

## **Solicitation by Seattle City Light for an Operating Partner/Master Tenant for the Georgetown Steam Plant**

1. Solicitation goal. Seattle City Light (SCL) owns the Georgetown Steam Plant (GTSP), a 110- year-old National Historic Landmark and Seattle Landmark in Seattle’s Georgetown neighborhood at 6605 13th Ave S, Seattle, WA 98108. After considerable past and current investment in the restoration and activation of the facility (which is planned to continue into the future), SCL is now seeking to partner with a non-profit organization which would:
  - Program, promote, and manage day-to-day operations of the facility for the public.
  - Enter into a long-term lease for the GTSP as a master tenant
  
2. SCL commitment to equity. SCL is committed to equity in the following areas:
  - Race and social justice (<http://www.seattle.gov/rsji/>)
  - Equitable development (<http://www.seattle.gov/opcd/ongoing-initiatives/equitable-development-initiative>)
  - Environmental equity (<http://www.seattle.gov/environment/environmental-equity>)
  - Women and Minority Business Enterprise Program: (<http://www.seattle.gov/city-purchasing-and-contracting/social-equity/wmbe>)
  - Labor Equity/Priority Hire (<http://www.seattle.gov/city-purchasing-and-contracting/labor-equity>)
  
3. Partnership purpose. SCL is seeking the partnership for the following purposes.
  - a. First and foremost, the continued preservation of this historic landmark
  - b. Interpretation of the facility for a wider public
  - c. Promotion of arts and educational uses of the facility
  - d. Engagement of traditionally underserved communities
  - e. Protection of City Light’s customers through covering ongoing operating expenses as well as any additional amenities to the GTSP on a self-sustaining basis
  
4. GTSP background and history

The GTSP is located adjacent to the NW part of King County International Airport/Boeing Field in Seattle’s Georgetown neighborhood. It is accessed from S. Warsaw Street, to the east of Ellis Ave S. (Please see Fig. 1 GTSP Area Map on p.8 and Fig. 2 GTSP Location on p.9).

The GTSP was built by the Seattle Electric Company in 1906 to energize the region’s growing electric streetcar system. It was designed and constructed by Frank Gilbreth, a nationally recognized reinforced concrete expert and scientific management pioneer. Seattle City Light took ownership of the plant in 1951 as part of a portfolio of properties they purchased from one of the plant’s subsequent owners, Puget Power. It was designed to run

on either coal or oil, but shortly after it was built, hydropower became the primary source of energy for the region and the plant operated on stand-by until 1977 when it was completely decommissioned.

The GTSP has been recognized nationally and locally for its significance. Much of the historical value of the GTSP arises from two aspects: (1) it was a very early example of the use of concrete in construction, and (2) it contains the last two in-place examples of vertical Curtis steam generating turbines in the nation. The plant was dedicated as a National Historic Mechanical Engineering Landmark (#45) on May 7, 1980 by the American Society of Mechanical Engineers; as a Seattle Landmark by the City of Seattle on July 29, 1981; and as a National Historic Landmark by the National Park Service on July 5, 1984.

In October of 2014, City Light staff began offering tours of the building and hosting open houses for the public for four hours every second Saturday of the month. Artists, many receiving tech-specific or site-specific funding from King County's 4Culture, have produced plays, choreography, film and more, further attracting diverse audiences. By the end of 2017, over 6,000 people had visited the plant since late 2014.

In 2016, City Light convened a group of experts in historic preservation, arts, museum operation, small business, and the community to advise on future use, management and operations of the National Historic Landmark. This Advisory Committee met over the course of 14 months and presented their recommendations to the utility in September of 2017. After examining every aspect of the plant's history and potential, they recommended that City Light maintain ownership of the historic structure, completing restoration work to the building envelope and addressing safety issues. Daily operations, programming and staffing of the plant was recommended to be transferred to a non-profit partner. Both the Advisory Committee's recommendations and City Light's response to them can be found at <http://www.georgetownsteamplant.org/request-for-proposal>. City Light is seeking the non-profit partner through this solicitation process.

