

RFP Addendum # 2

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

Date of Addendum # 2: June 23, 2010

This Addendum lists most questions received in writing through the deadline to submit questions, and SHA's responses to those questions. Three additional questions were received and will be included in Addendum # 3 to be posted in a few days. This Addendum consists of 5 pages.

The following is a list of questions received and SHA's responses to those questions:

Question: After reviewing Addendum 1, I didn't see a Survey firm listed in your response to the firms currently working on this project. Is there a survey firm under contract?

Response: My apology to the current survey firm for not listing them. The survey firm that SHA has under contract is Bush Roed and Hitchings, Inc.

Question: Which of the current consultants is the Housing Authority continuing to use through the next phase of this process?

Response: PRR, Heartland and Hillis Clark Martin & Peterson.

Question: For the response /submittal content, is the entire portion of part 6) Past Project Evaluation not part of the 15 page submittal or just the letters of recommendations?

Response: Your submittal which can be up to 15-double-sided sheets of paper must include responses to items 1) through 6) in Section D of the RFQ. Tab pages are not included in this page count. Items not included in the 15 sheets of paper are the cover letter, resumes, references and Section 3 forms.

Question: What role will PRR play in Task 6 of the Scope of Work (page 12 of 22 in the RFQ), versus the outreach listed under consultant services?

Response: PRR will develop the overall outreach/communication strategy. The selected consultant team will provide materials to support the outreach and may provide presentations at outreach events.

Question: Will Hills Clark Martin be available to the selected team for the legal aspects of the entitlement process?

Response: Yes, SHA will coordinate between the consultants and Hillis Clark Martin & Peterson.

Question: In Task 3.2 of the Scope of Work (page 11 of 22 in the RFQ), what is the intended marketing and target for this marketing?

Response: The target audience includes all stakeholders and potential developers at the site.

Question: Does the SHA intend to apply for Choice Neighborhoods in 2010 or at all during the project?

Response: Yes.

Question: Does the SHA intend to apply for Promise Neighborhoods for Yesler Terrace?

Response: Not at this time.

Question: Will design of the infrastructure for the streetcar as it runs through the community be part of the selected team's scope of services?

Response: The selected consultant/team would not have the full design responsibility. It is more likely that the role would be that of coordinating with the City as they design their infrastructure.

Question: Are any members of the Phase 1 or Phase 2 consultant teams precluded from pursuing Phases 3 or 4?

Response: No.

Question: If a developer is included as a part of the successful team selected to perform the Planning/Architectural and Related Services for Yesler Terrace Redevelopment Phases 3 and 4 under (Solicitation 4174), will that developer and its affiliates continue to be eligible to respond to future Seattle Housing Authority RFP's and RFQ's to act as Master Developer for Yesler Terrace or to respond to other Seattle Housing Authority RFP's and RFQ's to undertake the development of specific projects that are part of the redevelopment of the Yesler Terrace site?"

That is, "Would the participation of a Development Firm on the successful team selected to perform the Planning/Architectural and Related Services for Yesler Terrace Redevelopment Phases 3 and 4 under (Solicitation 4174), preclude that firm from applying or being selected under future RFP's or RFQ's to be the Master Developer of the Yesler Terrace site or from being selected to be the developer of a specific development component of the Yesler Terrace development plan?"

Response: No, they will not be precluded from applying or being selected for any future work.

Question: May we include consultants listed on Page 9 of the RFQ as "consultants employed by SHA" as part of our proposed team for Phases 3 & 4?

Response: Yes.

Question: Will you provide the dates (or a range of dates) for shortlisted teams to be interviewed?

Response: It is anticipated that all firms will be notified by the end of July and if shortlisted for interviews, will be notified of the date and time of their interview, which should be during the third week of August.

Question: Page 7, Paragraph 2 – the submittal is limited to a total of 15 pages. Please clarify whether your intention is to limit the submittal to 15 pages with information on both sides of each page (30 total sides) or only 15 sides.

Response: Your submittal which can be up to 15-double-sided sheets of paper must include responses to items 1) through 6) in Section D of the RFQ. Tab pages are not included in this page count. Items not included in the 15 sheets of paper are the cover letter, resumes, references and Section 3 forms.

Question: Will you make SHA's current survey available to teams who are preparing submittals?

Response: Surveys will be made available to the selected firm/team.

Question: Will you clarify the role of the Surveyor (listed as part of the sub-consultant list at the top of Page 9) in Phases 3 & 4?

Response: The surveyor will provide support and clarification to the design team.

Question: What is the range of the fees anticipated for phase three and four?

Response: Fees will be negotiated with the successful firm/team.

Question: Is a public communications consultant required for this contract for public engagement or other tasks or does SHA feel the current contract with PRR will meet all the anticipated needs?

Response: The current contract with PRR should meet all the needs. The selected firm/team will coordinate with SHA and PRR on Yesler Communications.

