



REQUEST FOR INFORMATION | RFI #AD-GN-2020-08

Historic Weyerhaeuser Building at Boxcar Park Business Opportunity

THIS IS A UNIQUE OPPORTUNITY TO START OR GROW
YOUR BUSINESS IN THE EVERETT WATERFRONT'S ICONIC STRUCTURE

PROPOSAL SUBMITTAL DUE DATE: FEBRUARY 1, 2021 @ 1P.M.





ABOUT THIS OPPORTUNITY

The Port of Everett is seeking Request for Information (RFI) for its historic Weyerhaeuser building — a nearly century old structure iconic to the Port of Everett waterfront, and known today as the Weyerhaeuser Muse. This RFI is intended to gain information for the business community on concepts for the interior of the building that they would be interested in investing in and operating. Responders may express interest and concepts for both the operation and investment of the interior of the building, and also, the outdoor waterfront performance venue. This unique 6,000 square foot building was recently located at water's edge within the Port's 65-acre Waterfront Place mixed-used development to be the featured attraction of the new regional 2-acre Boxcar Park. This picturesque location boasts 360-degree views of Port Gardner Bay, the Olympic Mountains and the Port of Everett Marina — the largest public marina on the West Coast. This rare and irreplaceable 1923 structure is considered the jewel of the upland development underway now bringing \$550 million in public/private investment to Everett's new waterfront community, including devel-

opment of up to 660 waterfront housing units, adding new retail and restaurants, commercial office space, new public access amenities and more. The historic and iconic nature of this building creates a feeling of nostalgia, tying together the new with the old to provide a unique experience to all who visit. The Port envisions using the interior of the building for a retail-focused community gathering place, with opportunities for special events on the second floor. The building is also slated to serve as an outdoor performance venue with a stage to be built off the back of the building to support live outdoor music concerts and other theatrical/cultural arts performances. The building is placed on its elevated foundation at Boxcar Park, and at full build out of the park, the building will be surrounded by formal plantings that recall the historic landscape of the 1920s. This historic structure is ready to be put back into use for community enjoyment.

Proprietary information is not being solicited; however, if proprietary information is submitted, it must be marked as such and will be subject to the Washington Public



Disclosure Act, RCW 42.56. Information submitted under this RFI shall be considered public documents unless the documents are exempt under the public disclosure laws. If a Responder considers any portion of its submittal to be protected under the law, the Responder shall clearly identify such a portion with the words such as "CONFIDENTIAL", "PROPRIETARY" or "BUSINESS SECRET". If the Port determines that the material is not exempt from public disclosure law, the Port will notify the Responder of the request and allow the Responder ten (10) Days to take action it deems necessary to protect its interests. If the Responder

does not take such action within said period, the Port will release the portions of the Proposal deemed subject to disclosure. By submitting a Proposal, the Responder assents to the procedure outlined in this subsection and shall have no claim against the Port on account taken under such procedure.



HISTORY OF THE BUILDING

The historic Weyerhaeuser Building's (Building) ornate Gothic-style structure was erected in 1923 at the company's first Everett lumber and shingle mill plant. Architect Carl Gould was commissioned by the Weyerhaeuser Company to design the 6,000 square foot, one-and-a-half story building to showcase the company's local wood species such as fir, cedar and hemlock. The Weyerhaeuser Company was Everett's largest employer for decades, and the structure resided at two of its largest plants before finding its way to the Port's recreational waterfront. The Building was listed on the National Register of Historic Places in 1986. Today, the Building serves as a reminder and tribute to Everett's mill town roots and the once abundant and productive lumber and shingle industry that contributed to the evolution of the vibrant Everett waterfront.

The Building was originally located at Weyerhaeuser's Mill "A" plant, about one mile south of Waterfront Place in today's International Seaport. In 1938, after Mill A was converted to a pulp mill, the Building was barged to Mill B, located on the Snohomish River on the north east side of Everett. It served as office space until that mill closed in 1979. In 1983, the Building was donated to the Port of Everett and barged back down the river to a home on the waterfront in the Port's South Marina. In 2016, the building made its final move to the Central Pier of Waterfront Place to serve as the centerpiece of the new Boxcar Park. The Building's three moves, as well as its unique façade and huge safe, make it a point of public interest and affection.



1923

Building completed at the Company's first Everett Lumber & Shingle Mill Plant.

1938

Moved to its second location at Mill B, located on the Snohomish River.

1983

Donated to the Port of Everett & barged down to the river to the Port's South Marina.

2016

Building makes its final move to serve as the centerpiece of the new Boxcar Park.

NOW

Your Opportunity Starts Here!

THE NUMBERS

What makes this opportunity so unique?

The building's history, architectural features, National prominence and waterfront location make this a unique opportunity.

