little Saigon and of steep slope on the southern portion of the site.
- Point 4: The corner of Yesler Way and Boren Avenue to identify the eastern edge of the site.
- Point 5: The corner of 9th Avenue and Spruce Street to see the existing Seam Plant and Epstein Building and to illustrate the proposed view corridor down 9th Avenue towards the Neighborhood Core.

Question: Will the current Yesler Terrace program information, some of which was discussed during the Pre-Submittal meeting, with regards to the Draft EIS Program and/or the proposed SHA EIS Alternative Program be made available on line (e.g.: Building Heights; Residential use information including economic, density and distribution, Unit quantity and mix; SF Office Use, SF Retail, parking, etc.)?

Response: Please visit the following SHA web address for all available information related to the EIS for Yesler Terrace:

<http://www.seattlehousing.org/redevelopment/yesler-terrace/>

These materials include program information for each of the Alternatives being studied in the DEIS.

Question: What firms are currently working on this project and what are their roles?

Response: The following is a list of firms currently working on the EIS for this project:

- CollinsWoerman Planning, Prime Consultant
- SvR Civil Engineering, Landscape Architecture, Water resources
- Blumen Consulting Group EIS, Land Use, Plans and Policies, Population, Employment and Housing, Aesthetics/ Light, Air and Glare, Public Services
- Heffron Transportation
- Landau Associates Geotechnical, Environmental health, Natural Resources
- Cultural Resources Consultants Cultural Resources
- BOLA Architecture and Planning Historic Resources
- ENVIRON International Group Air Quality and Noise

The following firms are currently working on the Yesler Terrace Sustainable District Study: CollinsWoerman; Gibson Economics; Alliance Environmental; WSP Environmental; and Green Solutions.

Question: What are the heights of the tallest buildings to be allowed in this Yesler Terrace site?

Response: Height alternatives are explored in the EIS Alternatives. See EIS materials listed above for specific information addressing heights and other elements of the Alternatives.

Question: If PRR, Inc. is currently working as your Communications Consultant, are they excluded from being a part of a team for this new scope?

Response: No. They may be incorporated into a new project team. The scope of work for their current contract is different from what is required in this project.

Question: Do you have dates assigned for interviews yet?

Response: Please take a look at your handout (attached hereto). It shows that firms invited for interview will be notified by the end of July. We are currently looking at the third week of August to hold interviews.

Question: Do you have any breakdown of how the criterion will be scored on the Lead Consultant's and the Sub-Consultant's experience?

Response: No, we have given each of those criterion maximum points and it will be up to the evaluators on how they score each.

Question: In Task 2.2 of the Scope, relating to Programming for Social Infrastructure Plan, will that be included in this new contract?

Response: No, the lead programming effort will be a separate SHA contract. However, some support efforts may be required as part of this contract.

Question: Will you post what questions are asked on the tour?

Response: No, there won't be any responses to questions on the tour.

Item 4. A handout entitled "Brief Outline of this RFQ" that was available at the Yesler Terrace Redevelopment Phases 3 & 4 Pre-Submittal Meeting is attached hereto (see Attachment A). Please note that the date of the deadline for submitting questions, mentioned in this handout, has been changed (see Item 1 above).

Item 5. The sign-in sheets from the June 16, 2010 Yesler Terrace Redevelopment Phases 3 & 4 Pre-Submittal Meeting are attached hereto (see Attachment B).

END OF ADDENDUM # 1



Brief Outline of this RFQ Process

If you have not already visited SHA's website to view this RFQ and related documents, the web address is:

<http://www.seattlehousing.org/business/consulting/requests/4174/>

On that web page you will see links to a PDF copy and a Microsoft Word copy of the RFQ.

Also, there is a link to a Consultant Registration Form. Please print out that form, write in your information and e-mail the completed form to me. My e-mail address is on the form and at the bottom of this document. With the information on this form, I will be able to contact you when there is a new addendum posted.

On the web page you will also see links to various documents related to the Yesler Terrace Redevelopment Plan.

