



From the office of: Brian K. Surratt, Director
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City of Seattle
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Regarding: **Request for Proposals for Redevelopment of KeyArena
at Seattle Center**

ADDENDUM NO. 2

February 1, 2017

Notice to Proposers:

This addendum supplements and forms a part of the Request for Proposals for Redevelopment of KeyArena issued by the City of Seattle Office of Economic Development on January 11, 2017. and responds to questions received regarding the Request for Proposals.

Part I. Requests for Access to the Redevelopment Site

As described in Section 8.A. of the Request for Proposals, questions and inquiries regarding any aspect of the proposal documents, or any other matter relating to this RFP may be directed to Mr. Karl Stickel. Requests by proposers for access to portions of the Redevelopment Site that are not open to the public will be provided subject to availability based on the building schedule and Seattle Center staff to escort proposers, and, where relevant, authorization by non-City organizations occupying the areas.

Part II. Question and Answer

Question 1:

Who will be responsible for making selection/recommendation?

Answer 1:

A Community Advisory Panel and a City Evaluation Team will both form the review committee making recommendations to the Mayor. The Mayor will make the final selection. Members of the review committee have not yet been identified.

Question 2:

How important is the vacated 2nd Ave. to the campus?

Answer 2:

Vacated 2nd Ave N provides pedestrian access to the campus and is used extensively for festivals and campus events. The gate at 2nd & Thomas is one of the main access point for pedestrians and load in/out for the campus. Vacated 2nd Ave N has not been included in the Redevelopment Site, and will continue as part of the pedestrian core of the campus.

Question 3:

Was the concessionaire loading dock part of the original 1962 build or the 1995 remodel?

Answer 3:

The concessionaire loading dock and the south service yard were part of the 1995 remodel.

Question 4:

How many events are held at KeyArena per year? How's closing of KeyArena going to affect that?

Answer 4:

The number of KeyArena events vary from year to year, although KeyArena usually hosts about 100 events per year. For more detailed information regarding the number and type of performances and events for 2011 - 2015, please refer to the KeyArena and 1st Ave N Parking Garage Financial Information provided with the RFP on eBid. Closure of KeyArena for construction would mean that all events would need to be relocated during construction. As noted in Section 3.A.6 of the RFP, the City will cooperate with the Selected proposer to obtain all needed agreement to relocate parties with contractual use rights impacted by the development, with the Selected Proposers responsible for all associated costs and any contract obligations. Within KeyArena, the Seattle Storm and Seattle University may be impacted by redevelopment.

Question 5:

What is the total SF area of development site? The KeyArena site?

Answer 5:

KeyArena Development Site (KeyArena Parcel):	318,869 SF
South Development Site (Garage & Pottery NW Parcel):	92,160 SF
Total Development Site:	411,029 SF

Question 6:

What is the zoning?

Answer 6:

The KeyArena, as part of the Seattle Center campus, is NC-3 85. The 1st Ave Garage block is NC3-65. The Uptown Urban Center is part of a current rezone process, the DEIS for which can be seen at: [Uptown Urban Center Rezone Draft EIS](#).

Question 7:

What height is the garage and what is the height allowed?

Answer 7:

The Garage Structure:	1 st Ave side – 40'-0"
	Warren Ave side – 20'-0"
The Stair Structure:	59'-7"
Allowable Height (current code):	65'-0"

Question 8:

How will Landmarks influence the decision making/project?

Answer 8:

Please refer to Section 2.E, City of Seattle Historic Landmarks – KeyArena and the Redevelopment Site for information regarding landmarks. Also available on eBid, under the documents tab, is a 2013 Seattle Center Historic Landmark Study for further information and reference.

Question 9:

Will the list of attendees for today's tour be available?

Answer 9:

The list of attendees follows:

RSVP's from RFP			
	Jay	Cooper	AEG
	Kevin	Rieger	AEG
	Jon	Werbeck	AEG

	Marc	Berger	Nyhus
	Ali	Aranda	Sound Earth Strategies
	Pam	Xander	Sound Earth Strategies
	Laura	Wolf	Sound Earth Strategies
	Lance	Lopes	Oak View Group
	Jon	Magnusson	Magnusson Klemencic Associates
	Jon	Niemuth	AECOM Sports, Americas
	Karen	Thomas	Gensler
	Scott	Waggoner	Gensler
	Rollin	Fatland	Horton Street, LLC.
	Larry	Brown	Notkin Mechanical Engineers
	Andrew	Perti	Seattle Interactive Media Museum
	Howard	Burton	Seattle Structural
	Kejia	Zhang	University of Washington - Student
	Xiaoxi	Jiao	University of Washington - Student
CITY STAFF			
	Sam	Assefa	
	Alberta	Bleck	
	Jill	Crary	
	Shayna	Daitch	
	Dan	Eder	
	Scott	Kubly	
	Jae	Lee	
	Quinn	Majeski	
	Michael	McVicker	
	Joe	Mirabella	
	Robert	Nellams	
	Kevin	O'Neill	
	Gina	Owens	
	Kerry	Smith	
	Benton	Strong	
	Brian	Surratt	
	Aaron	Blank	Feary Group - Consultants
	Chris	Guizlo	Feary Group - Consultants
PRESS			
	Chris	Daniels	King 5 News
		& cameraman	King 5 News
	Matt	Markovich	KOMO News
	Jim	Resch	KOMO News
	Josh	Kerns	KIRO Radio
	Amy	Clancy	KIRO News

	Tom	Matsuzawa	KIRO News
	Lewis	Kamb	Seattle Times
	Larry	Stone	Seattle Times
	Steve	Ringman	Seattle Times
	Matt	Calkins	Seattle Times
	Daniel	Demay	Seattle PI
	Grant	Hindsley	Seattle PI
	Stephen	Cohen	Seattle PI
	Dave	Mahler	KJR
	Curtis	Crabtree	KJR
	Aaron	Levine	Q13
	Erica	Wutherich	Q13
	Nouri	Mano	Seattle Channel
	Brian	Callanan	Seattle Channel
	Art	Thiel	Sportspress NW

Question 10:

How many proposers attended the tour?

