

Consultant Information Form
AECOM

Consultant Information Form

Firm Name: AECOM Technical Services, Inc.		FYE Date: 9/2020	Number of Employees: 100,000+
Address: 1111 3rd Avenue, Suite 1600			
City: Seattle	State: WA	Zip Code: 98101	County: King
Phone: 206.438.2700	Fax: 236.438.2699	Company Web Site: www.aecom.com	
Remit to Address: same as above			
City:	State:	Zip Code:	County:
Phone:	Fax:		
Statewide Vendor Number (SWV) for Remit to Address: SWV00943002		Federal Tax ID Number or Social Security Number: [REDACTED]	
Unified Business Identifier Number (UBI): 6017706718		Numbering System (DUNS) Number: 003184462	
Year Firm Established: 1970	UDBE/SBE/MSVWBE Certification Number:: N/A	NAICS Code & Code Name: 15-356-1212* AECOM parent company	
Proposed Project Manager: Tara Rogers		Email: tara.rogers@aecom.com	
Financial Contact: N/A		Email: N/A	

Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

Federal Tax ID Number: Your Federal Tax ID number must be that number registered to your legal firm name. If you do not have a Federal Tax ID number, please use your social security number.

Unified Business Identifier (UBI) Number: Your firm will be REQUIRED to acquire a UBI Number prior to execution of an agreement and/or being approved as a Sub-consultant to an existing agreement. This is a Washington State Business license and can be acquired by contacting the Washington State Department of Revenue web site at www.dor.wa.gov.

Statewide Vendor (SWV) Number: The Statewide Vendor (SWV) Number is **REQUIRED** for vendors to receive payments. If your firm doesn't already have an SWV number, your firm will be required to acquire a SWV number prior to execution of an agreement. Please contact WSDOT TRAINS Help Desk at 360-705-7514 for assistance.

FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form
KPMG

Consultant Information Form

Firm Name: KPMG LLP		FYE Date: 9/30	Number of Employees: 25,000
Address: 1918 8th Avenue			
City: Seattle	State: WA	Zip Code: 98101	County: King
Phone: 206-913-4000	Fax: 206-913-4444	Company Web Site: www.kpmg.com	
Remit to Address: same as above			
City:	State:	Zip Code:	County:
Phone:	Fax:		
Statewide Vendor Number (SWV) for Remit to Address: Will be disclosed in accordance with requirements		Federal Tax ID: [REDACTED]	
Unified Business Identifier Number (UBI): 601-583-347		Date Universal Numbering System (DUNS) Number: 001667906	
Year Firm Established: 1897	UDBE/SBE/MSVWBE Certification Number:. Not applicable	NAICS Code & Code Name: 5411211 - Auditing Accountants Offices	
Proposed Project Manager: Liam Kelly		Email: liamkelly@kpmg.com	
Financial Contact: N/A		Email: N/A	

Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

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It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form
Lin & Associates

Consultant Information Form

Firm Name: Lin & Associates, Inc.		FYE Date: December 31st	Number of Employees: 30
Address: 901 5th Ave, Suite 2710			
City: Seattle	State: WA	Zip Code: 98164	County: King
Phone: 206-621-1218	Fax: 206-223-8223	Company Web Site: linassociates.com	
Remit to Address: 901 5th Ave, Suite 2710			
City: Seattle	State: WA	Zip Code: 98164	County: King
Phone: 206-621-1218		Fax: 206-223-8223	
Statewide Vendor Number (SWV) for Remit to Address: SWV0125718 00		Federal Tax ID Number or Social Security Number: [REDACTED]	
Unified Business Identifier Number (UBI): 600-513-137		Date Universal Numbering System (DUNS) Number: 144406048	
Year Firm Established: 1983	D/M/WBE Certification Number: D4M8019981	NAICS Code & Code Name: 541330-Engineering Services; 541370-Surveying Services	
Proposed Project Manager: Adolph Furtado		Email: adolph@linassociates.com	
Contact Person for this Submission: Adolph Furtado		Email: adolph@linassociates.com	

Firm Type:

- Sole Proprietor
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 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

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FYE Date: Your firm's fiscal year end date.

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Consultant Information Form
Concord Engineering

Consultant Information Form

Firm Name: Concord Engineering, Inc.		FYE Date: 12/31	Number of Employees: 25
Address: 1109 1st Avenue, Suite 212			
City: Seattle	State: WA	Zip Code: 98101	County: King
Phone: 206.682.0567	Fax: 206.682.0567	Company Web Site: www.concordengr.com	
Remit to Address: 1109 1st Avenue, Suite 212			
City: Seattle	State: WA	Zip Code: 98101	County: King
Phone: 206.682.0567		Fax: 206.682.0567	
Statewide Vendor Number (SWV) for Remit to Address: SWV 0208035 00		Federal Tax ID Number or Social Security Number: [REDACTED]	
Unified Business Identifier Number (UBI): 603263621		Date Universal Numbering System (DUNS) Number: 078822949	
Year Firm Established: 2013	UDBE/SBE/MSVWBE Certification Number:; D4F0022699	NAICS Code & Code Name: 541330	
Proposed Project Manager: Tony Woody		Email: Tony.Woody@concordengr.com	
Financial Contact: Xiaoping Zhang		Email: Xiaoping.Zhang@concordengr.com	

Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

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Packet B - Tab



October 28, 2019

**Washington State Department of Transportation
Kingsgate Park & Ride Transit Oriented Development**

Submitted via email of: CSOSubmittals@wsdot.wa.gov

Dear Selection Committee Members,

Thank you for the opportunity to submit our proposal to serve as a transaction advisor for the Kingsgate Transit Oriented Development consisting of 1) Assisting WSDOT in preparing the statutorily mandated report to the Washington State legislature; 2) Assisting WSDOT in responding to questions, report modifications and amendments raised by the legislature pertaining to the report; 3) Financial modeling and pro forma; 4) Concept plan; and 5) Develop the request for qualifications and request for proposals, including the scope of work and procurement documents for the selected transportation oriented development.