Important Dates and Estimated Schedule:

- Addendum # 1, which will include the Pre-Submittal Meeting Sign-In Sheets, will be posted later this week.
- The Deadline for Questions is 2:00 p.m., Friday, June 18th. As stated in the RFQ, questions must be submitted in writing to me by this deadline. Any questions received after the deadline will not be answered.
- Addendum # 2 with the questions received and SHA's responses will be posted early next week.
- Submittals are due NO LATER THAN 12:00 p.m. (Noon) on Tuesday, July 6th.
- An Evaluation Panel will take 2 to 3 weeks to review and evaluate all submittals, and then will determine how many of the highest ranked firms to invite to an interview. All firms that submitted will be notified whether or not they will be moving to the interview phase of this selection process. You should receive your notification by the end of July.
- For those firms selected for interviews, the notice will include any information necessary for the interview process.
- Final Selection should happen before the end of August.

Your only SHA contacts for this project during the entire RFQ process are:

Don Tucker, Sr. Contract Administrator dtucker@seattlehousing.org (206-615-3475) & Louise Lauff, Sr. Contract Administrator llauff@seattlehousing.org (206-615-3376).

Thank You,
Don Tucker



Yesler Terrace Redevelopment Plan
 Request for Qualifications
 Pre-Submittal Conference
 Wednesday, June 16, 2010, 1:00 p.m.
 Yesler Community Center Multipurpose Room

Attendance Sign-In Sheet

Name of Firm	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
THE BOARD PARTNERSHIP	AUDY MITON	1721 8th AVENUE SEATTLE 98109	206 325 6877	audym@bergerp partnership.com
Red Propeller	Alison Jeffries	2020 Third Ave Seattle, WA 98121	206-251-7819	alisan@team redpropeller. com
JOHNSON ARCHITECTURES + PLANNING	STEVE JOHNSON	2124 3RD AVE SEA, WA 98121	206 448 7580	SJOHNSON@ J-ARCH.COM
ARC Architects	Jennifer Park	1101 E Pike St #3 Seattle WA 98122	206- 322- 3322	Park@ arcarchitects, com
GeoDesign, Inc.	Kevin Lamb	10700 Meridian Ave. N. Seattle, WA 98133	206-838-9900	klamb@ geodesign.com



Yesler Terrace Redevelopment Plan
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Attendance Sign-In Sheet

Name of Firm	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
CollinsWoerman	Harold Moniz	710 2nd Second Ave #1400 Seattle WA 98104	206-245-2016	hmoniz@collinswoerman.com
DCI Engineers	Scott Erickson	10900 NE 4th St. Suite 1200 Bellevue WA 98004	425-818-1736	serickson@dei-engineers.com (dash)
APD	JON MALMBERG	110-110th AVE NE SUITE 550 Bellevue, WA 98007	425-709-7253	jmalMBER@acg.com
WEINSTEIN A/U	POB KIKER	121 STEWART SUITE 200 SEATTLE, WA 98101	206 443-8666	POB K WEINSTEIN A/U, COM
KPFF Consulting Engr	Alberto Cisneros	1301 5th Ave 1601 5th Ave, Suite 1600 Seattle, WA 98101	206.622.5822	alberto.cisneros@kpff.com



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HBB Landscape Architecture	Colie Hough- Beck	215 westlake Ave. N. Seattle 98109	206 682-3051	choughbeck@ hbbseattle.com
AMERICAN PROPERTY DEVELOPMENT	GLENN CUNNINGHAM	110 110th AVE NE BELLEVUE WA 98004	(425) 789-7244	gunning@ag.com
Mithun	Gabriela Frank	1201 Alaskan Way #200 Seattle, WA 98101	206.971.5207	gabrielaf@mithun.com
BAWENSHWITZ TEAM	DARROW VANDE	7727 63RD AVE NE #B.8 SEATTLE WA 98115	206 270 6123	dvance@ reventhuratol.com
SUR	ROEN HOLFELD	1315 14th Ave Seattle 98122	503-984-4127	rohlfeld@u.washington.edu



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PERKINS+WILL	KAY KORNOVICH	1221 2 nd AVE SEATTLE	206.381.6037	KAY.KORNOVICH@PERKINSWILL.COM
PERKINS+WILL	DOUG STREETER	" "	206.381.6037	DOUG.STREETER@PERKINSWILL.COM
KBA, INC.	DAVID JOSS	11000 Main St. Bellevue WA	206 713 1991	djobs@KBACM.com
Brian Douglas Scott-Planning Urban Design	Brian Scott	100 Taylor Ave N #A102 98109	206 971 6030	brian@brianscott.net
BUSH, ROED & HITCHINGS (BRH)	DARRELL NANCE	2009 MINOR AVE EAST, SEATTLE 98102	206-323-4144	darrell@brhinc.com

