

SEATTLE VOCATIONAL INSTITUTE STRATEGIC ASSET MANAGEMENT PLAN REQUEST FOR LETTERS OF INTEREST

July 31, 2018

RESPONSES TO QUESTIONS FROM INTERESTED PARTIES

GENERAL

1. What is the formal difference between Seattle Colleges versus Seattle Vocational Institute (SVI)?

Seattle Colleges refers to Seattle Colleges District VI, the formal entity that holds the deed to the building occupied by SVI and its programs. SVI is a division of Seattle Central College operating within the oversight of Seattle Colleges.

2. What is the role of Seattle Colleges in this process?

Seattle Colleges' role is to facilitate and guide this process with the goal of supporting the transfer of the property to new ownership and a new operating entity. Seattle Colleges staff is available to answer questions. You may direct any questions to Lincoln Ferris at (206) 934-3169 or Lincoln.Ferris@seattlecolleges.edu.

3. Who will make the final decision in this process?

Seattle Central College's SVI Advisory Committee will review and evaluate the letters of interest and make a recommendation to Seattle Colleges. Seattle Colleges will confer with its Board of Trustees and make a request to the Washington State Legislature. It is anticipated that legislative action will be required to effectuate a real property transfer as well as provide any requested funding.

4. Will there be any State funding for capital repairs and improvements?

There is nothing currently programmed, but Seattle Colleges anticipates that the request to the Legislature may include a request for funding for capital repairs to the SVI Building or a capitalized lease for space to be occupied by SVI and its programs once title to the building is transferred.

5. Who will do the legal legislative work on the transfer documents?

The Attorney General's office will provide legal work. However, respondents are encouraged to have their own legal counsel.

6. Who is eligible to be the future owner of the property?

The property must be owned by a public agency or not-for-profit organization for the purpose of serving the Central District community.

7. What zoning restrictions exist?

The existing property is 42,900 square feet. The building footprint is 18,900 square feet. The building has six stories, is 94 feet tall, and has a total square footage of 111,700 square feet.

The property is zoned Commercial 1-65 (C1-65), which accommodates most all uses one might expect in a mixed use, commercial neighborhood. The height limit is 65 feet, so the current building is a non-conforming use. If the building were to be demolished to accommodate a new structure, it would have to comply with the height limit. The maximum floor to area ratio is 4.75 for mixed use development and can be increased to 5.5 with the inclusion of affordable housing.

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A summary of Seattle's Commercial Zones is available online at:

https://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds021568.pdf

A comprehensive list of allowed uses and other information about the C1-65 zone can be found in Chapter 23.47A – Commercial of the Seattle Municipal Code.

8. Will there be deed restrictions placed on the real property transfer?

Yes, some of which may be discussed during the negotiation phase following the RFI process. Deed restrictions will likely address ownership, a reversionary clause in the event of a future sale, and potential restrictions on the share of the building that can be occupied by a private corporation or for-profit entity.

FROM THE RESPONDENT'S WORKSHOP

The following questions were raised at the Respondent's Workshop held on July 11, 2018.

9. Explain what you mean by “transaction terms.”

Transaction terms are the terms and conditions of the title transfer agreement or purchase and sale agreement, including the timing, responsibilities, and stipulations of the agreement. If the respondent has any specific requirements for the transaction, please include these in your response.

10. Why is there a short timeline for the RFI? What is the timing for the real property transfer?

The schedule anticipates that the transfer would be authorized in the 2019 Legislative Session. Seattle Colleges wants to know if respondents' plans for the SVI Building will require state funding. If respondents desire state funding, it is preferable to identify the amount and intended use of those funds while the biennial 2019-2021 budget is in development. That process formally begins this Fall.

SVI will continue its programs in the building through the Fall of 2019. While subject to discussion, it is likely that the real property transfer might occur before December 31, 2019. There will likely be performance milestones to meet to have the transfer process move forward. Performance milestones may include recognizable progress in design, obtaining financing and regulatory requirements.

