



SEATAC CIVIC CAMPUS – INTERNATIONAL VILLAGE:

City Hall Phase Architect RFQ Information

April 1, 2026





TEAM



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Community and Economic
Development



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Supported by additional resources across JLL



PROJECT OVERVIEW & VISION

The City of SeaTac is exploring the possibility of building a Civic Campus, which will include amenities and a City Hall.

*Imagine a place where the SeaTac **community comes together**—a welcoming, inclusive place that **reflects SeaTac's unique identity**.*

A space where people connect, businesses thrive, and City services are easily accessible. Whether you're meeting a friend for coffee, visiting your elected officials, or enjoying shared gathering spaces, this is the heartbeat of SeaTac—accessible, inclusive, and full of energy.





RFQ SCHEDULE

ANTICIPATED RFQ TIMELINE

Schedule of Events	Date
Request for Qualifications (RFQ) Issuance	March 30 th , 2026
Informational Meeting (virtual) – 3pm	April 1st, 2026
Questions Due	April 7 th , 2026
Statement of Qualifications (SOQ) Due 4pm	April 14th, 2026
Interview Notice	April 21 st , 2026
Interviews	April 27 th to April 28 th , 2026
Notification of Consultant Selection based on SOQ	April 30 th , 2026

1. Questions or requests for clarification regarding this RFQ shall be directed to the Special Capital Project Manager, Clynn Wilkinson, at civiccampus@seatacwa.gov.
2. Questions must be received in writing no later than 4:00 PM, Pacific Standard Time, April 7th, 2026. Please indicate in your transmission the e-mail address(es) for whom you would like to receive our response(s).
3. Questions will be compiled, answered, and distributed to all solicited consultants.



PRELIMINARY SCHEDULE

2027 -2028
Biennium
Budget
Amendment



CITY of SEATAC - CIVIC CAMPUS PROJECT

PRELIMINARY SCHEDULE <i>(Subject to change)</i>			2026				2027				2028				2029				2030			
Development Phase	Workstream	Description	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	1 & 2	Project Feasibility, Site Selection & Recommendations																				
2	1 & 2	Site Negotiations & Acquisition																				
2	1 & 2	Master Planning, Financial Strategy, & Community Engagement																				
3	1	City Hall - Project Delivery Planning																				
4	1	City Hall Project - Entitlements, Design, & Permitting																				
5	1	City Hall/Plaza/Parking - Construction																				
6	1	City Hall - FF&E, Move-In, & Start-Up																				

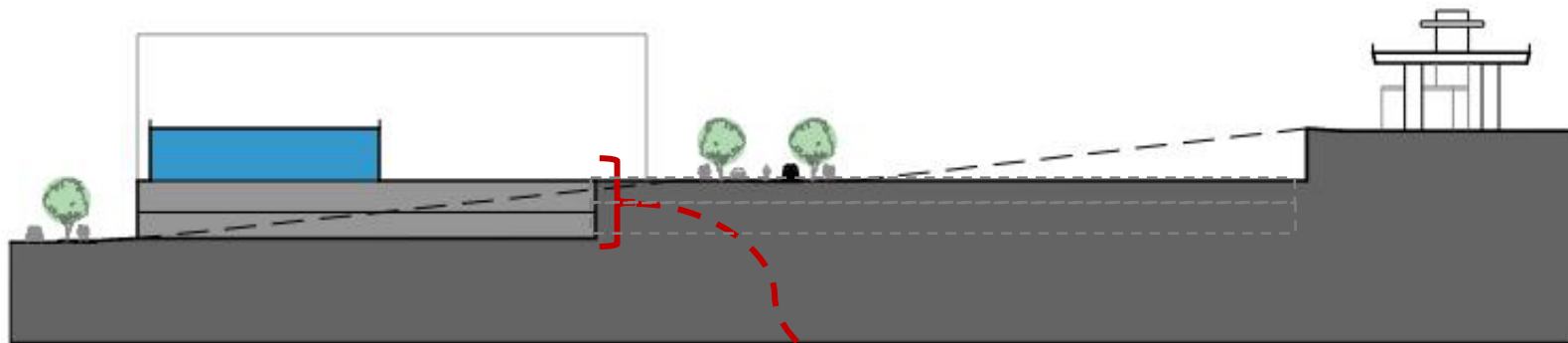
Schedule is contingent upon:

- Stakeholder Approvals
- Project Financing
- Entitlements, Design, & Permitting

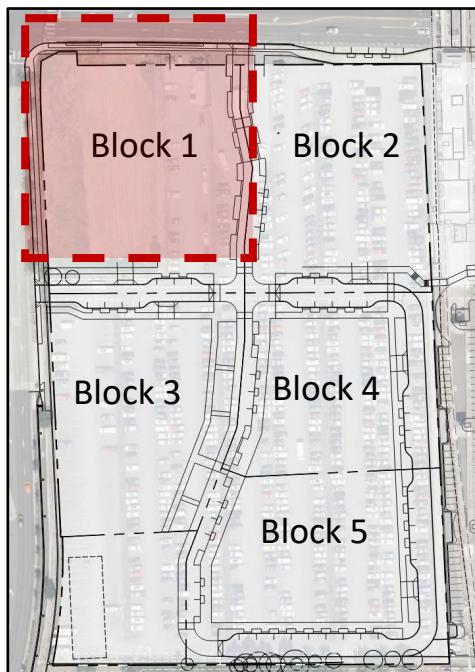
Major Milestone



MASTER PLANNING – CITY HALL + PARKING CONCEPT 1



Site Block Plan



CONCEPT 1

- ❑ City Hall and other features on top of a parking structure.
- ❑ The design to follow the “vibe” or feel of the campus
- ❑ Civic Programming defined in 2024
- ❑ ~210 stalls total (180 required)
- ❑ Two levels of below-ground parking
- ❑ Community programming & amenities

Note: Parking counts are high-level estimates and will vary +/- 10% due to design and safety factors