Our team has decades of relevant planning, economic development, and real world experience working on a wide range of projects across the country. Our clients who range from private developers to public agencies look to us to help them identify strategies to unlock the value of their property, create implementable strategies, and help them create successful public-private partnerships that achieve outstanding results.

What sets us apart is our focus on delivering actionable, implementable solutions. We know how to create plans and actions that incentivize, catalyze, and tailor development to achieve a client's and/or community's vision. My firm, Stowe Development & Strategies provides an added benefit and differentiator in that I have successfully served as a City Manager for over 30 years and have guided two large downtown planning and economic development efforts in Mill Creek and Bothell. I have considerable experience leading successful planning processes, creating development visions with executable strategies to achieve the desired development, and have directed and negotiated real estate transactions exceeding sixty million dollars generating over five-hundred million in capital investment to date. I will serve as the project manager for this important project.

The team I have put together shares your interest to position the Kingsgate property for affordable and market rate housing, commercial developments, institutional facilities and transportation facilities that is both marketable and serves as a catalyst for further development in the Kirkland vicinity. We will deliver a project that support WSDOT's strategic goals of modal integration, environmental stewardship, and community engagement.

We have extensive experience in creating strategies and actions that are implementable, and we have successfully carried out large ambitions from the dream stage to construction and implementation. These are the projects we love to work on and help implement.

We have a dedicated, collaborative, and experienced team of experts in their respective fields. Our planning, real estate and economic development work spans the range of project types, TOD's, mixed-uses, large and small and has helped deliver economic vitality and brand identity in their communities. We have extensive experience working together with public- and private- sector clients. Our ability to work as a team and provide our clients with an exceptional level of service is at the core of who we are.

Our team includes:

- **Stowe Development & Strategies.** An advisory economic and community development firm specializing in public-private partnership strategies that have achieved memorable and successful results. Stowe Development & Strategies will serve as the lead firm for this project.
- **Leland Consulting Group.** One of the country's top real estate strategy consulting firms, with extensive experience advising public agencies and private firms on issues related to real estate and urban planning services. They balance rigorous analysis with candid advice to deliver strategies that their public and private clients use to enhance their communities and create lasting value.
- **VIA Architecture.** An award winning architectural and urban planning firm focused on creating sustainable communities where people can live, work, play, move, and create. It's planning work includes integration of land use and transportation, employment-based development and innovation in place, residential and mixed-use communities, creation of rezoning applications and development agreements, and overlays of transit and parking strategies- all contributing directly to the livability of urban communities.
- **Fehr & Peers.** Has been at the forefront of some of the most transformative transit-oriented development (TOD) projects in the country, applying their knowledge and experience to shape and analyze TOD and station-area plans as well as design multimodal interfaces and estimate ridership. They develop creative, cost-effective, and results-oriented solutions to planning and design problems associated with all modes of transportation.
- **RLB | Robinson.** Is a global leader in the construction industry providing clients with expert advice. For 230 years, it's professional staff have been adding value by managing total project cost, schedule and risk while transforming projects into tangible results.
- **McKee Appraisal.** Specializes in providing real estate appraisal services to public agencies with expertise in all areas of commercial real estate appraisal, including the valuation of complex property interests such as subterranean easements, aerial rights, and ground leases

This project will be our priority, if selected. We understand the importance of this property as a pilot TOD project . We believe that our team offers tremendous value and can accomplish your goals and scope for this project. Our team offers the following strengths or key differentiators in relation to our expertise, experience, and approach to this project:

Our proposal includes a project budget that is more than 20 percent less than the amount identified by the RFQQ . We have structured our budget so that additional work can be performed, if desired, to further support the solicitation, evaluation and negotiation with developers as the RFQ/RFP process advances. Based on our collective experience, it's the identification and recruitment of quality developers and end users of the property along with the execution of purchase and sale/lease and development agreements that make projects special, memorable, and successful. Our team excels in this phase of development and we look forward to also helping you execute the plans that are generated from the current scope of work. We believe that our team offers tremendous value and can accomplish your ambitious goals and scope for this project.

On behalf of our team, thank you for considering this proposal. We are excited about this opportunity. Please contact me with any questions, I can be reached at 206.999.1099 or Bob@stoweds.com. We look forward to hearing from you.

Warm Regards,



Stowe Development & Strategies
Robert S. Stowe
Principal and Project Manager

Kingsgate Park and Ride Transit Oriented Development

Packet B:

[6: Certifications, Representations, & Consultant Information Forms](#)

[7: Cost Proposal & Proposed Billing Rates](#)

[8: Past Performance Evaluations](#)

[Representative Projects, Testimonials, & Images](#)

6: Certifications, Representations, & Consultant Forms

CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS

Pursuant to the Washington State Governor’s Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportaion is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.

