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Pike Place Market Preservation & Development Authority (PDA)

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**REQUEST FOR QUALIFICATIONS FOR GENERAL CONTRACTOR  
BY THE PIKE PLACE MARKET PRESERVATION AND DEVELOPMENT AUTHORITY  
FOR PC1 SOUTH ELEVATOR AND STAIR REPLACEMENT  
AT THE PIKE PLACE MARKET**

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**Owner:** Pike Place Market PDA  
85 Pike Street, Room 500  
Seattle, WA 98101  
Mary Bacarella, Executive Director

**Project Address:** 1531 Western Avenue, Seattle WA 98101

**STATEMENTS OF QUALIFICATION DUE NOVEMBER 16, 2021 at 3:00 PM PST**

The Pike Place Market Preservation and Development Authority (PDA) is completing the final phase of the MarketFront expansion project of the Pike Place Market. The new MarketFront provides commercial, residential, and public spaces and additional public parking to the Pike Place Market, and will serve as one of two physical connection points between the Pike Place Market and the Bluff Walk structure of the City of Seattle's Central Waterfront Redevelopment Project. The final phase of the MarketFront expansion is replacement of the elevator and stair located at the southwest corner of the existing Heritage House (PC-1 South) Parking Garage.

Pike Place Market PDA requests Washington State licensed and bonded General Contractors to submit their qualifications to provide services as the General Contractor for the construction of the PC-1 South Elevator and Stair Replacement project using a Cost of the Work Plus a Fee with a Guaranteed Maximum Price Agreement.

Copies of the complete Request for Qualifications (RFQ) describing the General Contractor selection process and the required submittal information may be obtained online at [www.pikeplacemarket.org/capitalprojects](http://www.pikeplacemarket.org/capitalprojects). Please contact Angie Battazzo at 208 870 9717 or at [abattazzo@gmail.com](mailto:abattazzo@gmail.com) with questions.

Contractors are asked to complete the required submittals listed in Section 4.0 and return them to the Owner via secure electronic transmittal to [capitalprojects@pikeplacemarket.org](mailto:capitalprojects@pikeplacemarket.org)

Background—About the Pike Place Market

Pike Place Market is one of the oldest continuously operating farmers markets in the nation. It 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.

In 2015 the Pike Place Market PDA realized a decades-long goal to develop the last piece of the Market Historic District—and the new MarketFront expansion started construction. The timing of the \$74 million project was driven by the future replacement of the Alaskan Way Viaduct. The expansion was the first piece of the greater central waterfront development to move forward. The location of the MarketFront, on Western Avenue, provides future access to the central waterfront development and create a dynamic link from the Seattle waterfront west to the Market and the Pike/Pine St. corridor in downtown.

Today, the City is currently constructing the new connections between the Pike Place MarketFront and the Seattle waterfront with the relocated alignment of Alaskan Way and the additional Pine Street intersection (Main Corridor project), and the new Bluff Walk (Overlook Walk project). Combined with the Seattle Aquarium's Ocean Pavilion project, these new park connections will create one seamless experience between the historic Pike Place Market District, and the Historic Seattle Waterfront.

## **1.0 INTRODUCTION**

The PDA will be accepting STATEMENTS OF QUALIFICATION from qualified experienced firms for the role of General Contractor to construct the PC-1 South Elevator and Stair Replacement project. The Request for Qualifications (RFQ) is the first step in the competitive selection process. Statements of Qualification will be scored by a selection committee based on the criteria described in Section 4.0 of this RFQ. Applicants may be invited for interviews as part of the selection process. The Pike Place Market (PPM) has sole discretion in the selection of qualified applicants to interview, and may terminate, cancel or extend the selection process at any time. Following selection of the most highly qualified applicant, the

General Contractor will provide preconstruction services which will include bidding subcontract work, estimating the cost of the work, proposing a fee, and negotiating a guaranteed maximum price (GMP) for the work. If the parties cannot agree on a GMP, the negotiations will be terminated, and the PDA reserves the right to begin negotiations with the next highly qualified applicant, or to terminate the process.

## **2.0 PROJECT DESCRIPTION**

The project is the final phase of the MarketFront expansion and Pike Place Market improvements to connect to the new Waterfront Seattle development projects.

The scope of work includes the replacement of an existing hydraulic elevator with a new electric traction elevator, together with associated building and life safety system improvements to accommodate the new elevator, and the replacement of an exterior metal stairway. This project includes modifying the existing elevator shaft by expanding it to the east on all levels of the garage. All doors to the exterior metal stairs are to be replaced, and the stairs will land at the new elevation of the Alaskan Way sidewalk and right-of-way level adjacent to the Level 2 garage vehicle entrance/exit to Alaskan Way. The existing building is a parking garage structure that will remain operational during the entire project. All work necessary to complete the requirements of the relevant City of Seattle permits, including all controls and life safety systems, are to be completed.

