



**Parks and Recreation  
Gwen Voelpel**

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## MEMORANDUM

**TO:** Council Members

**FROM:** Gwen Voelpel, Parks and Recreation Director

**DATE:** April 19, 2010

**SUBJECT:** Community Center Request for Proposals

The City did not meet all of the advertising requirements for the request for proposals for the community center design, construction, financing and equipping. Therefore, all proposals need to be rejected. The relevant state law is below:

### **RCW 35.42.080**

#### **Lease of city land for building purposes and lease back of building by city -- Bids.**

A lease and lease back agreement requiring a lessee to build on city or town property shall be made pursuant to a call for bids upon terms most advantageous to the city or town. The call for bids shall be given by posting notice thereof in a public place in the city or town and by publication in the official newspaper of the city or town once each week for two consecutive weeks before the date fixed for opening the bids. The city council or commission of the city or town may by resolution reject all bids and make further calls for bids in the same manner as the original call. If no bid is received on the first call, the city council or commission may re advertise and make a second call, or may execute a lease without any further call for bids.

The request for proposals was advertised in the Seattle Daily Journal of Commerce and the Snoqualmie Valley Record (our official newspaper) once each following the Council's motion to authorize the opening of the call for bids. The call opened on the date of first publication in the Daily Journal of Commerce, March 24, and closed April 15. That does not satisfy the very specific requirement for the lease of municipally-owned land.

Of note is the fact that the City received three proposals in response to the call for bids. All three had spring 2011 start dates. In conversations with the proposal team members, many indicated a spring groundbreaking would allow for more adequate public process and planning and be far more environmentally feasible. Many also indicated a 60-day timeframe to prepare proposals would result in a better outcome.

In response, an action to reject all proposals and authorize a new call for bids for the community center will be on the Finance and Administration Committee meeting agenda on April 20 and the City Council agenda on April 26. The request for proposals will have a 60-day response period and advertising will comply with the specific requirements in RCW 35.24.080.

Please let me know if you have any questions.