Answer 10:

Please see the list of tour attendees included in Answer 9.

Question 11:

Are there any geologic restrictions for building on the area?

Answer 11:

A KeyArena 1994 GeoTech Study has been included as part of the reference materials available to Proposers on eBid under the documents tab of the RFP. Proposers are welcome to review other Seattle Center plan files on-site by contacting Gina Owens via email at Gina.Owens@seattle.gov or via phone at (206) 684-7117, but it will be their responsibility to arrange for any reproduction or scanning of documents not available through eBid.

Question 12:

Is the City open to a full tear down?

Answer 12:

As noted in the RFP, the City is requesting proposals for renovation of KeyArena taking into consideration the possibility of a Controls and Incentives Agreement if KeyArena or any other facility within the Redevelopment Site is designated as an historic landmark. Additionally, at its option, any proposer may also submit a second proposal for construction of a new facility. Construction of a new facility could include a full tear down of KeyArena.

Question 13:

What about a parking lot?

Answer 13:

The 662 stall 1st Ave N Parking Garage and adjacent parking lot are part of the Redevelopment Site as described in the RFP. Pottery Northwest and Park Place, as shown in the map in Section 2.C of the RFP, are also located on the same block.

Question 14:

What was the increase of seating capacity in 1995 remodel?

Answer 14:

The 1995 remodel increased the capacity to approximately 17,000 for basketball.

Question 15:

What is the range of capacity of seats?

Answer 15:

Seating capacities vary for every KeyArena event. For basketball, the capacity is 17,072. For concerts and other special events, the capacity nears 15,000 guests, depending on the set-up of the event.

Question 16:

Where is the public art in the west plaza? Where is the other public art?

Answer 16:

There are 2 public artworks that are integral to the KeyArena:

- *Hydraulis* is in the east lobby of the KeyArena. More information can be found in the [public art archive](#) and at [Discover Strgy](#) art site.
- *Play Ray Plaza* (or *Bow Ties*) covers the plaza on the west side of KeyArena along 1st avenue and is the diamond pattern of red, gold and black, integrally-colored concrete with inset stainless steel screed marking meridians. Additional information can be found at the [public art archive](#) and at [Discover Strgy](#) art site.

There is also an artwork on the campus, adjacent to the eastern edge of the Redevelopment Site. *Acrobat* is an installation of 3 aluminum and painted steel sculptures created by artist Timothy Siciliano. Additional information can be found in the [public art archive](#).

Question 17:

Where is the north tunnel and the Seattle Center administrative offices?

Answer 17:

The Redevelopment Site map, in Section 2.C of the RFP shows the north tunnel extending from the NW corner of KeyArena and under portions of KEXP. It is indicated by a dotted line. Please note the north tunnel is not part of the Development Site.

Question 18:

How long has the NASA building been used for storage. What was it used for before that?

Answer 18:

The NASA building is a portion of the NASA Pavilion used during the 1962 World's Fair. It has been used as storage space since the fair.

Question 19:

What did the AECOM report say about how the floor could be shifted to fit into the roofline?

Answer 19:

Please see pages 116 through 130 of the June 2015 AECOM reports titled "Identification and Evaluation of Options for the Future of KeyArena" under the documents tab of the RFP on eBid. This section of the report notes how KeyArena could potentially be modified to be consistent with the "new generation of NBA/NHL facilities that are being designed and constructed currently."

Question 20:

Why doesn't the Wi-Fi work?

Answer 20:

KeyArena is not equipped with public Wi-Fi service, although Wi-Fi is provided for event clients in back of house spaces.

Question 21:

Will the full NEPA/SEPA environmental review be completed as part of the developer proposal effort or will there be a subsequent RFP for an environmental team to conduct NEPA/SEPA environmental review? If a SEPA/NEPA environmental consultant teams as a sub with one of the development proposal effort and a separate RFP is later released for an environmental team to conduct the full EIS review, will the team member that worked with the developer team initially be precluded from competing for the environmental review for the EIS RFP?

Answer 21:

At this time the City does not believe that NEPA will apply to the proposed project. The City currently envisions that the chosen proposer will be responsible for SEPA compliance for certain actions, such as obtaining development permits. The proposer will likely be able to select sub-consultants to perform SEPA and other work.

Question 22:

Does the City expect the EIS to be of limited scope or is the City looking for a review of all elements of the environment?

Answer Question 22:

The scope of an EIS, if any, is yet to be determined.

Question 23:

Were additional columns added to support the solid roof added in 1995 and, where are they?

Answer 23:

On the building tour, it was noted that the structural revisions in 1995 included columns added to the 4 corners of the building. One of these columns supports the added roof trusses, the others the bowl structure.

This Addendum consists of 6 pages.

End of Addendum #2