City Light has completed several restoration and improvement projects in the last few years, among them: an Historic Structures Report for the GTSP, soil remediation on the southern half of the property, asbestos and lead paint encapsulation in select interior areas, and select electrical and security improvements. Some projects are currently in-progress (window and door rehabilitation) and others are planned in the next 3-5 years: fiber optic line installation, a new roof, exterior historic concrete restoration (all elevations), and the new permanent access roadway to the plant from Ellis Avenue mentioned immediately below.

From 1905 to 2001 the GTSP was accessed via 13<sup>th</sup> Ave S, from the south side of downtown Georgetown. In 2001 King County International Airport (KCIA) eliminated that access and provided a circuitous temporary access from Ellis Ave S., via S. Warsaw St. SCL and KCIA have entered into negotiations to provide alternative permanent access more directly from Ellis Ave S. Construction of this access drive should be started in 2018 and concluded by 2019 (see Fig. 3 GTSP Site Plan on p. 10.)

5. The Neighborhood. The GTSP is located in Seattle's Georgetown neighborhood. Georgetown was an independent town for many years before its annexation to the City of Seattle and features many historical buildings. 34% of the neighborhood's residents are people of color and/or Hispanic/Latino/Latina. Median household income is 73% of the Seattle average.

Georgetown is closely connected with the nearby South Park neighborhood across the Duwamish River. South Park has a very strong Hispanic/Latino/Latina community (46% of the neighborhood's residents) plus 28% people of color. Median household income is 67% of the Seattle average.

More information about both neighborhoods can be found at <http://www.seattle.gov/light/georgetownsteamplant/request-for-proposal.asp>

6. Background documents Please see <http://www.seattle.gov/light/georgetownsteamplant/request-for-proposal.asp> for the following background documents:

- 6.1 Example Use Agreement/Lease for the GTSP
- 6.2 Landmark documents, including a map of the official landmarked part of the property
- 6.3 Historic Structures Report
- 6.4 Advisory Committee report (proposers may be especially interested in the Funding and Finance Section on pp. 30-35.)
- 6.5 City Light response to Advisory Committee recommendations

7. City Light/Partner Use Agreement/Lease components. Below are the significant aspects of the expected City Light/Partner Agreement/Lease

7.1 Responsibilities of City Light will include:

- a. Restore and maintain the building envelope and internal structure as necessary to preserve the building and to protect public safety
- b. Continue to address any issues of environmental contamination
- c. Negotiate, design and construct a new access drive from Ellis Ave to the west side of the GTSP, with 40 parking spaces and 2 tour bus parking spots
- d. Endorse the Partner's applications for any SDCI permits, as the owner of the underlying property.
- e. Maintain the driveway, parking, signs, fences, gates, lighting and irrigation system
- f. Publicize the GTSP facility through City Light publications such as bill stuffers and the City Light website.

7.2 Responsibilities of selected partner organization will include:

- a. Ensure that the use of the GTSP by the Partner and users/visitors does not negatively affect its condition.
- b. Program, manage and promote GTSP public visits, including engaging traditionally underserved communities

- c. Develop interpretive materials and exhibits to support (b) (Relying on new technology and other means to interpret the GTSP while minimizing signs and placards.)
- d. Fund, design, obtain any necessary approvals for, and construct whatever building or grounds improvements that support the community's enjoyment of the GTSP
- e. Prepare an annual Management and Operations Plan for the GTSP
- f. Decide which requests for access from filming companies, musical groups and other groups to grant, and manage such requests. Ensure that the historic value of the GTSP is protected during such use.
- g. Generate revenue to allow the ongoing operation and improvements of the programming to be self-sustaining. The partner may retain any surplus revenue that is generated with the exception of ten percent (10%) of gross receipts that are derived from the sublicensing of the GTSP for outside events. Other than this 10% charge, no rental payment will be required for the Partner's use of the building.
- h. Seek out programming partners and joint ventures
- i. Reach out to and work with the local Georgetown community
- j. Paying electric/water/solid waste/sewer bills
- k. Provide janitorial services as necessary
- l. Maintain the grounds and landscaping

### 7.3 Term of the lease

7.3.1 To allow a large latitude for Partner operations and improvements, City Light plans to offer a twenty-year lease with up to two 10-year extensions subject to mutual agreement. We are open to considering alternative proposals about lease length.