Solicitation Title: **Kingsgate Park & Ride Transit Oriented Development**

I hereby certify, on behalf of the firm identified below, as follows (check one):

NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

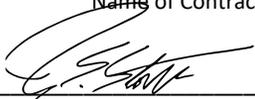
OR

MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm requires its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: **Stowe Development & Strategies**

Name of Contractor/Bidder – Print full legal entity name of firm

By: 
Signature of authorized person

Robert S. Stowe
Print Name of person making certifications for firm

Title: **Principal & Project Manager**
Title of person signing certificate

Place: **Snohomish, WA**
Print city and state where signed

Date: **October 21, 2019**

CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS

Pursuant to the Washington State Governor’s Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportaion is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.

Solicitation Title: Kingsgate Park & Ride
Transit Oriented Development

I hereby certify, on behalf of the firm identified below, as follows (check one):

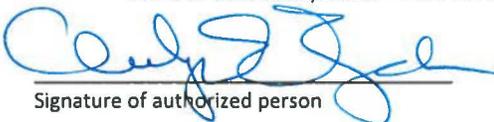
NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm requires its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Leland Consulting Group, Inc.
Name of Contractor/Bidder – Print full legal entity name of firm

By: 
Signature of authorized person

Chris Zahas
Print Name of person making certifications for firm

Title: Managing Principal
Title of person signing certificate

Place: Portland, Oregon
Print city and state where signed

Date: October 23, 2019

CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS

Pursuant to the Washington State Governor’s Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportaion is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.

Solicitation Title: Kingsgate Park & Ride Transit Oriented Development RFQQ

I hereby certify, on behalf of the firm identified below, as follows (check one):

NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm requires its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: VIA Architecture, Inc.
Name of Contractor/Bidder – Print full legal entity name of firm

By: 
Signature of authorized person

Wolf Saar, FAIA
Print Name of person making certifications for firm

Title: Managing Principal, Owner
Title of person signing certificate

Place: Seattle, WA
Print city and state where signed

Date: 22 October, 2019

CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS

Pursuant to the Washington State Governor’s Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportaion is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.

Solicitation Title: Kingsgate Park & Ride Transit Oriented Development

I hereby certify, on behalf of the firm identified below, as follows (check one):

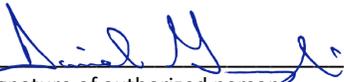
NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm requires its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: Fehr & Peers
Name of Contractor/Bidder – Print full legal entity name of firm

By: 
Signature of authorized person

 Dan Grayuski
Print Name of person making certifications for firm

Title: Principal
Title of person signing certificate

Place: Seattle, Washington
Print city and state where signed

Date: 10/17/2019

**CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS’ RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

Pursuant to the Washington State Governor’s Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportaion is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.

Solicitation Title: Kingsgate Park & Ride Transit Oriented Development

I hereby certify, on behalf of the firm identified below, as follows (check one):

NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does **NOT** require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm requires its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: McKee Appraisal Real Estate Services & Consulting, Inc
Name of Contractor/Bidder – Print full legal entity name of firm

By: 
Signature of authorized person

Haile Freeman
Print Name of person making certifications for firm

Title: Office Manager
Title of person signing certificate

Place: Seattle, WA
Print city and state where signed

Date: 10/21/2019

**CONTRACTOR CERTIFICATION
EXECUTIVE ORDER 18-03 – WORKERS' RIGHTS
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

Pursuant to the Washington State Governor's Executive Order 18-03 (dated June 12, 2018), the Washington State Department of Transportation is seeking to contract with qualified entities and business owners who certify that their employees are not, as a condition of employment, subject to mandatory individual arbitration clauses and class or collective action waivers.

Solicitation Title: Kingsgate Park & Ride Transit
Oriented Development

I hereby certify, on behalf of the firm identified below, as follows (check one):

NO MANDATORY INDIVIDUAL ARBITRATION CLAUSES AND CLASS OR COLLECTIVE ACTION WAIVERS FOR EMPLOYEES. This firm does NOT require its employees, as a condition of employment, to sign or agree to mandatory individual arbitration clauses or class or collective action waivers.

OR

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I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

FIRM NAME: RLB/ROBINSON
Name of Contractor/Bidder – Print full legal entity name of firm

By: Craig Colligan Craig Colligan
Signature of authorized person Print Name of person making certifications for firm

Title: Sr. Project Manager Place: Seattle, Washington
Title of person signing certificate Print city and state where signed

Date: 10/17/2019

**CONTRACTOR CERTIFICATION
WAGE LAW COMPLIANCE – RESPONSIBILITY CRITERIA
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

Prior to awarding contracts, agencies are required to determine that bidder is 'responsible bidder.' See RCW 39.26.160(2) & (4). Pursuant to legislative enactment in 2017, the responsible bidder criteria include contractor certification that the contractor has not willfully violated Washington's wage laws. See Chapter 258, 2017 Laws (enacting SSB 5301).