6,000

Square Feet

1986

Placed on National Historic Registry

350

Weight of the building in tons

160

Weight of the unique two-story safe



RMC Architects | Stephanie Bower, Architectural Illustration

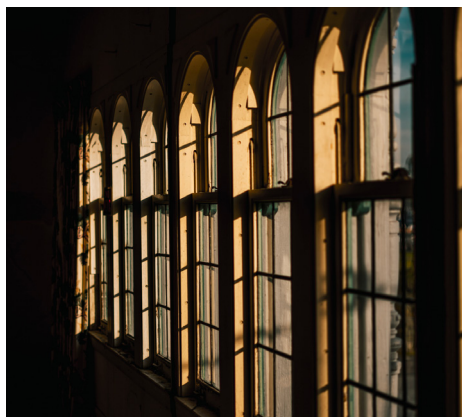
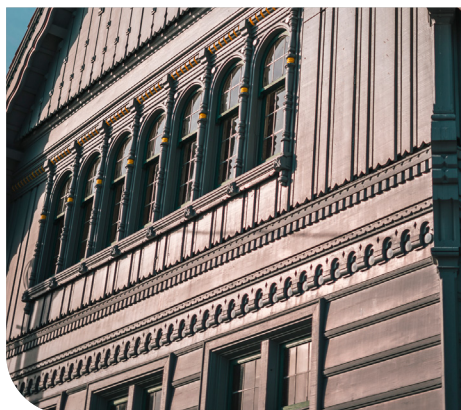
THE PURPOSE

This RFI is to solicit business ideas and concepts for the adaptive reuse of the two-story, 6,000 square foot historic Weyerhaeuser Building located in the Port of Everett's Waterfront Place 65-acre mixed-use development at the 2-acre regional Boxcar Park. The Port envisions this building serving as a community gathering space where people can share beverages, conversation, lite appetizers and the like with a commitment and requirement to honor the historic nature of the interior. The Port is seeking a public-private or public-public partnership to execute on this vision.

CURRENT & FUTURE CONDITION

The two-story building has relocated to its permanent position at Boxcar Park in 2016 and placed on its elevated foundation in preparation for future use. The building was re-roofed and repainted in the early 2010s. The building hasn't been occupied in decades, and the interior needs cosmetic, electrical, HVAC and plumbing upgrades before it can be put back into use. Since it used to serve as Weyerhaeuser's office building, the interior is divided into large rooms with unique features. Since Weyerhaeuser's use it served as the Everett Chamber building for many years.

The Port wishes to allow public access to this historic Building, consistent with its status on the National Register. There is no elevator to the second floor, but given the historic nature of the building, use and ADA exemptions are allowed in these cases. Public access could include, but not be limited to, coffee/wine concept, cocktail bar, restaurant, tasting room, or any combination or comparable use. Public access would not be office, commodity retail, private art studios and/or any other use that does not permit the general public from being able to access it without invitation.



RESPONSE REQUIREMENTS

Please include the following information in your response:

A. Respondent organization or team summary, including:

- Company Name(s)
- Address
- Primary Contact Name
- Primary Contact Phone
- Primary Contact Email
- Overview of Company
- Experience with developing and operating facilities like this opportunity

B. Approach:

- Briefly describe your vision for the Building and how it can be best repurposed to serve the community.
- Describe at a high-level the upgrades, enhancements or changes needed to the existing building to put the building back into service. Keep in mind this building is on the historical register.
- Provide suggestions or advice regarding design, implementation, management, technology, etc. of this contemplated project.

C. Economic, Risk and Financial Arrangements

- Provide outline of possible deal terms to renovate and operate the interior of the Building
- Provide financing requirements and structures
- Identify major project risks, why the risk is a risk and identify risk mitigation, transfer, avoidance or acceptance strategies

D. Other:

- Detail what additional information or clarifications would be needed in order to prepare a comprehensive proposal in the future.
- Describe the qualifications and experience the Port should consider in any potential operator for this building
- Responders may be contacted to discuss their responses. Any information collected through this RFI process may or may not be used in the future to develop a solicitation for proposals or bids.



- The Port will not pay for the preparation of any information submitted or the Port's use of such information. Responses are solicited regarding every aspect of the work requirements. The Port will not critique responses, and the RFI should not be used by interested parties to market their products/services. Responses will be reviewed by Port personnel and authorized consultants / contractors.

RFI SCHEDULE

The Port reserves the right to alter this schedule at any time.

Process

RFI Release Date:

Timeline

December 14, 2020

Weyerhaeuser Bldg.

Avail for Walk-Through: January 7, 2021. 10 a.m. - 12 p.m.

Proposal Submittal

Due Date/Time: February 1, 2021 @ 1 p.m.

ADDENDA

If, at any time, the Port changes, revises, deletes, clarifies, increases or otherwise modifies this RFI, the Port will issue a written Addendum to the RFI which will be uploaded to the solicitation in Bonfire.