7.3.2 The lease will contain provisions for termination for cause by either party, as well as termination for the convenience of the Partner/Lessee with a 90 day notice to City Light.

7.4 Any changes to the facility or property proposed by the Partner will be subject first to the approval of City Light, and second to the approval of the Landmarks Preservation Board. The Partner would be responsible for applying for and obtaining this second approval.

7.5 Other terms are in the Example Use Agreement and Lease at <http://www.seattle.gov/light/georgetownsteamplant/request-for-proposal.asp>. We expect that the Example Agreement, as may be modified, will be the basis for the lease agreement between City Light and the selected Partner.

8. Selection process. The process to select a Partner organization will be in two steps. City Light will then work with the tentatively selected Partner to negotiate an agreement/lease

8.1 First City Light is requesting that interested parties submit a Statement of Interest & Qualifications (SIQ)

8.1.1 The SIQ should include the following. We intend this to be a relatively simple and concise document, though we are not putting a formal page limit on it.

- a. Please describe your organization. Cover the evidence of your organization's stability including history of operation and operating budget history. An established organization is preferred. (If the organization is a new one, indicate the experience and background of the organization's staff and board and why the GTSP is a focus for your group) (30% weight)
- b. Most importantly, please describe your organizational and/or staff experience in conducting or managing interpretation or other cultural programs for the public. (Experience doing this with historic landmarks including properties on the National Register or that are National Historic Landmarks or Seattle Landmarks would be considered a bonus.) (40% weight)
- c. Please indicate your vision for the future of the GTSP and state how it will fit with both your organization's purposes as well City Light's purposes for the partnership mentioned in Section 3, above. (30% weight)

(Please note that documents submitted to City Light in response to this request may be subject to a public disclosure request under the Washington Public Records Act. Parties who wish to assert defenses to the Act's disclosure requirements are required to so indicate through submittal of the form at Attachment A, p. 11. Absent such a submittal, City Light will consider SIQs and other documents provided by proposers to be fully disclosable upon request.)

8.1.2 City Light will then select a short list of no more than three proposers based on the information that was provided.

8.2 In the second step, City Light will request proposals from each finalist

8.2.1 The proposals should include the following items. While this document will likely be more extensive than the Statement of Qualifications, it is still intended to be as simple and concise as possible. We are not putting a formal page limit on the proposal either.

- a. The proposer's vision for the project. This could simply reiterate the information included in Section (c) of the Statement of Qualifications
- b. The interpretive, education, and/or arts programming proposal. This should include objectives, audiences, and means. Proposals which provide an interpretive element regarding the plant's history, historical significance, and those that explore the plant's connection to the ecology of the river, land, and overall environmental context will be preferred.
- c. Any planned or possible exhibits or other improvements to support programming (see 7.2c)
- d. The planned outreach to build public attendance and participation of traditionally underserved and other communities
- e. Any planned modifications or additions to the GTSP facility or grounds
- f. A plan to seek out partnerships, including but not limited to plans to partner with local and neighborhood organizations
- g. Projections of visits and other types of participation and any other performance targets

- h. A timeline for developing and delivering programs including any phasing of program or investments.
- i. A financial proposal, including projected fees and other revenues and expenses
- j. A description of the proposer's team including any subcontractors/subtenants
- k. The experience of the proposer and their staff/ team members in managing similar facilities (including historic landmarks such as properties on the National Register or that are National Historic Landmarks or Seattle Landmarks), programming, and in managing events.
- l. Resumes of all involved staff
- m. Any exceptions to the terms of the Example Agreement (Section 7.5) requested by the proposer.

