



**City of Yelm**  
EST. 1924  
**WASHINGTON**

## **REQUEST FOR QUALIFICATIONS**

### **Washington St & McKenzie Ave One-way couplets, parking lot and activated Alley-way**

The City of Yelm Department of Public Services (City), in accordance with Chapter 39.80 RCW, hereby requests Statements of Qualifications (SOQ) for the above-named project. Interested consultants must submit a SOQ as outlined in this request.

#### **Description of Project**

Design of the parking lot will include paved parking with an entry way off of Washington St and exit off 3<sup>rd</sup> Street. Parking lot will include lighting, connecting sidewalk and/or path between Washington St and the Activated Alleyway.

This project includes the one-way conversion of two one-block segments of both Washington Street and McKenzie Avenue between 2nd Street and 3rd Street. The one-way couplet will improve circulation in downtown Yelm and simplify turning movements' at all four intersections. The proposed project installs angled parking on both streets which increases parking in this area significantly. The wider sidewalks, street trees, and decorative lighting features will calm traffic and drastically improve the pedestrian environment. Sidewalk extensions at intersections will reduce crossing distances and improve sightlines, increasing safety for everyone at intersections.

An Activated Alleyway located midblock between Yelm Avenue and Washington Avenue, between 1st Street and 4th Street. The activated alley project means the repurposing of underused alleyways to make them more welcoming places for pedestrians and bicyclists. Murals, seating, lighting, alley-facing retail, and unique paving surfaces can all help to transform an auto-oriented alley into a more vibrant public space.

#### **Description of Existing Site**

The current location of the one-way streets are partially improved. With about 50% being up to city standards and the other sections missing curb/gutter/sidewalks.

The location for the parking lot is an empty field relatively level with slight slope to the southeast. Power lines exist on the edge of the parcel with no main utilities running through the property itself.

The alleyway is a paved utility easement that currently allows vehicle traffic and flows between multiple business and City Hall.

The site is open to the public. Firms may visit the site of their own volition or set a time to meet with City staff and have a toured visit.

### **Scope of Work**

1. Engineer and architectural design of Streets, Activated Alley-way, Sidewalks, ROW and Parking Lot.
2. Council Subcommittee 1 meeting with Public Services Subcommittee.
3. Meetings with the City to agree on layouts and design.
4. 1 meeting with affected business for the activated alleyway
5. Create bid ready documents
6. Assist with bid process for the completed design,

The total project budget, including design and construction, is \$2,500,000 in 2023/24 dollars.

### **Proposed Timeline**

RFQ Issued	March 3 <sup>rd</sup> , 2023
Proposal Deadline	March 24 <sup>th</sup> at 5:00 pm
Evaluation of Proposals	March 27 <sup>th</sup> – March 31 <sup>st</sup>
Interviews (If Required)	April 3 <sup>rd</sup>
Final Selection	April 5 <sup>th</sup>
Scope & Budget Development/Negotiations	April 10 <sup>th</sup> -April 14 <sup>th</sup>
Notice of Award	April 21 <sup>st</sup>
Execute Contract and Notice to Proceed	April 25 <sup>th</sup> - March 9 <sup>th</sup>

### **Submittal of Qualification**

Statement of qualifications shall be limited to ten single-sided 8.5"x11" pages, excluding cover letter and resumes. Resumes should be no longer than 1 page for each key personnel. Submittals will be evaluated and ranked based upon the following criteria:

- 1) Key personnel qualifications and experience on similar projects; (30 pts)

- 2) Project understanding and project approach; (30 pts)
- 3) Past performance/references, most recent 10 projects w/contacts, and (30 pts)
- 4) Team availability to meet project schedule. (10 pts)

Please submit your Statement of Qualifications to Cody Colt, Public Services Director, Public Services Department , by **March 24th, 2023**, no later than **5:00pm** at [codyc@yelmwa.gov](mailto:codyc@yelmwa.gov)

Submittals must be submitted via email in PDF format. Any questions regarding this RFQ should be directed to Cody Colt, at (360) 458-8412 or [codyc@yelmwa.gov](mailto:codyc@yelmwa.gov)

For full information on the Request for Qualifications, please visit our website at:

[https://www.ci.yelm.wa.us/connect/admin\\_finance/public\\_notices/index.php](https://www.ci.yelm.wa.us/connect/admin_finance/public_notices/index.php)

The City of Yelm in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

The City of Yelm in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs activities. This material can be made available in an alternate format by emailing Cody Colt at [codyc@yelmwa.gov](mailto:codyc@yelmwa.gov)

Please call for any other questions or clarifications.

Public Services Director: Cody Colt (360) 999-0496

#### **Attachments**

1. Satellite photo of the existing area
2. Site Concept Plans





Yelm Prairie Dental  
elm Prairie Dental  
Come on Over to O...

Fair Point  
Communications

Pho Yelm  
Vietnamese · S

South Puget  
Sound Habitat for...

Yelm City Hall

Community Garden

Washington Ave SE

2nd St SE

Washington St SE

Parking Lot

3rd St SE

Yelm Police Department

2nd St SE

McKenzie Ave

McKenzie Ave

H&R Block

Pizzeria

3rd St SE

Mountain Terrace  
Builders, Inc

McKenzie Ave

Kazoku Judo Club



SR 507 / E YELM AVENUE

Elabirar

New Park

City Hall

WASHINGTON STREET SE

2ND STREET SE

3RD STREET SE

P

Water Tower

Public Safety Building

P

MCKENZIE AVENUE



SR 507 / E YELM AVENUE

Elabirar

New Park

City Hall

WASHINGTON STREET SE

2ND STREET SE

3RD STREET SE

P

Water Tower

Public Safety Building

MCKENZIE AVENUE

P







*Conceptual Design of the Activated Alley concept in plan view*

- One-way conversion of McKenzie Avenue between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street (westbound)
- Front-in angle parking on the north sides of Washington Avenue and McKenzie Avenue
- Parallel parking on the south sides of Washington Avenue and McKenzie Avenue

## Conceptual Design



### ONE-WAY COUPLET

The conversion of Washington Street and McKenzie Street for one-block will allow for angled parking on one side of the street and parallel parking on the other side. It will also reduce turning conflicts at intersections and simplify the circulation patterns on these low volume streets.

### SIDEWALK EXTENSIONS

Construct pedestrian bulb-outs at crosswalks to reduce crossing distances, calm traffic, and improve visibility for pedestrians and drivers.