Question: The RFQ requests Environmental Mitigation, Survey and Geo-technical services. These services are very typically provided by the owner. Does SHA have current consulting teams working on these specialties, and if so, would their work carry forward to Phase III?

Response: If not offered by the prime consultant, the key areas of work that you would need sub-consultants to perform are civil engineering, landscape architecture, community participation, sustainable site and building programming and design, structural engineering, mechanical engineering, electrical engineering, and cost estimating.

Question: The RFQ states that resumes are not part of the 15 page count. Are work samples, references and the "independent documentation" of past project success also excluded?

Response: No. Work samples should be included in the 15 double-sided 8½" x 11" sheets of paper (total of 30 pages to work with).

Question: We have become aware that SHA may own some of the parcels of land along 12th near Yesler. Are these parcels excluded from the study area?

Response: The parcels SHA owns along 12th near Yesler are included in the EIS study area.

Question: Are the list of references to be included in the page count limit?

Response: No.

Question: Will the consultant team chosen for phases three and four of the Yesler Terrace Redevelopment be precluded in any way from participation with private developers in the eventual development of the property?

Response: No.

Question: Is SHA interested in having CM/PM expertise on the team for the Urban Planning/ Architectural and Related Services RFQ? There appears to be significant issues associated with phasing, scheduling, coordination (Streetcar project), constructability, utilities, road realignment, etc. A construction project management resource could prove invaluable. Or will this role be selected under a separate RFQ?

Response: This role – if needed – will be selected under a separate RFP process.

Question: In Addendum #1 you state that you “are currently looking at the third week in August to hold interviews.” As this is a typical time for family vacations, will the housing authority be flexible as to the date for interviews? And if you are flexible could the interview be as early as the second week of August or as late as the first week in September?

Response: We will work to be as flexible as possible as scheduling will be a challenge on the SHA side as well.

Question: Since most planning and design professional do community participation and facilitation as part their work, how important is to have a sub-consultant for these services? And, other than translation services are there unique issues that a typical design firm would not be equipped to deal with?

Response: In C.1 of the RFQ, it notes that these services may be provided by in-house staff, team partners or sub-consultants. We do not see any unique issues that a typical firm with community participation experience would not be equipped to deal with.

Question: Can you please define the scope for traffic engineering? Is it traffic analysis or road engineering?

Response: Road engineering.

Question: Relating to the sustainable district plan,

- Who are the consultants and will they be contracted with directly in phase 3 & 4?
- Has a technical due diligence been completed of the sustainable strategies?
- Can SHA elaborate on the specific strategies that are being considered?

Response: For the sustainable district plan:

- CollinsWoerman is the prime consultant for this study. Gibson Economics, Alliance Environmental, WSP Environmental, and Green Solutions are the sub-consultants involved. No additional contracting for phases 3 or 4 is anticipated at this time. Heartland is providing financial analysis under a separate contract and could be contracted with for Phases 3 and 4.
- The Sustainable District Study has not been completed, nor have sustainable strategies been identified as of yet; however, the intent of the study is to identify strategies and analyze them from a cost-benefit perspective to gauge various types of feasibility, which could be considered technical due diligence depending upon how technical due diligence is defined.
- SHA cannot elaborate on the specific strategies at this time, but the results of a sustainability charrette held in December of 2009, which formed the basis for the Sustainable District Study, is available on SHA’s website at the following web address:
<http://www.seattlehousing.org/business/consulting/requests/4174/>
This is a newly posted link to this webpage.

Question: When will a social infrastructure team be on board? Will there be an RFP issued to determine that team?

Response: We hope to have a social infrastructure team on board in September. The RFP should be issued within a couple weeks.

Question: How does SHA envision PRR interfacing with other facilitation / community engagement consultants?

Response: PRR will create the overall communications strategy. The consultant team will participate in community engagement efforts that carry out that strategy.

Question: Does the table of contents count as a page?

Response: No.

Question: What is driving the quick turnaround on this RFQ?

Response: The EIS schedule. We want to have the consultant team on board as the draft EIS is completed. This will allow the team to participate in the development of the preferred alternative as part of the Final EIS.

Question: Is there a safety plan in place or a safety consultant on board?

Response: No. We envision a safety plan being necessary in Phase 4 of the project.

Question: Can you please clarify Heartland's role? Do they provide cost estimating?

Response: Heartland is providing the overall financial analysis/modeling for the redevelopment, including financial feasibility for the Sustainable District Study.

Question: Is SHA making available the RFQ submissions for Phase 1 & 2?

Response: No.

Question: What is the structural engineering role in this phase?

Response: In Phase 3, we do not anticipate a major role for a structural engineer. The structural engineering role would increase for specific Phase 4 development packages that the SHA may authorize the Consultant to complete.

Question: Do you want resumes in the body of the submittal, or as an appendix?

Response: The resumes are not included in the 15 double-sided sheet limit so they can be a separate section of your response.

END OF ADDENDUM # 2