8.2.2 Evaluation criteria. City Light will evaluate the proposals based on these criteria and a preferred partner will be selected for negotiation of an agreement. City Light may conduct interviews as part of its evaluation process.

1. The consistency of the proposer's vision (Section 8.2.1 a) and City Light project purposes (Section 3). (5% weight)
2. Degree to which the programming proposal (Sections 8.2.1 b, c, d, e, f, g, & h) is well thought-out, comprehensive, aggressive but reasonable, responsive to the identified priorities, and addresses traditionally underserved communities. (30% weight).
3. Soundness of financial proposal and the degree to which the ongoing operations of the facility will be self-sustaining (Section 8.2.1 i.) (30% weight)
4. Overall experience in managing and programming historic and/or interpretive facilities, including the proposer's track record of successfully involving traditionally underserved communities (Sections 8.2.1 j, k, & l.) (30% weight).
5. The degree to which the proposed terms are accepted by the proposer (Section 8.2.1 m.) (5% weight)

### 8.3 Selection process schedule

1. Solicitation document published on 03/13/2018
2. All interested parties can sign up to be on the official project notice email list at any time by email at [GTSPPartner@seattle.gov](mailto:GTSPPartner@seattle.gov)

3. Site tour 10:00 am 04/10/2018 (Those parties that are not able to attend the general tour may request a separate tour at: [GTSPPartner@seattle.gov](mailto:GTSPPartner@seattle.gov) . The GTSP and its grounds are not normally accessible for drop-ins)
4. Questions and suggestions on the solicitation accepted through 04/24/2018. Questions/suggestions can be emailed to [GTSPPartner@seattle.gov](mailto:GTSPPartner@seattle.gov)
5. Responses to questions and suggestions and any revisions to solicitation document transmitted by City Light to all interested parties by 05/15/2018
6. Statements of Interest & Qualifications due to [GTSPPartner@seattle.gov](mailto:GTSPPartner@seattle.gov) at 07/10/2018
7. City Light announces short list 07/31/2018
8. Proposals due from short listed proposers by 10/02/2018
9. Possible interviews and selection of a preferred partner by City Light by 11/13/2018
10. Negotiation of lease and program agreement 12/25/2018
11. City Council approval of lease and program agreement 02/05/2019