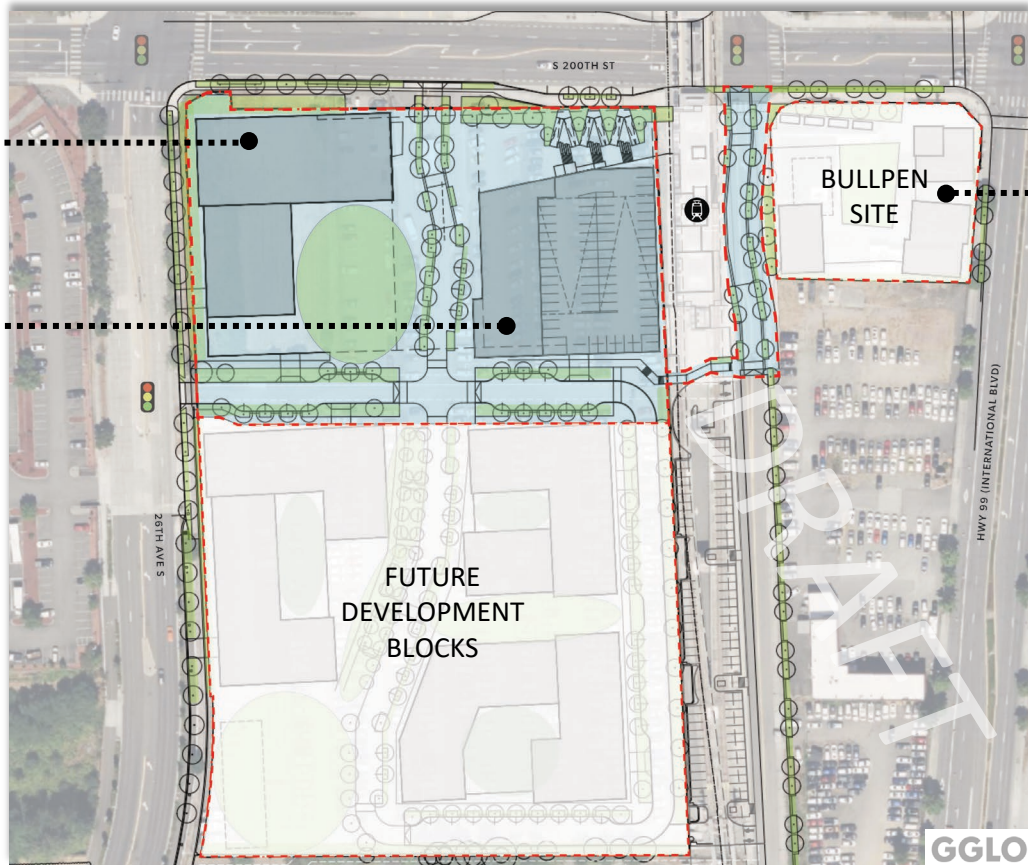




MASTER PLANNING – NORTH THIRD

- ✓ PLANNED CITY HALL LOCATION
- ✓ CIVIC PLAZA
- ✓ PARKING

- ✓ POTENTIAL 'INTERNATIONAL MARKET HALL'
- ✓ POTENTIAL ADDITIONAL PARKING



Early FIFA activation
and long term
community
activation

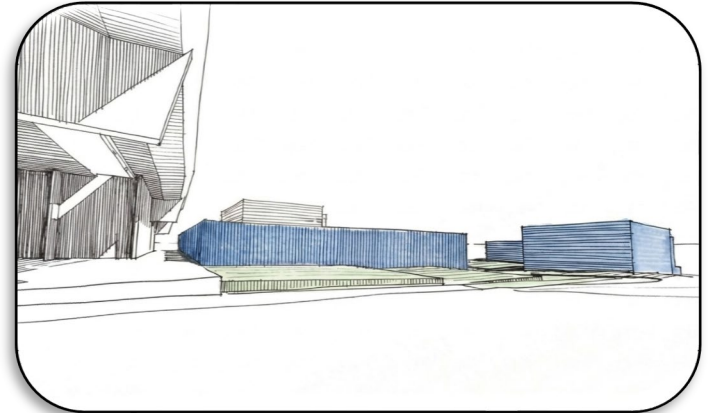




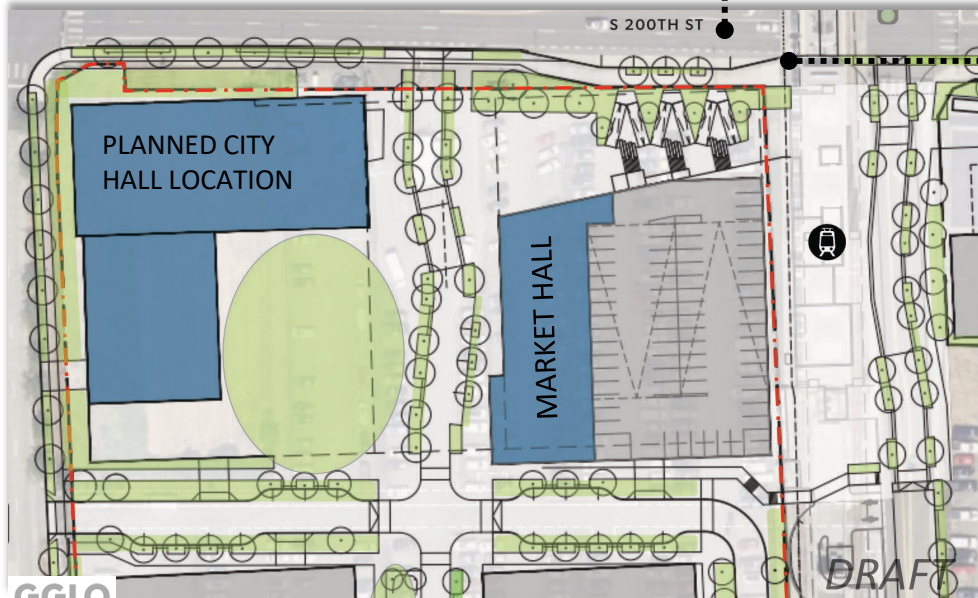
CONCEPTUAL MASTER PLANNING



CONCEPTUAL MASSING VIEW FROM 200TH



CONCEPTUAL MASSING FROM NE



GGLO

DRAFT





RFQ SCHEDULE

PROPOSAL RESPONSE AND SUBMISSION REQUIREMENTS

Minimum qualifications are required for a consultant to be eligible to submit an RFQ response. Responses must clearly show compliance to these minimum qualifications. Consultants that do not comply with the minimum qualifications will be rejected by the City without further consideration.

Responses shall consist of:

1. Letter expressing interest
2. Response to RFQ Criteria (limit of 20 pages and 2-3 case studies)

This project will require a consulting firm, or team, with the following minimum qualifications and areas of expertise:

- Consultant must have demonstrated expertise and experience of at least five (5) years providing architectural services via GCCM project delivery with a public agency like the City of SeaTac.
- Consultant Project Manager must have demonstrated experience working with a public agency like the City of SeaTac within the last five (5) years providing satisfactory services like those expected by the City for this contract.
- Consultant's Project Lead on work shall be a licensed Architect in the State of Washington.

Proposals must be received electronically via email by **Clynn Wilkinson, Special Capital Project Manager**, at civiccampus@seatacwa.gov **no later than 4:00 PM, Pacific Standard Time, April 14th, 2026.** No hard copy proposals will be accepted. If the file size is larger than 150 MB, contact the project manager for alternative submission options. Upon receipt of your documents, the City will send a confirmation email.

Discussion