Solicitation or Agreement Title: **Kingsgate Park & Ride Transit Oriented Development**

Solicitation Posting Date or Agreement Start Date: **October 11, 2019**

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the below certification is true and correct and that I am authorized to make the following certification on behalf of the firm listed herein.

CERTIFICATION:

This firm has **NOT** been determined by a final and binding citation and notice of assessment issued by the Washington Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in [RCW 49.48.082](#), any provision of RCW chapters [49.46](#), [49.48](#), or [49.52](#) within three (3) years prior to the date of the above-stated date.

FIRM NAME: **Stowe Development & Strategies**
Name of Consultant/Contractor – Print full legal entity name of firm

By:  **Robert S. Stowe**
Signature of authorized person Print Name of person making certifications for firm

Title: **Principal & Project Manager** Place: **Snohomish, WA**
Title of person signing certificate Print city and state where signed

Date: **October 21, 2019**

Submittal Instructions:

- If submitting a proposal in response to a solicitation, a signed Certification Document for the Prime and all Subs must also be included in your proposal Packet B (see advertisement for additional requirements).
- If requesting to add a Sub to an existing agreement, submit the signed Certification Document to: ConsultantRates@wsdot.wa.gov.

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WAGE LAW COMPLIANCE – RESPONSIBILITY CRITERIA
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

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Solicitation or Agreement Title: Kingsgate Park & Ride
Transit Oriented Development

Solicitation Posting Date or Agreement Start Date: October 11, 2019

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the below certification is true and correct and that I am authorized to make the following certification on behalf of the firm listed herein.

CERTIFICATION:

This firm has NOT been determined by a final and binding citation and notice of assessment issued by the Washington Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of RCW chapters 49.46, 49.48, or 49.52 within three (3) years prior to the date of the above-stated date.

FIRM NAME: Leland Consulting Group, Inc.
Name of Consultant/Contractor – Print full legal entity name of firm

By: 
Signature of authorized person

Chris Zahas
Print Name of person making certifications for firm

Title: Managing Principal
Title of person signing certificate

Place: Portland, Oregon
Print city and state where signed

Date: October 23, 2019

Submittal Instructions:

- If submitting a proposal in response to a solicitation, a signed Certification Document for the Prime and all Subs must also be included in your proposal Packet B (see advertisement for additional requirements).
- If requesting to add a Sub to an existing agreement, submit the signed Certification Document to: ConsultantRates@wsdot.wa.gov.

**CONTRACTOR CERTIFICATION
WAGE LAW COMPLIANCE – RESPONSIBILITY CRITERIA
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

Prior to awarding a contract, agencies are required to determine that a bidder is a 'responsible bidder.' See RCW 39.26.160(2) & (4). Pursuant to legislative enactment in 2017, the responsible bidder criteria include a contractor certification that the contractor has not willfully violated Washington's wage laws. See Chap. 258, 2017 Laws (enacting SSB 5301).

Solicitation or Agreement Title: Kingsgate Park & Ride Transit Oriented Development RFQQ

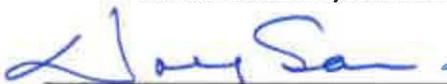
Solicitation Posting Date or Agreement Start Date: Dates of publication in WEBS October 11, 2019

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the below certification is true and correct and that I am authorized to make the following certification on behalf of the firm listed herein.

CERTIFICATION:

This firm has NOT been determined by a final and binding citation and notice of assessment issued by the Washington Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of RCW chapters 49.46, 49.48, or 49.52 within three (3) years prior to the date of the above-stated date.

FIRM NAME: VIA Architecture, Inc.
Name of Consultant/Contractor – Print full legal entity name of firm

By:  Wolf Saar, FAIA
Signature of authorized person Print Name of person making certifications for firm

Title: Managing Principal Owner Place: Seattle, WA
Title of person signing certificate Print city and state where signed

Date: Oct. 17, 2019

Submittal Instructions:

- If submitting a proposal in response to a solicitation, a signed Certification Document for the Prime and all Subs must also be included in your proposal Packet B (see advertisement for additional requirements).
- If requesting to add a Sub to an existing agreement, submit the signed Certification Document to: ConsultantRates@wsdot.wa.gov.

CONTRACTOR CERTIFICATION
WAGE LAW COMPLIANCE – RESPONSIBILITY CRITERIA
WASHINGTON STATE GOODS & SERVICES CONTRACTS

Prior to awarding contracts, agencies are required to determine that bidder is 'responsible bidder.' See RCW 39.26.160(2) & (4). Pursuant to legislative enactment in 2017, the responsible bidder criteria include contractor certification that the contractor has not willfully violated Washington's wage laws. See Chapter 258, 2017 Laws (enacting SSB 5301).

Solicitation or Agreement Title: Kingsgate Park & Ride Transit Oriented Development

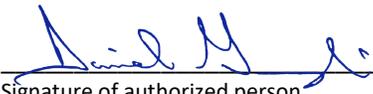
Solicitation Posting Date or Agreement Start Date: 10/11/2019

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the below certification is true and correct and that I am authorized to make the following certification on behalf of the firm listed herein.

CERTIFICATION:

This firm has NOT been determined by a final and binding citation and notice of assessment issued by the Washington Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in [RCW 49.48.082](#), any provision of RCW chapters [49.46](#), [49.48](#), or [49.52](#) within three (3) years prior to the date of the above-stated date.