Important site considerations include highly constrained right-of-way access on the western and southern exteriors of the building, active adjacent construction projects with crane activity, and substantial underground utilities. The garage must remain open and functional during construction of this project, and must accommodate high volumes of visitors and tourism activities adjacent to the work zone during the peak tourism season (April through October). In addition to maintaining full operations for the existing garage, the project has other unique coordination requirements associated with the adjacency of the Seattle Aquarium Ocean Pavilion Project, the City of Seattle Office of the Waterfront Main Corridor Project, and the City of Seattle Office of the Waterfront Overlook Walk Project. There will be conditions placed upon the General Contractor regarding access to the project area, with some periods where onsite exterior work will not be allowed to occur.

Please visit [www.pikeplacemarket.org/capitalprojects](http://www.pikeplacemarket.org/capitalprojects) for further information regarding the project description, scope of work, along with the drawings submitted for permit review.

**Owner Contact:**                      **Angela Battazzo**  
Next Bold Move  
Phone: 208-870-9717  
e-mail: [abattazzo@gmail.com](mailto:abattazzo@gmail.com)

**Architect:**                              **Ron Wright, AIA**  
Ron Wright and Associates/Architects, P.S.  
Phone: 206.728.4248  
e-mail: [rwright@rwaa.com](mailto:rwright@rwaa.com)

### 3.0 TARGET SCHEDULE

The following is the current planned schedule for project events:

November 2, 2021	Request for Qualifications advertised in Daily Journal of Commerce
November 16, 2021	Statements are due at 3:00pm
November 19, 2021	Contractor selection made*; Final design documents provided to select contractor
December 10, 2021	Bidding complete, cost, fee, and GMP proposed; negotiation begins
December 21, 2021	Contract Resolution referred to Pike Place Market PDA council for action
January 4, 2022	Notice to Proceed Issued
October 2022	Final project completion

### 4.0 CONTRACTOR SELECTION AND AWARD PROCESS

Pike Place Market PDA will select the General Contractor for the project based upon experience, references, financial stability, and demonstrated willingness to work cooperatively to meet complex schedule and budget requirements.

The PDA is looking for a General Contractor that will truly partner with us during this final part of the MarketFront expansion project. The project involves working on a busy parking garage that operates a food bank for low-income residents and neighbors, a receiving area for Market producers and retailers to receive shipments for sale, and an active parking garage that serves Pike Place Market, as well as Seattle Aquarium and Historic Seattle Waterfront visitors. Along with working with PDA staff to deliver a successful project and keep the garage open and accessible to the public, the contractor will be expected to develop relationships with key personnel at the adjacent City of Seattle and Seattle Aquarium construction projects to minimize impacts among the projects where they overlap.

#### 4.1 Special considerations for this project include:

1. The project is subject to Washington State Commercial Prevailing Wage Rates.
2. A payment and performance bond from the contractor for 100% of the construction contract price will be a requirement.
3. The **2020 estimated cost for construction**, exclusive of owner's insurance, completion bond and sales taxes is **\$1,500,000.00**.

#### 4.2 Minimum Required Qualifications:

1. Licensed Contractor in the State of Washington
2. Successful completion as a General Contractor in the last five years of:

- a. At least two publicly financed projects or community facilities with construction contracts in excess of \$1,000,000.
  - b. At least two publicly financed or community projects that required Washington Commercial Prevailing Wage Rates.
  - c. At least one project involving the addition or replacement of an elevator or bank of elevators within an existing building.
3. Liability Insurance of at least \$2,000,000
  4. Availability and willingness to meet the Target Schedule indicated above.

#### 4.3 Desired Qualifications:

1. Assigned Project Manager with experience listed in item #2 above,
2. Company and Project Manager experience with projects funded with public resources.
3. Demonstrated ability of Project Manager and Site Superintendent to work with the Architect, Owner and subcontractors to complete projects on schedule and within budget.
4. Demonstrated ability to complete projects with complex access requirements, including projects where the general public and/or facility occupants are directly adjacent to the work being performed.
5. Availability to provide immediate input to the development team on design, alternative construction materials and methods, and cost saving measures during the preparation of the contract for completing the work.

4.4 Required Submittals--**Complete AIA Form 305, 2020 Edition, with applicable content listed below.** On the basis of the evaluation criteria set forth in this RFQ and listed below, the firms submitting proposals will be scored and ranked. If two or more firms tie in score, or scores are within 3 points, the Selection Committee will invite the highest scoring firms to participate in an interview. All submittals will be kept confidential within the Selection Committee.

Statements of Qualification shall not be longer than 20 pages (10 double-sided sheets). Proposers must reply to each of the exhibits listed below in a clear and concise manner. Failure to reply to each and all criterion will result in Statement rejection. Responses must be in the same order as listed, clearly separated and labeled by response. Brevity is preferred. Pay attention to specific requests for information. In considerations of reviewer's time, every effort should be made to avoid duplicating information presented in the Statement.

