

REQUEST FOR QUALIFICATIONS

Architectural and Engineering Services

By

The City of Tukwila

FOR

City of Tukwila 2023 Future of Work Study and Facilities Study

Due: December 22, 2023 at 4:00 PM

Note: November 21, 2023. This is a reissuance of a RFQ for Future of Work Study and Facilities Study, which was previously issued by the City of Tukwila on November 6, 2023. By issuing this RFQ, the City withdraws the November 6, 2023 RFQ and reissues it with the following changes: updating the dates, providing a deadline for questions, and providing a contact for how to be an interested party for the RFQ.

The City of Tukwila (the "City") is soliciting interest from consulting firms with expertise in architectural, interior design, construction, mechanical systems and/or engineering design services. This agreement will be for approximately six months in duration with the option for the City of Tukwila to extend if necessary. Consultants will be considered for the following project.

The work to be performed by the Consultant consists of building off of portions of the 2022 Seismic Study that included the Tukwila City Hall Campus, and Tukwila Community Center. Additionally, the work will also include the Justice Center, Foster Golf Course and other buildings possibility added by the City in consultation with the Consultant.

Problem Statement:

Over the last five years the City of Tukwila has made significant investments in new public safety buildings, resulting in a significant increase in the total building square footage managed by the City, increasing the City annual operating cost. Likewise, the pandemic has drastically altered how cities across the country provide services.

The selected consultant(s) will assist the City as follows:

1. Right size the City's space needs, including helping to make estimates regarding future needs for future staff needs. Update Needs Assessment and Feasibility Study for City Hall Campus.
2. Update seismic and building code upgrade cost estimates for Tukwila Community Center, City Hall, 6300 Building, and Foster Golf Course (for this task, professional cost estimators should be included on the Consultant team). Note, the seismic recommendations for Tukwila Community Center, City Hall, and 6300 Building can utilize the 2022 Report)
3. Provide suggestions for future capital investments for buildings, such as the new justice center, so the City can make budget estimates for CAPEX.
4. Assist the City in understanding the total cost ownership for individual buildings and the City's entire facilities portfolio.
5. Create maintenance plans for identified city facilities.
6. Make suggestions regarding innovative and new ways for providing City Hall and general government services (utility payments, permits, city clerk, human services, human resources, etc.). Examples could include a virtual City Hall, decentralized City Hall, shared office space, etc.
7. Recommendations on how city facilities can be inviting to the public, but also provide a safe working environment and safe environment for visitors.
8. Recommendations on who the City can provide services in a sustainable manner.

Copies of the complete Request for Proposals (RFQ) describing the selection process and the required submittal information may be obtained online at <https://www.tukwilawa.gov/departments/mayors-office/key-city-plans-and-projects/2023-future-of-work-study-and-facilities-study/> Please contact Brandon Miles at 206-731-9071 or at Brandon.Miles@Tukwilawa.gov with questions.

TARGET SCHEDULE

The City of Tukwila intends the process to proceed as outlined below. A more complete schedule is included with the RFQ that takes precedence over this summary. The City of Tukwila reserves the right to modify the dates herein if determined necessary.

RFQ Issued: November 21, 2023
Question and Clarification Deadline: December 6, 2023
RFQ Deadline: December 22, 2023 at 4:00 pm
Consultant Shortlist: January 1, 2024
Consultant Interviews: Week of January 8, 2024
Consultant Selected: Approx. January, 2024
Scope and Fee Negotiations: January 2024-February 2024
Agreement Approval by Council: February, 2024
Execute Contract: approximately February, 2024