FIRM NAME: Fehr & Peers
Name of Consultant/Contractor – Print full legal entity name of firm

By: 
Signature of authorized person

Dan Grayuski
Print Name of person making certifications for firm

Title: Principal
Title of person signing certificate

Place: Seattle, Washington
Print city and state where signed

Date: 10/17/2019

Submittal Instructions:

- If submitting a proposal in response to a solicitation, a signed Certification Document for the Prime and all Subs must also be included in your proposal Packet B (see advertisement for additional requirements).
- If requesting to add a Sub to an existing agreement, submit the signed Certification Document to: ConsultantRates@wsdot.wa.gov.

**CONTRACTOR CERTIFICATION
WAGE LAW COMPLIANCE – RESPONSIBILITY CRITERIA
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

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Solicitation or Agreement Title: Kingsgate Park & Ride Transit Oriented Development

Solicitation Posting Date or Agreement Start Date: 10/11/2019

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the below certification is true and correct and that I am authorized to make the following certification on behalf of the firm listed herein.

CERTIFICATION:

This firm has NOT been determined by a final and binding citation and notice of assessment issued by the Washington Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in [RCW 49.48.082](#), any provision of RCW chapters [49.46](#), [49.48](#), or [49.52](#) within three (3) years prior to the date of the above-stated date.

FIRM NAME: McKee Appraisal Real Estate Services & Consulting, Inc.
Name of Consultant/Contractor – Print full legal entity name of firm

By: 
Signature of authorized person

Haile Freeman
Print Name of person making certifications for firm

Title: Office Manager
Title of person signing certificate

Place: Seattle, WA
Print city and state where signed

Date: 10/21/2019

Submittal Instructions:

- If submitting a proposal in response to a solicitation, a signed Certification Document for the Prime and all Subs must also be included in your proposal Packet B (see advertisement for additional requirements).
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**CONTRACTOR CERTIFICATION
WAGE LAW COMPLIANCE – RESPONSIBILITY CRITERIA
WASHINGTON STATE GOODS & SERVICES CONTRACTS**

Prior to awarding a contract, agencies are required to determine that a bidder is a 'responsible bidder.' See RCW 39.26.160(2) & (4). Pursuant to legislative enactment in 2017, the responsible bidder criteria include a contractor certification that the contractor has not willfully violated Washington's wage laws. See Chap. 258, 2017 Laws (enacting SSB 5301).

Solicitation or Agreement Title: Kingsgate Park & Ride Transit Oriented Development
Solicitation Posting Date or Agreement Start Date: 10/11/19

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the below certification is true and correct and that I am authorized to make the following certification on behalf of the firm listed herein.

CERTIFICATION:

This firm has NOT been determined by a final and binding citation and notice of assessment issued by the Washington Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of RCW chapters 49.46, 49.48, or 49.52 within three (3) years prior to the date of the above-stated date.

FIRM NAME: RLB/ROBINSON
Name of Consultant/Contractor – Print full legal entity name of firm

By: Craig Collegan CRAIG COLLEGAN
Signature of authorized person Print Name of person making certifications for firm

Title: SR. Project MANAGER Place: Seattle, Washington
Title of person signing certificate Print city and state where signed

Date: 10/17/2019

Submittal Instructions:

- If submitting a proposal in response to a solicitation, a signed Certification Document for the Prime and all Subs must also be included in your proposal Packet B (see advertisement for additional requirements).
- If requesting to add a Sub to an existing agreement, submit the signed Certification Document to: ConsultantRates@wsdot.wa.gov.

Representations:

Stowe Development and Strategies

Stowe Development & Strategies represents and warrants that neither the firm nor any of our principals or affiliates are debarred or proposed for debarment from doing business with any state or local government in the United States or with the U.S. federal government.

Leland Consulting Group

Leland Consulting Group represents and warrants that neither the firm nor any of our principals or affiliates are debarred or proposed for debarment from doing business with any state or local government in the United States or with the U.S. federal government.

VIA Architecture

VIA Architecture represents and warrants that neither they nor any of their principals or affiliates are debarred or proposed for debarment from doing business with any state or local government in the United States or with the U.S. federal government.

Fehr & Peers

Fehr & Peers is not debarred or proposed for debarment from doing business with any state or local government in the United States or with the U.S. federal government.

McKee Appraisal

McKee Appraisal represents and warrants that neither the firm nor any of its principals or affiliates are debarred or proposed for debarment from doing business with any state or local government in the United States or with the U.S. federal government.

RLB | Robinson

Rider Levett Bucknall represents and warrants that neither we nor any of our principals or affiliates are debarred or proposed for debarment from doing business with any state or local government in the United States or with the U.S. federal government.

Consultant Information Form

Firm Name: Stowe Development & Strategies		FYE Date:	Number of Employees: 1
Address: P.O. Box 1781			
City: Bothell	State: WA	Zip Code: 98041	County: King
Phone: 206.999.1099	Fax: 425.225.5553	Company Web Site: www.Stoweds.com	
Remit to Address: Same as above			
City:	State:	Zip Code:	County:
Phone:	Fax:		
Statewide Vendor Number (SWV) for Remit to Address: Number not yet received		Federal Tax ID Number or Social Security Number: [REDACTED]	
Unified Business Identifier Number (UBI): 603579357		Date Universal Numbering System (DUNS) Number: Number not yet received	
Year Firm Established: 2016	UDBE/SBE/MSVWBE Certification Number: : N/A	NAICS Code & Code Name: 541611 - Administrative Management and General Management Consulting Services	
Proposed Project Manager: Robert Stowe		Email: Bob@stoweds.com	
Financial Contact: Robert Stowe		Email: Bob@stoweds.com	

Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

Federal Tax ID Number: Your Federal Tax ID number must be that number registered to your legal firm name. If you do not have a Federal Tax ID number, please use your social security number.

