



Pike Place Market Preservation & Development Authority (PDA)

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**REQUEST FOR QUALIFICATIONS
BY THE PIKE PLACE MARKET PRESERVATION AND DEVELOPMENT AUTHORITY
FOR CAPITAL NEEDS ASSESSMENT OF HERITAGE HOUSE**

Owner: Pike Place Market PDA
85 Pike Street, Room 500
Seattle, WA 98101

Project Address: 1533 Western Avenue, Seattle, WA, 98101

Project Contact: Jason Manges
Beacon Development Group
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STATEMENTS OF QUALIFICATION DUE JUNE 21, 2023 at 3:00 PM PST

Beacon Development Group, on behalf of the Pike Place Market Preservation and Development Authority, request Statements of Qualification from Architectural/Engineering teams interested in performing a Capital Needs Assessment for the Heritage House. The goal of the assessment is to, by physical inspection, evaluate the condition of the facility, its building systems, and its operations and deliver detailed quantitative descriptions, estimates, and analysis of operating budgets. Work on the CNA would begin August 2023 with completion of final Capital Needs Assessment with deliverables estimated for November 15, 2023.

Copies of the complete Request for Qualifications (RFQ) describing the required submittal information and attachments may be obtained at www.pikeplacemarket.org/capitalprojects. Please contact capitalprojects@pikeplacemarket.org with questions or call the Project Contact listed above.

1.0 PHYSICAL SETTING AND CONSTRAINTS

The Heritage House property is an operating Affordable Assisted Living Facility that was originally built in 1989 and had interior renovations in 2009. The facility houses 61 residents, has a central kitchen and dining area, a number of offices, community & activity rooms and support staff areas. Paid parking is provided in the Market garage located below the building. The property is sited west of the Pike Place Market and connected to it by a pedestrian overpass.

Pike Place Market PDA properties include 14 buildings of approximately 900,000 sq. ft., including six (6) floors of structured parking, eight (8) levels of commercial space and 400 apartments. Most properties

are regulated by local and national historical district standards, including use, exterior design and building interiors accessible to the public. The Market Historical Commission (MHC) is tasked with overseeing use and design approval within the Pike Place Market, including Heritage House. More information on MHC use and design guidelines can be found on their [website](#) and Pike Place Market PDA staff will describe in more detail how the guidelines apply as the project progresses. Additional information concerning the Pike Place Market properties and general physical layout can be found on the [PDA website](#).

2.0 PROJECT DESCRIPTION

The selected Architectural Firm will coordinate and lead a team of (Mechanical, Electrical, Plumbing and Fire Protection) engineers to inspect, test and evaluate the building and its systems and operation. The team will have access to a previous Capital Needs Assessment, the building's original construction drawings, property management records, utility invoices and operation and maintenance staff. The Architectural firm will have experience in leading and coordinating MEPF teams in evaluating buildings of this approximate size, vintage and operation. Experience in estimating construction costs, managing complicated rehabs such as occupied structures, and developing operating budgets is preferred.

The supporting mechanical, electrical, plumbing and fire protection consultants should have experience renovating supportive and or senior housing projects. Experience with building systems and equipment similar to those found in the Heritage House is preferred. Experience with current Energy, Mechanical, Electrical, Plumbing and Fire Protection codes and their adaptation for renovation projects is required.

Scope of Assessment

The major goals of the Assessment are:

- Safety
- Performance/Integrity
- Accessibility
- Environmental
- Retrofit/Adaptation
- Lifecycle/Renewal

Categories of work:

- Review of current Building, Energy and Life Safety code
- Quantitative assessment of all the renovation works necessary to bring the building into compliance with current codes and operational standards including performance standards outlined in Seattle Building Emissions Performance Standards (BEPS) and Washington State Clean Buildings Act (HB 1257).
- Prioritization ranking of the different scopes of work.
- Estimate of the cost of each scope
- Estimate of the duration of construction for the entire scope of work
- Analysis of the current utilities serving the building and recommendations for necessary upgrades

