



Department of Commerce

Interbay Public Development Advisory Committee

Sean Ardussi AICP
Interbay Project Manager

October 15, 2018

Routine Business

- Around the room and phone participants
- Discuss meeting minutes for 9/18/18

***RECOMMENDED ACTION – APPROVE MEETING MINUTES FOR
9/18/2018***



Objectives, scope of work, and project timeline

Objectives: The objectives for the Interbay Public Development Advisory Committee include seven key work elements that must be accomplished in order to make informed recommendations to the legislature and the office of the governor

- Meaningful public engagement
- Existing conditions report
- Military relocation report
- Economic development analysis and report
- Public development advisory report
- Draft final report and recommendations
- Final report to the legislature and the governor's office

(Draft RFP p. 4-5)



Department of Commerce

Objectives, scope of work, and project timeline



Scope of Work: Meaningful public engagement

- Up to four public meetings consistent with the project timeline to provide information and findings related to this process and to listen to ideas the public has for future land use opportunities.

Objectives, scope of work, and project timeline

Scope of Work: Existing conditions report – Provide the committee with a comprehensive report establishing the existing condition of the armory site and context within local and regional land use and transportation plans, specifically including:

- i. Current usage by the National Guard at this location.
- ii. Site conditions assessment including environmental, geotechnical, and seismic analysis.
- iii. Current land use planning and zoning.
- iv. Existing transportation infrastructure capacity and limitations.
- v. Existing public utility infrastructure capacity and limitations.

Objectives, scope of work, and project timeline

Scope of Work: Military relocation report – Provide the committee with a report that summarizes the options that the National Guard has for relocation while working with the committee to identify the following:

- i. Summarize existing analysis already completed by the National Guard and additional relocation considerations.
- ii. Future needs of the National Guard military units currently at this location.
- iii. Potential suitable public or privately-owned sites in Washington for relocation of current units.
- iv. Costs associated with acquisition, construction, and relocation to another site or sites for these units.

(Draft RFP p. 4-5)



Department of Commerce

Objectives, scope of work, and project timeline

Scope of Work: Economic development analysis – Work with the committee to develop one or more alternatives that explore the future economic development opportunities if the Interbay armory site is vacated by the military department, and make recommendations, including identifying:

- i. Suitable and unsuitable future uses for the land.
 - ii. Environmental issues and associated costs.
 - iii. Current public infrastructure availability, future public infrastructure plans by local or regional entities, and potential public infrastructure needs.
- Continued next slide...

(Draft RFP p. 4-5)



Department of Commerce

Objectives, scope of work, and project timeline

Scope of Work: Economic development analysis (continued) – Work with the committee to develop one or more alternatives that explore the future economic development opportunities if the Interbay armory site is vacated by the military department, and make recommendations, including identifying:

- iv. Transportation corridors in the immediate area and any potential right-of-way needs.
- v. Existing zoning regulations for the land and potential future zoning needs to accommodate workforce housing, affordable housing, and other commercial and industrial development compatible with adjacent uses within the Ballard-Interbay manufacturing industrial center.
- vi. Explore potential for public and private funding sources and partners as well as any needed transactions.
- vii. Land valuation and disposition strategies to meet the objectives of the state.

(Draft RFP p. 4-5)



Department of Commerce

Objectives, scope of work, and project timeline



Scope of Work: Public development advisory report

- The committee's report must include recommendations regarding the structure, composition, and scope of authority of any subsequent state public development authority that may be established to implement the recommendations of the Interbay Public Development Advisory Committee.

Objectives, scope of work, and project timeline



Scope of Work: Draft final report and recommendations

- Draft report that details all recommendations and provides a comprehensive overview of the public engagement process to date.

(Draft RFP p. 4-5)



Department of Commerce

Objectives, scope of work, and project timeline



Scope of Work: Final report to the legislature and the governor's office

- Deliver a final report to the legislature and the governor's office that details all recommendations and provides a comprehensive overview of the public engagement process.

