

**Port of Chelan County
Pybus Public Market Architectural Services
Request for Qualifications
December 20, 2011**

The Port of Chelan County is seeking statements of qualifications (SOQ) from qualified architectural firms interested in providing a range of potential architectural services for the proposed Pybus Public Market project, located in the City of Wenatchee's Columbia Riverfront area. The Port acquired a 2.63 acre parcel located at 8 East Orondo Avenue that formerly housed a steel fabrication plant. The City of Wenatchee has secured approximately \$1.4 million in HUD funds that can be made available for the project. The City has also been approved by the State of Washington for a Local Revenue Financing (LRF) district, a form of tax increment financing that could provide significant additional funding that may be applied to the Pybus Market project. The LRF funding will be generated at such time as a predetermined level of new and incremental tax revenues are realized. Given planned and proposed development activities within the LRF district, it may be advantageous or perhaps even critical to begin the Pybus project design as soon as possible. If LRF funding is delayed, there may not be the immediate need to begin design of the project. In view of the uncertain timing of funding, the Port may wish to construct the project in a phased manner, beginning with the development of a farmers' market component, using the available HUD funds. The Port Commission has not yet decided the level of funding it will add to the project budget.

Portions of the project may be federally funded project through the Department of Housing and Urban Development. The Port of Chelan County, in accordance with Title VI of the Civil Rights Act of 1964, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprise as defined at 49 CFR Part 23 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award. The Port of Chelan County is an equal opportunity and affirmative action employer. Small, minority- and women-owned businesses and Section 3 business concerns are encouraged to submit bids.

Contractor shall assure to the Port of Chelan County that all services provided through this contract shall be completed in full compliance with the Americans with Disabilities Act ("ADA") and Architectural and Transportation Barriers Compliance Board, Federal Register 36 CFR Parts 1190 and 1191, Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; proposed rule, published in the Federal Register on July 23, 2004.

Background

The concept of the Pybus Public market initially developed by the City of Wenatchee was to bring together regional food distribution and opportunities for new and emerging endeavors within the valley. The Pybus Public market is intended to promote regional economic development, business development, urban renewal, private investment, job creation, and overall support of the local agricultural industry, enhance Wenatchee's downtown, increase tourism, and stimulate neighboring waterfront development. The Pybus Public Market would incorporate these critical elements and lead a larger, broader private sector investment in the riverfront south node and surrounding neighborhood. The project may include:

- A 23,000 to 25,000 square foot Public Market with an interesting and appealing combination of synergistic retail shops, restaurants, eateries, gathering venues, and a strong Farmer's Market component inside and outside the building.
- Development of year-round, small and large, open and enclosed tenant spaces inside the building that contribute to the goals above, pay market rent sufficient to cover operating expenses, and give the Port their necessary investment return.

- Adjacent to the building there will be a permanent location for the outdoor seasonal Farmers Market which will be used to attract locals and visitors to the Public Market, the surrounding area and downtown.

Initial Components

There will be a large cooler and loading area with exterior access to hold after-market farmer contributions to the Regional Food Distribution center.

A strong visual, vehicular, and pedestrian connection between the Public Market and downtown will drive mutually beneficial support. The City has been awarded a Street Improvements Grant for sidewalk construction along Worthen Street between the pedestrian bridge and approximately 300 feet south of Orondo. The grant also includes sidewalk improvements on Orondo between Columbia and Worthen Streets.

Additional information on the proposed Pybus Public Market can be obtained through the following websites:

<http://www.ccpd.com/PortProjects/PybusProperty.aspx>

<http://www.wenatcheewa.gov/Index.aspx?page=567>

Scope of Services

This project is still evolving. Services could include a full range from final design, plans and specifications, bidding and construction management to a more limited scope, e.g. reviewing existing design concepts and estimates and developing a phased construction scheme driven by the timing and availability of capital funds.

Desired Qualifications and Experience

- Demonstrated experience in the design and completion of adaptive re-use projects.
- Demonstrated experience working with and for public sector clients on projects involving a variety of funding sources.
- Demonstrated experience working in project coordination with simultaneous development occurring in neighboring properties.
- Qualifications, experience and ready availability of the firm's project manager.
- Familiarity and/or experience with public market and farmer's market projects.
- Proven track record of accuracy in project cost estimating.
- Success in providing architectural services for complex, highly visible public sector projects.

Selection Process

Firms that wish to be considered must submit five hard copies of a statement of qualifications, along with a letter of interest showing how the firm meets the desired qualifications and experience no later than 5:00 pm, January 5, 2012. All submittals will be reviewed by a selection committee, with those firms judged most qualified invited for an interview. Submittals shall not exceed 10 pages in length. Final selection may be approved by the Port Commission, in an open public meeting, tentatively scheduled for January 19, 2012.

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