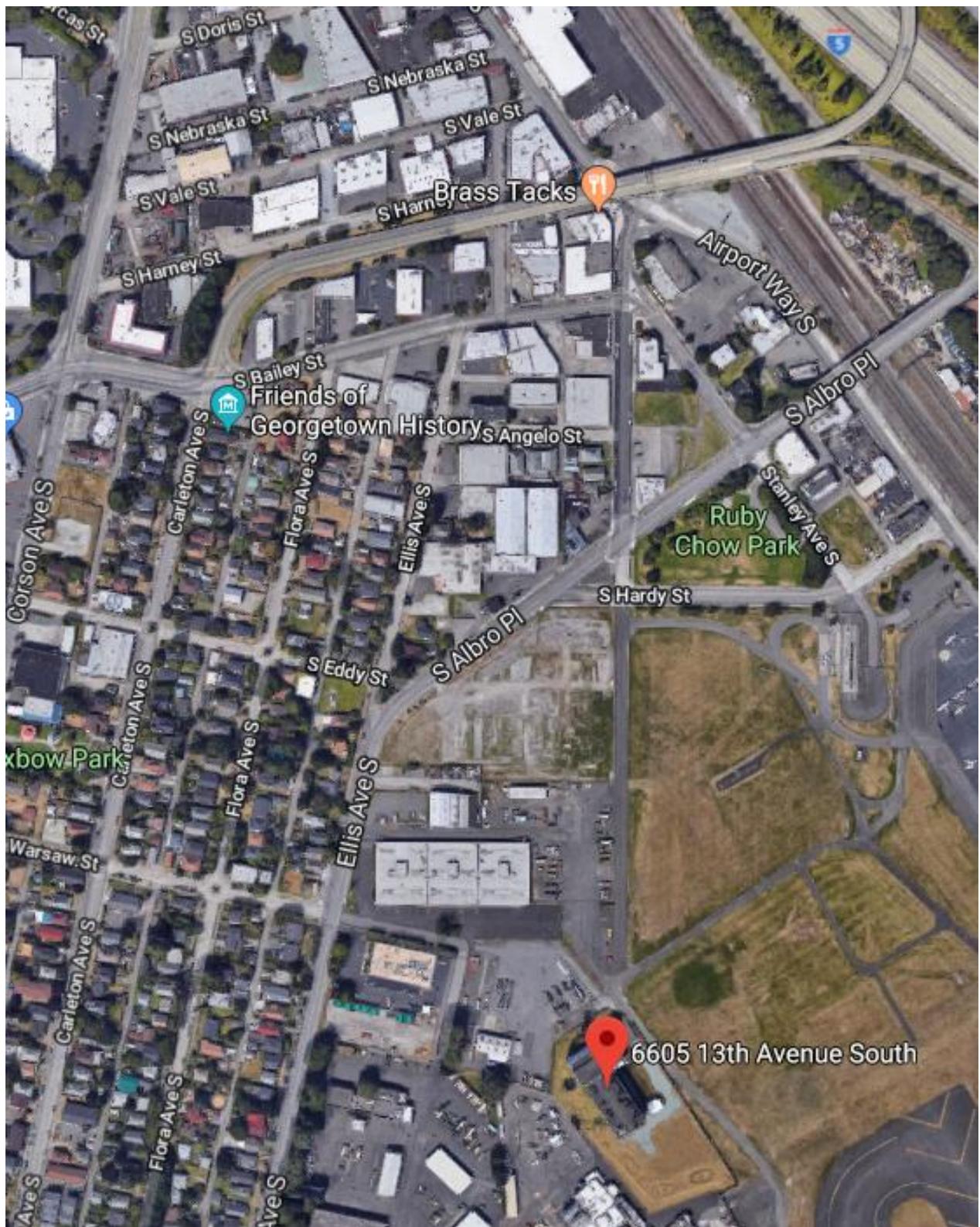


Fig. 1 GTSP Location Map



Fig. 2 GTSP Location

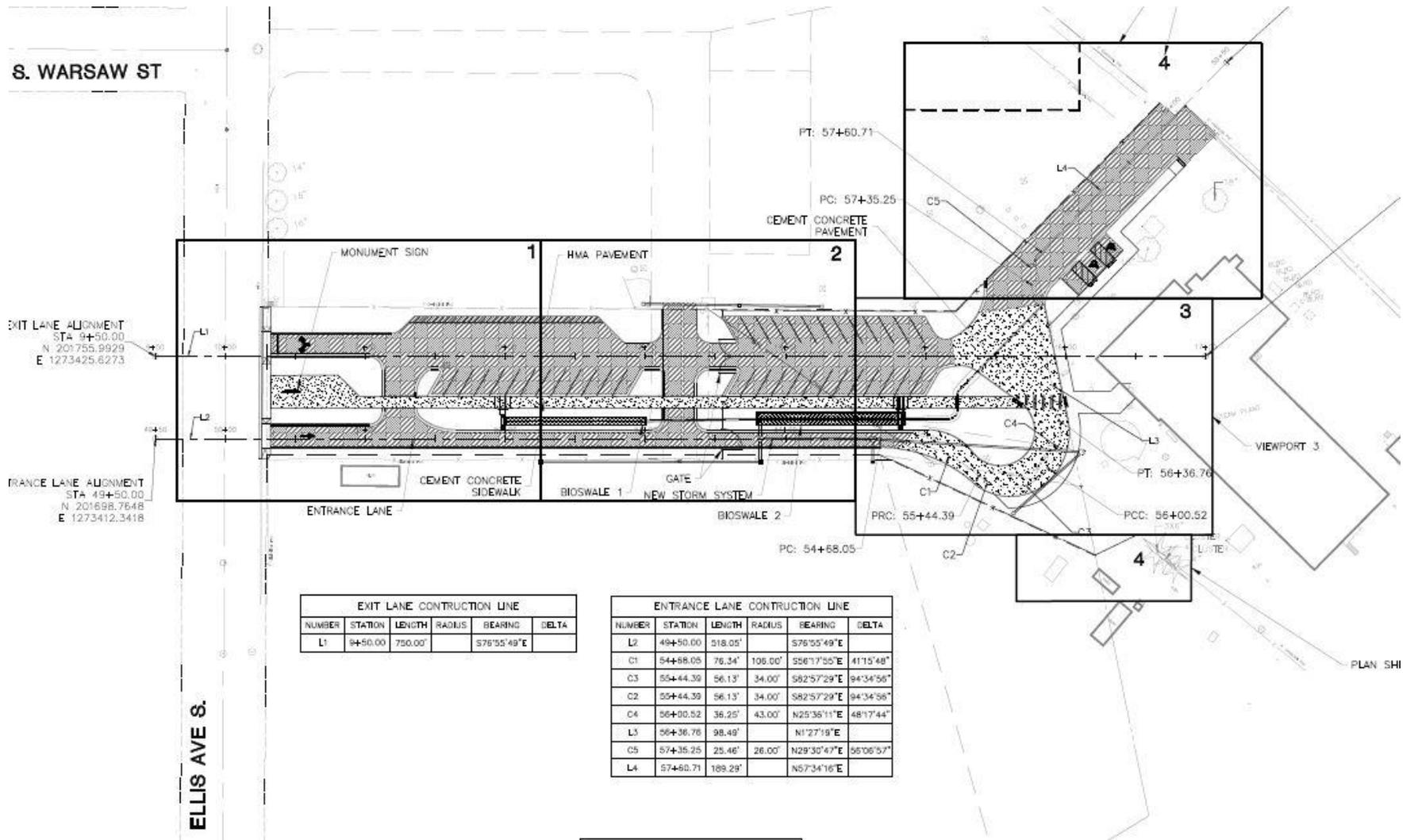


Fig. 3 GTSP Site Plan

## Attachment A

### City Non-Disclosure Request

If you believe any statements or items you submit to the City as part of this submittal/response are exempt from public disclosure under the Washington Public Records Act (PRA), you must identify and list them below. You must very clearly and specifically identify each statement or item, and the specific exemption that applies. If awarded a City contract, the same exemption status will carry forward to the contract records.

The City will **not** exempt materials from disclosure simply because you mark them with a document header or footer, page stamp, or a generic statement that a document is non-disclosable, exempt, confidential, proprietary, or protected. You may not identify the entire page, unless the entire page is within the exemption scope. Only records properly listed on this Form will be protected and withheld for notice. All other records will be considered fully disclosable upon request.

\_\_\_ I request the following specific information be withheld. I understand that all other information will be considered public information. For each statement or item you intend to withhold, you must fill out every box below. You should not require an entire page withheld; only request the specific portion subject to the exemption.

Document Page: Specify the page number on which the material is located within your submittal package (page number)	Statement: Repeat the text you request to be held as confidential, or attach a redacted version.	RCW Exemption: Specify the RCW exemption including the subheading

For this request to be valid, you must specify the RCW provision or other State or Federal law that designates the documents as exempt from disclosure. For example, potential RCW exemptions include the following:

1. RCW 42.56.230.3 – Personal information - taxpayer
2. RCW 42.56.230.4 – Personal information – Credit card numbers and related
3. RCW 42.56.240 - Investigative, law enforcement and crime victims
4. RCW 42.56.250 – Employment and licensing – specify the applicable subheading
5. RCW 42.56.260 - Real estate appraisals
6. RCW 42.56.270 (Items 1 through 17) – specify which applicable subheading.
7. RCW 42.56.420 - Security