- Life cycle analysis of building systems and components to determine reserve for replacement contributions needed on annual basis
- Energy Audit of the existing building system performance

3.0 TARGET SCHEDULE

The following is the draft plan for project events and are subject to change during the RFQ process. Updates are provided on the Capital Projects website www.pikeplacemarket.org/capitalprojects

- Request for Qualifications distributed: May 26, 2023
- Proposals due: June 21, 2023 at 3:00 p.m.
- Finalists selected for interviews by: June 26, 2023
- Finalists site visit: June 29 or 30, 2023
- Firm Fee Proposal due: July 7, 2023
- Interviews (in-person or remote): July 10 and 11, 2023
- Pike Place Market Council Finance & Asset Management Committee Approval of Selection: July 18, 2023
- Pike Place Market Council final approval: July 27, 2023
- Notice to Proceed issued: August 1, 2023
- Projected CNA completion: November 15, 2023

4.0 CONSULTANT SELECTION AND AWARD PROCESS

Statements of Qualification will be evaluated on the basis indicated below. Based on the evaluation of the team, firms will be selected for interview. Responses to interview questions will be evaluated by all members of the interview panel and the top firms that are judged most competent will be given the opportunity to present a fee proposal. In the event mutually acceptable terms cannot be negotiated with the first selected firm, the owner may terminate negotiations with that firm and begin negotiations with another firm. This process may be repeated as necessary.

4.1 Special considerations for this project include:

1. The project is subject to Washington State Commercial Prevailing Wage Rates.

4.2 Minimum Required Qualifications:

1. Licensed to practice architecture and engineering services in Washington State.
2. Carry Professional Errors and Omissions Insurance in the amount of at least \$2 million.
3. Availability of all team members to begin work on the indicated schedule.
4. Demonstrated experience of firm and team members performing similar Capital Needs Assessments.

4.3 Desired Qualifications

Firms responding to this RFQ will be evaluated as indicated on the extent to which they meet the following preferred qualifications.

1. Prior experience performing Capital Needs Assessments for senior assisted living projects, or similar facilities.
2. Prior experience performing Capital Needs Assessments on comparable project types or similar building types.

3. Prior experience performing Capital Needs Assessment that led to completion of a full rehab scope.
4. Prior A/E Team's experience working together on similar projects, either renovation or new construction.
5. Prior A/E Team's experience performing cost estimating.
6. Prior A/E Team's experience working with Energy, Life Safety, and Accessibility & Building code upgrades.
7. Prior A/E Team's experience working with State of Washington's Evergreen Sustainable Development Standard.
8. Evidence of ability to perform work in a timely manner, including a statement of staff capacity and current workload.
9. Explanation of team structure and resumes of key staff that will work on the project.
10. Evidence of experience designing or renovating commercial and amenity space including offices, retail space, café, commercial kitchens and laundry facilities.

4.4 Required Submittals

Responses may be no more than 25 single-sided pages in length, including a Letter of Interest signed by an authorized representative of the firm.

Applicants must reply to each of the exhibits listed below in a clear and concise manner. Responses must be in the same order as listed, clearly separated and labeled by response. Pay attention to specific requests for information. In consideration of reviewer's time, every effort should be made to avoid duplicating information presented in the Proposal.

Section 1 – General Information

1. Provide a firm profile indicating the general history of your organization, the number of years your organization has been in business, and any other relevant information to describe your organization.
2. Provide the legal status of your organization (i.e., corporation, partnership, etc.)
3. Provide three references who can speak to the firm's qualifications.
4. Provide the MEPF firms that will comprise your team.

Section 2 – Past Project Experience

1. Provide a list of completed or in-progress projects specific to the last 5 years that demonstrate your experience with the Minimum and Desired Qualifications stated above. For each project listed, provide the following:
 - a. Name of project and date of completion (or planned date for completion.)
 - b. Brief description of the scope of work.
 - c. Cost estimating for specified projects.
2. Provide the proposed MEPF firms' experience that demonstrates the Minimum and Desired Qualifications.

Section 3 –Team Experience

1. Provide team structure and resumes of key team members.
2. Highlight applicable project experience of key team members.