#### **Exhibit A – General Information (5 points)**

1. Provide a firm profile indicating the general history of your organization, the number of years your organization has been in business as a Contractor, and any other relevant information to describe your organization.
2. Provide the legal status of your organization (i.e., corporation, partnership, etc.).
3. Provide a copy of your current Washington State General Contractor's License.

#### **Exhibit B – Financial and Performance Information (5 points)**

1. Provide a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

- a. Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);
  - b. Net Fixed Assets;
  - c. Other Assets;
  - d. Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); and
  - e. Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).
2. Provide the name and address of the firm preparing the financial statement, and date thereof. All submitted financial information will remain confidential to the selection committee designated by the Owner.
  3. Claims and Suits
    - a. Has your organization ever failed to complete any work awarded to it?
    - b. Are there any judgments, claims, arbitration proceedings, or suits pending or outstanding against your organization or its officers?
    - c. Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?
    - d. If the answer is yes to any of the above questions, provide a response that describes the details.
  4. Provide a summary of the total worth of work in progress and under contract.
  5. Provide a list of major projects completed in the past five years, giving the name of the project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed by your own forces.

**Exhibit C – Project-Specific Information (40 points)**

1. Provide the proposed team leaders (Project Manager, Site Superintendent, and any other lead positions). Provide brief resume information for each.
2. Describe your approach regarding completion of work using a cost plus type of agreement, including your method for determining markups, general conditions, overhead and profit, etc.
3. Identify your proposed rates for all markups on the base construction bid including: general conditions, overhead and profit, bonds and any other markups. If they differ, please identify the rates for all markups on change orders.
4. Provide a brief summary describing how your organization will ensure competitive solicitation of subcontractor bids. Please describe how you will encourage using women and minority owned disadvantaged business enterprises, as described in Section 6.0, below.

**Exhibit D – Past Project Experience (30 points)**

1. Provide a list of major projects completed in the past five years, giving the name of the project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed by your own forces.
2. State the average annual amount of construction work performed during the last five years.
3. Provide a specific list of completed or in-progress projects that demonstrate your experience with the Minimum and Desired Qualifications stated above, specifically

identifying projects with elevators and projects with complex construction logistics. For each project listed, provide the following:

- a. Name of project and date of completion (or planned date for completion);
- b. Amount of contract;
- c. Brief description of the scope of work, including subcontracts;
- d. Describe one or more challenges of the construction and how solutions were found;
- e. Please note if the project required Washington State Prevailing Wages;

#### **Exhibit E – Past Project Experience (Continued)**

NOT USED.

4.5 The Pike Place Market PDA reserves the right to conduct interviews as part of the selection process. Interviews will be scored, and the interview and proposal scores will be added together. The firm with the highest score will be invited to provide bidding services and estimate a GMP for the work. Final contract documents will be provided at that time.

4.6 Construction contract negotiations will take place prior to execution of the Cost of the Work plus a Fee with a Guaranteed Maximum Price contract type, consistent with AIA Document A102, with modifications. The Contractor’s proposed GMP estimate shall be completed no later than three weeks after receiving final contract documents. Construction contract negotiations will be complete within 45 days of receipt of the GMP estimate. Should the Contractor and the PDA not agree on a satisfactory GMP that the PDA determines to be fair, reasonable, and within the available funds, the PDA may suspend or cancel the negotiations, and begin to negotiate with the next highest ranked firm or terminate the process. Should the PDA choose to suspend or cancel the negotiations upon failure to achieve a GMP, such suspension or cancellation will be effective upon receipt of written notification to the Contractor.

4.7 The Pike Place Market PDA intends to reimburse the selected contractor a fee up to \$9,500.00 to complete bidding activities, estimate the cost of the work, and establish a guaranteed maximum price for the work—collectively referred to as “preconstruction services.”

#### **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](mailto:capitalprojects@pikeplacemarket.org) no later than 3:00pm on Tuesday, November 16, 2021.** Statements of Qualification shall not be longer than 20 pages (10 double-sided sheets). Faxed or physical copies of the Statement of Qualifications will not be accepted.

If there are questions about submittal requirements, please contact the owner contact listed in Section 2.0 by email or phone. Questions submitted within 48 hours of the submittal deadline will not be answered.

Any addenda issued for this RFQ will be published at the following website address: <http://www.pikeplacemarket.org/capitalprojects>. Contractors are responsible for checking the website prior to submission of Statements for any addenda. If you are unable to download the addenda, you may contact the owner 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 comply with Affirmative Efforts provisions in the Seattle Municipal Code (SMC) Chapter 20.42.050.

### Attachments

- A. Ron Wright & Associates Documents (permit architectural drawing set)
- B. Pike Place Market Elevator and Stair Report
- C. Seattle Daily Journal of Commerce Advertisement