11. Who is on the Advisory Committee?

- Anita Adams, Labor Equity Program, City of Seattle
- Evelyn Allen, Catholic Community Services & Black Community Impact Alliance
- Barbara Dingfield, Foundation for the Seattle Colleges
- John Kim, Seattle Jobs Initiative
- Andrew Lofton, Seattle Housing Authority
- Barbara “BG” Nabors-Glass, Goodwill

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12. How much information do you expect to see in the response about the project team (Section 4.3 A of the RFI)?

Seattle Colleges understands that, in this short timeframe, you may not know who the architect, engineer, contractor, etc. would be. Seattle Colleges would like to know as much as possible about your anticipated team and, at a minimum, the primary partners who will be responsible for owning and operating the facility. What the reviewers will be most interested in when evaluating this section is the capacity of these primary partners to execute their proposed concept, including the transaction and long-term ownership and operations of the facility. Please include to the extent you have the names of architecture and engineering firms you have worked with in the past even if they are not committed to this project yet.

13. Does SVI intend to be a tenant? Does SVI have a space program of what it needs?

SVI can be a tenant in the building. If that is included in your letter of interest, SVI anticipates needing between 27,500 and 32,500 square feet of space. This would be divided among office space (33%), general education classroom space (33%), and a student lounge (33%). All the classroom space will be used for basic education and GED programs. There will not be a need for specific technologies or utilities outside of what would be expected for a normal office. SVI is not in a position to pay ongoing rent, but SVI may be able to provide funding for the capital improvements in the space they would occupy, perhaps through a capital lease payment.

14. What will happen if Seattle Colleges receives multiple potential proposals?

The RFI provides both goals and evaluation criteria for scoring every received proposal. Seattle Colleges encourages interested parties to share information about their respective space needs and programming ideas. Collaborative proposals and approaches to how the SVI Building can best serve the Central District community are strongly encouraged.

Do you have a capital needs assessment?

Yes, it is included as Appendix B of the Request for Letters of Interest, which is available online at <https://svi.seattlecolleges.edu/building-asset-management-plan/request-for-letters-of-interest>

15. Has there been an environmental site assessment (Phase I or II) or hazardous material survey conducted on the property?

No. Seattle Colleges does not anticipate any environmental impediments to transferring title to the SVI property. However, respondents are encouraged to conduct their own due diligence review of the condition of the property. Please include in your letter of interest your concerns and assumptions about what is needed.

16. Do cost estimates for renovation account for redevelopment of the parking lot?

No. The parking lot is currently an undeveloped asset. Respondents could propose redeveloping that portion of the property in order to help offset the costs of renovating the SVI building.

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17. Can you make available the names and organizations of the people who attended this meeting so that we may collaborate?

The following are the names and organizations of the people who signed in to the Respondent's Workshop on July 11, 2018:

- Seth Wallace, Department of Enterprise Services
- Rashaad Fontenot, Axum Analytics
- Linda Taylor, Seattle Urban League
- Steven Strickland, Low-Income Housing Institute
- Michelle Merriweather, Seattle Urban League
- Mikel Davila, City of Seattle Office of Economic Development
- Donald King, Mimar Studio
- Leon Garnett, Byrd Barr Place
- Assaye Abunie, Multimedia Resources and Training Institute
- Dan Golosman, Seattle Public Schools, Skills Center
- Omari Tahir, African American Heritage Museum and Cultural Center
- Rebecca Corpuz, Seattle Urban League
- Wyking Garrett, Africatown Community Land Trust
- Tana Yasu, Seattle MLK Org. Coalition
- Walter Jones, WJJ
- Muammar Hermanstyne, Capitol Hill Housing
- Gabriela Alban, Ethnic Heritage Center

Other Parties Who Have Expressed Interest in the Property

- Jesus Sanchez, Sea Mar Community Health Center
- Stephanie van Dyke, Seattle Housing Authority (potential supporting role)

Seattle Colleges' Consultant Team

- SSW Architects: Stephen Starling
- Maul Foster & Alongi: Jim Darling, Michael Stringer, Lauren Wirtis
- Heartland: Matt Andersen, Lanzi Li