Objectives, scope of work, and project timeline

Milestone	Deliverable	Timeline
Consultant team kickoff	Committee meeting - Meet consultant team and discuss work program	December, 2018
Public Meeting #1	Project introduction and scope of work	January, 2019
	Consultant team presentation	
	Public comment / presentations	
Draft existing conditions report and draft military relocation report	Consultant completes draft existing conditions report and draft military relocation report and delivers presentation to committee	February, 2019
Public Meeting #2	Release final existing conditions report and final military relocation report with public meeting #2	March, 2019

(Draft RFP p. 6)



Department of Commerce

Objectives, scope of work, and project timeline

Milestone	Deliverable	Timeline
Draft economic development findings	Consultant provides draft economic development findings and final existing conditions and military report. Delivers presentation to committee	May, 2019
Draft economic development report	Consultant provides draft economic development report and delivers presentation to committee	June, 2019
Public Meeting #3	Release draft economic development report with public meeting #3 Consultant team presentation Public comment / presentations	June, 2019
Final economic development report and draft public development authority report	Consultant provides final economic development report and draft public development authority report and delivers presentation to committee	July, 2019

(Draft RFP p. 6)



Department of Commerce

Objectives, scope of work, and project timeline

Milestone	Deliverable	Timeline
Final public development authority report and draft final report	Consultant provides final public development authority report and draft final report findings and delivers presentation to committee	September 15, 2019
Public Meeting #4	Consultant delivers presentation on public development authority report and draft final report findings at public meeting #4 Public comment / presentations	October 1, 2019
Public involvement report	Consultant completes comprehensive final public involvement report reflecting all four public meetings and delivers to Commerce	October 4, 2019
Final report to the legislature and office of the governor	Commerce and OFM finalize report	November 15, 2019

(Draft RFP p. 6)

Objectives, scope of work, and project timeline



Qualifications (Draft RFP p. 7)

- Minimum qualifications – Screened by procurement coordinator prior to evaluation process
- Desired qualifications – Not screened

Management Proposal and Experience of the Consultant Team (Draft RFP p. 14-15)

- Scored by procurement team during evaluation process



Evaluation weighting and scoring

Scoring and weighting

3.2. Technical Proposal 60%	Maximum Points Possible	Scoring Factor	Total possible points: 90
A. Project Approach/Methodology	10 points	2	
B. Work Plan	10 points	3	
C. Project Schedule	10 points	1	
D. Outcomes and Performance Measurement	10 points	1	
E. Risks	10 points	1	
F. Deliverables	10 points	1	
3.3 Management Proposal 40%			Total possible points: 60
A. Project Management	10 points	2	
B. Experience of the Proposer	10 points	3	
C. Client Communications Plan	10 points	1	
TOTAL			150 POINTS

(Draft RFP p. 17)



Department of Commerce

Objectives, scope of work, and project timeline



***RECOMMENDED ACTION – APPROVE RELEASE OF RFP FOR
CONSULTANT SERVICES***



Future meeting schedule and locations

Review proposed meeting dates

- Committee meetings – Determine locations today
- Public meetings – Can determine location later
- Any big conflicts?
- Need to submit to the State Register to be considered “regular meetings”



Potential meeting locations

Location Name	Parking	Transit Access	Cost	Capacity	Tech	Inside MIC	Public Mtg	Committee Mtg
VFW Ballard	Street / Limited	Good	Modest	380	Low	No (1 block away)	Best	No
Fishermens Terminal (Nordby)	Surface Lot	Adequate	Modest	22	High	Yes	No	Good
Armory Site	Surface Lot	Adequate	Free	50	Medium	Yes	Unsure	Best
Seattle Maritime Academy	Street / Limited	Good	Modest	up to 50	High	Yes	Best	Best
Nordic Museum	Street / Limited	Good	Expensive	up to 400	High	No (1 block away)	Good	No



Future meeting schedule and locations

- Are there suggestions for modifications to the proposed meeting schedule?
- Can public meetings be held “near” the Ballard / Interbay MIC?

RECOMMENDED ACTION: APPROVE COMMITTEE AND PUBLIC MEETING SCHEDULE





Department of Commerce

Presented by:

Sean Ardussi AICP

Interbay Project Manager

(360) 725-5039

sean.ardussi@commerce.wa.gov

www.commerce.wa.gov

facebook

twitter