



From the office of: Brian K. Surratt, Director
Office of Economic Development
City of Seattle
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Seattle, Washington 98104
206-684-8090

Regarding: **Request for Proposals for Redevelopment of KeyArena
at Seattle Center**

ADDENDUM NO. 3

March 22, 2017

Notice to Proposers:

This addendum amends, 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. This amendment provides updated schedules for proposer interviews and presentations, changes the contact person for requests for architectural and engineering drawings, adds 2016 KeyArena financial information, and responds to questions received regarding the Request for Proposals.

Part I.

Item 1. Proposer Interviews

In Section 6.D of the Request for Proposals, the Schedule has been updated to the following:

- Proposer Interviews (with Community Advisory Panel): April 26, 2017, 2:00pm-5:00pm PST
- Proposer Interviews (with the Mayor of Seattle): April 27, 2017, Time TBD
- Public Presentation is scheduled for May 11th. This will be an open house format for the Proposers to provide information directly to the public.

Item 2. Site Plan Inquiries – Drawing Inventories

The contact person for questions and inquiries regarding reviewing Seattle Center architectural and engineering drawings for KeyArena or the ancillary buildings included in the Redevelopment Site, as described in Section 8.B of the Request for Proposals, has been changed from Ms. Gina Owens to Mr. Jae Lee. His contact information is:

Mr. Jae Lee
Project Manager
Seattle Center Redevelopment
City of Seattle
305 Harrison
Seattle, WA 98109

Or via email to: Jae.Lee@Seattle.gov
Or via phone at: (206) 684 -7347
Or via cell at: (206) 276-4827

Item 3. The document, KeyArena and 1st Ave N Parking Garage Financial Information, provided through eBid under the documents tab and described in Section 2.B of the Request for Proposals, has been updated to add 2016 financial information.

Part II. Question and Answer

Regarding the KeyArena electrical system:

Question:

1. Is the peak load calculation available?

Answer: No. Seattle Center does not have the peak load calculation.

Question:

2. Is power feeding the KeyArena directly and what's the size?

Answer: Yes, 480V with a few substations. Seattle City Light owns the transformer in the south lot of KeyArena.

Question:

3. Has Seattle Center replaced any electrical panels?

Answer: No new electrical panels have been replaced or installed since renovation of the Coliseum to KeyArena in 1995.

Question:

4. Do we experience any branch line problems?

Answer: No.

Question:

5. Is there a backup generator?

Answer: Yes, Seattle Center has an 800 KW backup generator located in the concessionaire area below the Seattle Center Pavilion building.

Regarding the KeyArena mechanical system:

Question:

6. What is the connection and capacity of Seattle Center's Central Utility Plant?

Answer: The KeyArena is currently served by a single pipe system for both heating and cooling. See the response to Question 7 regarding the capacity of the Central Utility Plant.

Question:

7. What is the size of the boiler and chiller?

Answer: The entire Seattle Center campus is served Seattle Center's Central Utility Plan which includes by 2- 800 HP Boilers and total 2100 HP (1-900 & 1-1,200) chillers. Please Note that the Central Utility Plant was sized for a third chiller should the campus capacity increase and a major change in the size of the arena could result in the need for a third chiller. As noted in Section 3.D.3 of the RFP, the proposer may negotiate with the City for continued use of the centralized heating and cooling services to KeyArena, but the City is under no obligation to provide such services.

Question:

8. Could the plant equipment in the north courtyard be removed and service be provided directly from the Central Utility Plan?

Answer: It is possible, but would require further analysis and potentially revisions to the Central Utility Plant. And, as noted in response 7 above, the proposer may negotiate with the City for continued use of the centralized heating and cooling services to KeyArena, but the City is under no obligation to provide such services.

Regarding the KeyArena communication lines:

Question:

9. Is there any information on existing communications lines and fiber optic lines? Do they end at the KeyArena?

Answer: Fiber and copper for the entire campus runs to, through and from KeyArena and services will need to be maintained during construction and after completion. Proposers may review a 2010 Fiber map and 2003 KeyArena's Lower and Suite Concourse Communication Plans in the Redevelopment Office at Seattle Center. There is a private survey of the campus currently underway that may provide additional documentation, but the survey has not been completed yet.

Regarding the KeyArena plumbing:

Question:

10. Is there information available on the KeyArena Sewer Main?

Answer: KeyArena is tied to an 8" sewer main as shown on the City of Seattle Water and Sewer Map, which may be viewed at: http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/

Question:

11. Does Seattle Center know the elevation of the water main in Thomas St. between 1st and Warren?

Answer: It is Seattle Center's understanding that most of the water main runs are approximately 4 ft. in depth but please consult the Water and Sewer Map identified in the response to question 10 for the answer to this question.

Other questions regarding KeyArena:

Question:

12. Can Seattle Center recommend a Civil Engineer familiar with the site water and sewer utilities and requirements in and around Seattle Center?

Answer: No, the City of Seattle does not recommend consultants for RFP Proposers.

Other questions regarding the KeyArena RFP process:

Question:

13. Do you know how long after April 12 proposers will be asked to do interviews?

Answer: Proposers will be asked to conduct presentations/interviews following the April 12th proposal deadline. Proposers can anticipate two presentations in late April, one presentation with the Community Advisory Panel (April 26th) and one presentation for the Mayor (April 27th). A question and answer period will follow each presentation. Also, a public open house opportunity for the Proposers to highlight their proposals to the public will be scheduled for May 11th, 2017.

Question:

14. Will the RFP submittal information be made available prior to a decision by the City?

Answer: The City plans to release the proposal executive summaries and any pertinent drawings before the City makes its decision.

This Addendum consists of 4 pages.

End of Addendum #3