**ADDENDUM 1**

**Request for Qualifications (RFQ): Identifying and Evaluating Options for the Future of Key Arena, LEG-2013-04**

**Issue Date:** 1/9/2014

This addendum summarizes and provides answers to the questions that were asked during the optional pre-submittal telephone conference for this RFQ, which was held on January 3, 2014.

1. **What qualifications would you most like the selected consultant team to possess? Are you primarily interested in seeing big ideas and creative designs or is your focus more on quantitative analysis or facility management experience?**

Ideally, the selected consultant team will possess all of these qualifications (see p.5 of RFQ). The City’s financial resources are not infinite; thus, the design alternatives recommended by the selected consultant team should be financially viable options that would be feasible for the City to implement and operate over time.

As a point of clarification, it is understood that the collective professional experience of submitting consultant teams may include work on similar planning and analytical studies that, for reasons beyond the consultants’ control, did not result in a completed construction project. Thus, to be selected, a submitting consultant team would not necessarily need to demonstrate experience working on a comparable facility plan that was ultimately implemented.

1. **Are there any physical elements of the KeyArena site that the City would like to retain even if the facility undergoes significant redevelopment?**

As is noted on p.4 of the RFQ, members of Seattle’s historic preservation community have expressed interest in, at minimum, nominating KeyArena’s roof structure for landmark status. Although the City Council is not limiting the selected consultant team to design and redevelopment options that maintain the facility’s roof structure, options that do so will certainly be of interest to them. City Council staff will keep the selected consultant team apprised of any decisions that might be made regarding the landmark status of KeyArena during the term of the consultant team’s contract.

1. **Please describe the breadth of the financial and market analysis you are requesting.**

The selected consultant will be requested to produce construction cost estimates and future cash flow projections for every KeyArena renovation and/or repurposing option they present to the City Council.

1. **What type of firm should be identified as the lead firm for a consultant team?**

The City Council is interested in selecting a consultant team that, collectively, has the appropriate and necessary experience to carry out the scope of work described in the RFQ (see p.5). The firms the submitting consultant teams identify as their leads and primary points of contact for City Council staff need not be limited to those with a particular expertise (e.g., architecture, facility management). However, the firms selected to serve as leads should be able to demonstrate strong project management skills.

1. **What about KeyArena’s existing tenants? How should their lease agreements with the City factor into the selected consultants’ analysis? Also, what entity currently operates KeyArena?**

It is not anticipated that the selected consultant team will need to make the City’s lease agreements with KeyArena’s existing tenants a focus of its analysis. If KeyArena is ultimately renovated or repurposed in a way that does not accommodate some or all of the facility’s existing tenants, the City will take the lead on amending the affected lease agreements as appropriate.

KeyArena is a City-owned facility that is operated by Seattle Center (a department within the City of Seattle) with assistance from AEG Facilities.

1. **How should the proposed new arena factor into the selected consultant team’s analysis? Is the new arena expected to fill all of the NBA’s and/or NHL’s potential facility needs? Does the City want KeyArena to complete with the new arena or to complement it?**

The selected consultant should assume that if an NBA and/or NHL team is located in Seattle, a new arena will be built to accommodate all of the games. The City Council is seeking the assistance of a consultant team to identify and evaluate renovation and repurposing options for KeyArena that would complement a new NBA/NHL arena. As the owner and manager of KeyArena, the City is not interested in competing with the operator of the new arena for event and tenant contracts.

1. **What deliverables should responses to the RFQ include?**

A description of the requested materials is provided on pp.15-16 of the RFQ (Section 8). Please note we are not requesting redevelopment proposals for KeyArena at this time.

1. **The embedded forms in the RFQ cannot be opened. Can you please repair the links?**

If you continue to have trouble opening the embedded forms, please contact Sara Belz (sara.belz@seattle.gov) or Monica Ghosh (monica.ghosh@seattle.gov) and they will email copies to you.