4.5 Please note:

Neither the Pike Place Market PDA (PPMPDA), nor any affiliate thereof, is under any obligation to award a contract to any bidder who responds to this RFQ.

The PPMPDA reserves the right to accept or reject any or all bids and to take exception to any RFQ specifications or requirements.

The PPMPDA reserves the right to make an award solely on the proposals submitted or to negotiate further with one or more agencies.

The PPMPDA reserves the right to extend a contract to the selected firm for the full final rehab scope of work.

This RFQ does not commit the PPMPDA, nor any affiliate thereof, to pay any expenses incurred by the firms who prepare a response.

A response to this RFQ constitutes an offer to do business with the PPMPDA and may be fully or partially incorporated into a contract if awarded.

All work is defined as “work for hire.” The rights to all documents, materials, artwork, source code, system related materials, etc. produced by the partner of choice shall be owned by the PPMPDA.

5.0 SUBMITTAL DEADLINE

One electronic copy containing the documents listed in Section 4.4 is to be submitted via secure transmittal to capitalprojects@pikeplacemarket.org no later than **3:00pm PST on June 21, 2023**.

Proposals shall not be longer than 25 single-pages. Faxed or physical copies of Proposals will not be accepted.

Questions concerning this RFQ may be directed to the project contact listed at the top by email or phone. Questions will be responded to as soon as possible. Questions submitted within 48 hours of the submittal deadline may not be answered.

Any addenda issued for this RFQ will be published at the following website address:

<http://www.pikeplacemarket.org/capitalprojects>. Applicants are responsible for checking the website prior to submission of Proposals for any addenda. If you are unable to download the addenda, you may reach out to the contact referred to above.

6.0 AFFIRMATIVE EFFORTS REQUIREMENTS

In order to encourage the hiring of women and minority group members in the subcontracting of public works, goods or services from qualified women and minority businesses, the Pike Place Market PDA strongly encourages the contractor to comply with Affirmative Efforts provisions in the Seattle Municipal Code (SMC) Chapter 20.42.050. Inclusion of WMBE firms and team members in the RFQ submission is strongly encouraged.

7.0 ABOUT PIKE PLACE MARKET

Created by public ordinance in 1907, Pike Place Market is one of the oldest continuously operated public markets in the United States. The Market is overseen by the Pike Place Market PDA, a non-profit, public corporation chartered by the City of Seattle with responsibility to operate, manage, preserve, and develop the Market’s buildings, infrastructure, and open spaces.

Pike Place Market is the only public market in the nation to include low-income housing and the only historic district in the enation formed by citizen vote. The Market was formed in 1907 out of citizen outrage at the cost of onions and subsequently saved from the urban renewal wrecking ball in the 1971 by a citizen initiative The Market’s original motto, Meet the Producer, still blazes above the main

entrance. The Market is visited by 15 million people each year, making it one of the most popular visitor destinations in Washington State.

The Pike Place Market Preservation and Development Authority (PDA) is a non-profit, public corporation chartered by the City of Seattle with responsibility to operate, manage, preserve, and develop the Market's buildings, infrastructure, and open spaces. The PDA's charter directs it to:

- Expand the food retailing in the Market, emphasizing local farm produce,
- Preserve the residential community, particularly low income housing, and
- Promote the survival and predominance of small shops, marginal businesses, arts and crafts, and other enterprises essential to sustaining a functional community.

The PDA serves as both property manager and business support center. Nestled in the heart of downtown Seattle, Pike Place Market offers nine-acres of world-class shopping, fine dining, fresh ingredients and more. The Market is made up of 500+ small businesses that include restaurants, eateries, fish markets, produce stands, small retail shops, farmers, artists and crafters, buskers, 450 residents that live above the Market businesses and five social services.

Attachments

8.0 ATTACHMENTS

- A. Architectural Plans (including Tenant Improvements)
- B. Wetherholt & Associates Plaza Leak Review and Recommendations, September 2, 2022
- C. Facility Condition Assessment & Energy Audit, July 17, 2021