Unified Business Identifier (UBI) Number: Your firm will be REQUIRED to acquire a UBI Number prior to execution of an agreement and/or being approved as a Sub-consultant to an existing agreement. This is a Washington State Business license and can be acquired by contacting the Washington State Department of Revenue web site at www.dor.wa.gov.

Statewide Vendor (SWV) Number: The Statewide Vendor (SWV) Number is **REQUIRED** for vendors to receive payments. If your firm doesn't already have an SWV number, your firm will be required to acquire a SWV number prior to execution of an agreement. Please contact WSDOT TRAINS Help Desk at 360-705-7514 for assistance.

FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority & Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form

Firm Name: Leland Consulting Group, Inc.	FYE Date: 12/31	Number of Employees: 6
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Address: 610 SW Alder Street, Suite 1200			
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City: Portland	State: OR	Zip Code: 97205	County: USA
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Phone: 503-222-1600	Fax: n/a	Company Web Site: www.lelandconsulting.com
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Remit to Address: Same as above			
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City:	State:	Zip Code:	County:
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Phone:	Fax:
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Statewide Vendor Number (SWV) for Remit to Address:	Federal Tax ID Number or Social Security Number: <div style="background-color: black; width: 100px; height: 20px;"></div>
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Unified Business Identifier Number (UBI): 601-619-750	Date Universal Numbering System (DUNS) Number: 61-246-5369
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Year Firm Established: 1989	UDBE/SBE/MSVWBE Certification Number::	NAICS Code & Code Name: 541690 economic consulting services
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Proposed Project Manager: Brian Vanneman	Email: bvanneman@lelandconsulting.com
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Financial Contact: Jane St. Michael	Email: jstmichael@lelandconsulting.com
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Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

Federal Tax ID Number: Your Federal Tax ID number must be that number registered to your legal firm name. If you do not have a Federal Tax ID number, please use your social security number.

Unified Business Identifier (UBI) Number: Your firm will be **REQUIRED** to acquire a UBI Number prior to execution of an agreement and/or being approved as a Sub-consultant to an existing agreement. This is a Washington State Business license and can be acquired by contacting the Washington State Department of Revenue web site at www.dor.wa.gov.

Statewide Vendor (SWV) Number: The Statewide Vendor (SWV) Number is **REQUIRED** for vendors to receive payments. If your firm doesn't already have an SWV number, your firm will be required to acquire a SWV number prior to execution of an agreement. Please contact WSDOT TRAINS Help Desk at 360-705-7514 for assistance.

FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority & Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form

Firm Name: VIA Architecture Inc	FYE Date: Jan 31	Number of Employees: 54
Address: 1809 Seventh Avenue, Suite 800		
City: Seattle	State: WA	Zip Code: 98101
		County: King
Phone: 1-800-328-0566	Fax: 206-624-5624	Company Web Site: via-architecture.com
Remit to Address: VIA Architecture Inc, 1809 Seventh Avenue, Suite 800		
City: Seattle	State: WA	Zip Code: 98101
		County: King
Phone: 1-800-328-0566	Fax: 206-624-5624	
Statewide Vendor Number (SWV) for Remit to Address: SWV0171549-00	Federal Tax ID Number or Social Security Number: <div style="background-color: black; width: 100px; height: 20px;"></div>	
Unified Business Identifier Number (UBI): 601979499	Date Universal Numbering System (DUNS) Number: 00-794-3546	
Year Firm Established: 9/9/1999	UDBE/SBE/MSVWBE Certification Number::	NAICS Code & Code Name:
Proposed Project Manager: Matthew Roewe	Email: mroewe@via-architecture.com	
Financial Contact: Simon Ngu	Email: sngu@via-architecture.com	

Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

Federal Tax ID Number: Your Federal Tax ID number must be that number registered to your legal firm name. If you do not have a Federal Tax ID number, please use your social security number.

Unified Business Identifier (UBI) Number: Your firm will be **REQUIRED** to acquire a UBI Number prior to execution of an agreement and/or being approved as a Sub-consultant to an existing agreement. This is a Washington State Business license and can be acquired by contacting the Washington State Department of Revenue web site at www.dor.wa.gov.