SUBMISSION OF INFORMATION

A. Responses must be uploaded electronically to <https://portofeverett.bonfirehub.com> no later than the date and time listed in the advertisement or as may have been amended.

B. All responses will be electronically date and time stamped as they are submitted.

C. Submittal Notes:

1. Logging in and/or uploading file(s) does not mean that the response has been submitted. Respondents must successfully upload all the file(s) and **MUST** click the Submit button before the closing time listed in the Advertisement or as modified in an Addendum.

2. Respondent will receive an email confirmation with a unique confirmation number once the submission is finalized. This will confirm successful submission of the response.

3. Each submitted item of requested information is 'sealed' and only visible to the PORT at the time the RFI period closes.

4. If the 'Requested Information' is identified as "required", Bidder will not be able to complete the submission until the required information is uploaded to the system.

5. Please download the Questionnaire from Bonfire <https://portofeverett.bonfirehub.com> (Requested Information). complete and upload to Requested Information prior to the Proposal Submittal Due Date.

6. You may upload documents at any time before the solicitation closes. Files do not need to be uploaded at the same time but may be uploaded as they are complete and ready.

7. Uploading large documents may take significant time, depending on the size of file(s) and your internet connection speed. Allocate sufficient time for all uploads to complete prior to closing time. The PORT will not be liable for any delay for any reason, including technological delays or issues by either party's network. The PORT will not be liable for damages associated with proposals not received prior to the closing time. The maximum upload file size is 1,000 MB. Please do not embed any documents within your uploaded files, as they will not be accessible to the PORT nor be evaluated.

8. Minimum system requirements: Internet Explorer 11, Microsoft Edge, Google Chrome, or Mozilla Firefox. Java Script must be enabled.

9. For a quick tutorial on how to upload a submittal, visit: https://support.gobonfire.com/hc/en-us/articles/360011034814-Creating-and-Uploading-a-Submission-for-Vendors?_ga=2.42375717.1472165071.1588110542-997330893.1585332052

10. Technical Support: Please contact Bonfire at <https://portofeverett.bonfirehub.com/portal/support> for technical questions related to submitting your documents. The PORT does not own nor support the Bonfire platform.

RFI QUESTIONS

Questions must be submitted in Bonfire using the Q&A section.

PORT CONTACT

Maija Lampinen
Email: majal@portofeverett.com
Phone: 425.388.0606



65

Acre mixed-use development

63K

SF of retail & restaurant space

447K

SF of office & one hotel

\$185

Million invested at destination waterfront since early 2000's



ABOUT WATERFRONT PLACE

The Port of Everett's Waterfront Place is a new 1.5 million square foot mixed-use development located on 65-acres at the waterfront in Downtown Everett, Washington. With spectacular views, waterfront access, recreational amenities and world class marina with over 2,300 slips and more than 5,000 linear feet of guest dock space. The development plans include 63,000 SF of retail and restaurant space, 447,500 SF of office, two hotels, 20,000 SF of marine retail and up to 660 waterfront homes including apartments, condominiums and/or town homes/lofts.

The development is more than just a large scale real estate venture. The intent of the project is to provide jobs and access to the waterfront. The strategy is to unify the marina and surrounding property as one economic unit to create a sustainable and unique commercial, recreation and residential community.

This new community is pedestrian-oriented and takes full advantage of its attractive waterfront and recreational boating setting. It also supports the final phases of the Port's state-of-the-art regional boat sales and services center in the largest public marina on the West Coast.

When fully realized, Waterfront Place is expected to support 2,075 family-wage jobs. The project's expected \$550 million in public/private development investment will generate \$8.6 million annually in state and local sales taxes; in addition to the temporary construction jobs, sales tax and building permit revenues. Port activities support more than 40,000 jobs for the surrounding community.

To date, the project has facilitated more than \$150 million in public/private investment, with even more investment and amenities on the horizon. Recent Port investments include more than \$50 million in completed projects at the development's Fisherman's Harbor district (see project highlights, page 10).

”SeaLevel Development sees Everett as an emerging market with tremendous opportunities and investment happening all around us. We are thrilled to be partnering with the Port of Everett, and sharing in this vision for an impressive and exciting destination community.

John Shaw | SeaLevel Properties

NEW DEVELOPMENT FEATURES AT FISHERMAN'S HARBOR



GUEST DOCK 5



PACIFIC RIM PLAZA & SPLASH FOUNTAIN



ESPLANADE



WATERFRONT PLACE APARTMENTS

CURRENT RETAILERS AT WATERFRONT PLACE

Bluewater Distilling

Seas the Day Café

Scuttlebutt Family Pub

Jetty Bar & Grille

Lombardis Italian

Anthony's HomePort
Everett

Woodfire Grill

Port Gardner Inn

Hotel Indigo



2,300

Recreational
boat slips



850

Approx 850 workers
on site



150

Approx livaboard
boaters



266

Waterfront apartment
homes to open in
2021/2022