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FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority & Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form

Firm Name: Fehr & Peers	FYE Date: 10/22/2019	Number of Employees: 301
Address: 1001 4th Ave, Suite 4120		
City: Seattle	State: WA	Zip Code: 98154
		County: King
Phone: (206) 576-4220	Fax: (206) 576-4225	Company Web Site: www.fehrandpeers.com
Remit to Address: 100 Pringle Avenue, Suite 600		
Walnut Creek	CA	94596
		Contra Costa
(925) 977-3200		(925) 933-8007
Statewide Vendor Number (SWV) for Remit to Address: SWV009249900		Federal Tax ID Number or Social Security Number: <div style="background-color: black; width: 100px; height: 20px;"></div>
Unified Business Identifier Number (UBI): 602-671-978		Date Universal Numbering System (DUNS) Number: 167316850
Year Firm Established: 1985	UDBE/SBE/MSVWBE Certification Number:: N/A	NAICS Code & Code Name: 54133027
Proposed Project Manager: Aaron Gooze		Email: a.gooze@fehrandpeers.com
Financial Contact: Jane Flynn		Email: j.flynn@fehrandpeers.com

Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

Federal Tax ID Number: Your Federal Tax ID number must be that number registered to your legal firm name. If you do not have a Federal Tax ID number, please use your social security number.

Unified Business Identifier (UBI) Number: Your firm will be **REQUIRED** to acquire a UBI Number prior to execution of an agreement and/or being approved as a Sub-consultant to an existing agreement. This is a Washington State Business license and can be acquired by contacting the Washington State Department of Revenue web site at www.dor.wa.gov.

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FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority & Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form

Firm Name: McKee Appraisal Real Estate Services & Consulting, Inc.	FYE Date:	Number of Employees: 21
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Address: 1200 6th Avenue, Suite 1805			
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City: Seattle	State: WA	Zip Code: 98101	County: King
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Phone: 206-343-8909	Fax: www.msreal.com
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Remit to Address: same as above			
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City:	State:	Zip Code:	County:
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Phone:	Fax:
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Statewide Vendor Number (SWV) for Remit to Address: 0089618-00	Federal Tax ID Number or Social Security Number: 91-1000224
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Unified Business Identifier Number (UBI): 601 294 466	Date Universal Numbering System (DUNS) Number: 793915430
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Year Firm Established: 1990	UDBE/SBE/MSVWBE Certification Number:: N/A	NAICS Code & Code Name: 531320
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Proposed Project Manager: Ken Barnes, MAI, CRE	Email: ken@msreal.com
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Financial Contact: Haile Freeman	Email: haile@msrea
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Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

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FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority & Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

Consultant Information Form

Firm Name: Rider Levett Bucknall dba RLB Robinson (Seattle Office)	FYE Date: December 31	Number of Employees: 200 National / 16 Local
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Address: 101 Stewart Street Suite 925			
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City: Seattle	State: WA	Zip Code: 98101	County: King
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Phone: 206 441 8872	Fax: 206 441 8991	Company Web Site: rlb.com
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Remit to Address: 4343 Camelback Road, Suite 350			
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City: Phoenix	State: WA	Zip Code: 85018	County: Maricopa
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Phone: 602 443 4848	Fax:	
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Statewide Vendor Number (SWV) for Remit to Address: SWV0094309-00	Federal Tax ID Number or Social Security Number: <div style="background-color: black; width: 100px; height: 20px;"></div>
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Unified Business Identifier Number (UBI): 602170583-001-0001	Date Universal Numbering System (DUNS) Number: Corp. 949819502 / Seattle Office: 152851833
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Year Firm Established: 1991	UDBE/SBE/MSVWBE Certification Number:: N/A	NAICS Code & Code Name: 541330
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Proposed Project Manager: George Bergeron, Associate	Email: george.bergeron@us.rlb.com
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Financial Contact: Mike Grennan	Email: mike.grennan@us.rlb.com
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Firm Type:

- Sole Proprietor
 Partnership
 C – Corp.
 Limited Partnership
 Subchapter S Corp.
 Limited Liability Company

Annual Gross Receipt:

- \$0 to \$1 Million
 \$1 Million to \$5 Million
 \$5 Million to \$10 Million
 \$10 Million to \$15 Million
 Over \$15 Million

Note:

Firm Name: Please *do not* use: dba's – doing business as; combination names when two firms are working together, unless the combination name is the formation of a legally registered new company such as a joint venture; derivatives of your legal name; acronyms; etc. The firm name shown must be your firm's legal name.

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FYE Date: Your firm's fiscal year end date.

UDBE/SBE/MSVWBE Certification: If your firm is certified as a UDBE/SBE/MSVWBE enter your firm's certification number. Federal Certifications: Underutilized Disadvantaged Business Enterprise (UDBE), Small Business Enterprise (SBE). State Certifications: Minority, Small, Veteran, Women Business Enterprise. For additional information go to the Washington State Office of Minority & Women's Business Enterprises web site at www.omwbe.wa.gov.

It is critical that your firm name is your legal firm name and that it is the same name assigned to your Federal Tax ID number and is the same name utilized for your SWV number.

7: Cost Proposal & Proposed Billing Forms

Task	Cost	Total Hours	Cumulative Hourly Rate
Assist WSDOT in preparing report to Legislature	\$27,941.20	130	\$214.93
Provide additional support for legislative dialog	\$17,061.20	98	\$174.09
Financial Modeling/ Pro Forma	\$66,141.06	361	\$183.22
Concept Plan	\$74,858.42	426	\$175.72
Develop RFQ & RFP	\$32,169	158	\$203.60
Project Management	\$18,790	66	\$284.70
TOTALS	\$236,960.88	1,229	\$192.81



Proposed Billing Rates

Date: October 25, 2019

Company Name: Leland Consulting Group, Inc.

Address: 610 SW Alder Street, Suite 1200

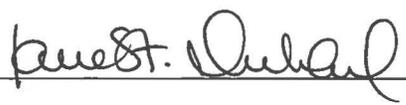
City / State / Zip: Portland, Oregon 97205

Subject: Proposed Labor Classifications and Hourly Billing Rates for Kingsgate Park & Ride Transit Oriented Development

Attention: Manager, Contract Services Office

Below are the highest anticipated hourly billing rates for the identified labor classifications.

Labor Classification	All Inclusive Labor Rate
Managing Principal	\$ 216.00
Principal	\$ 151.19
Senior Associate	\$ 144.00
Associate	\$ 96.41
Analyst	\$ 86.41
Administrative	\$ 115.19

Respectfully,
 Signature 
 Title Office Manager



Proposed Billing Rates

Date: October 18, 2019

Company Name: VIA Architecture, Inc.

Address: 1809 7th Avenue, Suite 800

City / State / Zip: , Seattle, WA 98101

Subject: Proposed Labor Classifications and Hourly Billing Rates for Kingsgate TOD, Kirkland

Attention: Manager, Contract Services Office

Below are the highest anticipated hourly billing rates for the identified labor classifications.

Labor Classification	All Inclusive Labor Rate
Principal, Lead Planner & Architect	\$ 237.00
Senior Architect	\$ 213.00
Intern Architect	\$ 112.00

Respectfully,

Signature _____

Title Principal (signed by Matt Roewe)



Proposed Billing Rates

Date: 10/21/2019

Company Name: Fehr & Peers

Address: 1001 Fourth Avenue, Suite 4120

City / State / Zip: Seattle, WA 98154

Subject: Proposed Labor Classifications and Hourly Billing Rates for Kingsgate Park & Ride Transit Oriented Development

Attention: Manager, Contract Services Office

Below are the highest anticipated hourly billing rates for the identified labor classifications.

Labor Classification	All Inclusive Labor Rate
Principal	\$ 350.00
Senior Associate	\$ 340.00
Associate	\$ 250.00
Senior Engineer/Planner	\$ 200.00
Engineer/Planner	\$ 160.00
Senior Engineering Technician	\$ 195.00
Senior Project Accountant	\$ 165.00
Senior Project Coordinator	\$ 165.00
Project Coordinator	\$ 155.00
Technician	\$ 165.00
Intern	\$ 105.00

Respectfully,

Signature 

Title Dan Grayuski, Principal

8: Past Performance Evaluations

Washington State Department of Transportation

Performance Evaluation Completed by Reference

Consultant Name: Stowe Development & Strategies
Consultant's Project Manager: Robert Stowe
Project Name to be Evaluated on: (Work must have been completed within the last 3 years or is currently being performed.) Lakewood Landing

Type of Work:

Roadway Design
 Plans Specs & Estimates
 Transportation Study
 Right-of-Way
 Other

Text

Contract Information: (Work must have been completed within the last 3 years or is currently being performed.)

<input checked="" type="checkbox"/>	Prime	Start Date October 2016	End Date In-progress	Dollar Amount of Services \$75,000 to \$100,000
<input type="checkbox"/>	Sub			

Performance Evaluation	
Rating Criteria	Score
Please rate each criteria on a scale of 1 to 10. 1 being low and 10 being high.	1 - Low to 10 - High

1. Was the firm cooperative and responsive during any negotiations whether they were budget related or work element related?	<u>10</u>	
2. Did the firm complete the project within the total budgeted amount?	<u>10</u>	
3. Did the firm complete the project within the contract schedule(s)?	<u>10</u>	
4. Did the firm meet all of your technical standards and quality expectations?	<u>10</u>	
5. Was the firm's communication, both oral and written, clear and concise?	<u>10</u>	
6. Was the firm's project management system effective?	<u>10</u>	
Total Score	60	0.00
(Total the score by adding the scores for criterias 1 through 6.)		
Average Score	10	0.00
(Average the score by dividing the total score by the total number of criteria that was rated.)		

Evaluator Information:			
Firm/Company Name: City of Lakewood, WA			
Evaluator's Name: John Caulfield		Evaluator's Title: City Manager	
Firm/Company Address: 6000 Main Street SW, Lakewood, WA 98499			
Phone: 253-983-7703	Fax:	Date: 9/25/19	

Distribution: Original: Return to Consultant being evaluated; and
 Copy: Fax to WSDOT at 360-705-6838 or email to wsdotcso@wsdot.wa.gov

Washington State Department of Transportation

Performance Evaluation Completed by Reference

Consultant Name: Stowe Development & Strategies
Consultant's Project Manager: Robert Stowe
Project Name to be Evaluated on: (Work must have been completed within the last 3 years or is currently being performed.) Mercer Island TOD & Public Parking project

Type of Work:

Roadway Design
 Plans Specs & Estimates
 Transportation Study
 Right-of-Way
 Other

Contract Information: (Work must have been completed within the last 3 years or is currently being performed.)

<input checked="" type="checkbox"/> Prime <input type="checkbox"/> Sub	Start Date	End Date	Dollar Amount of Services
	June 2017	November 2018	\$107,000

Performance Evaluation	
Rating Criteria	Score
Please rate each criteria on a scale of 1 to 10. 1 being low and 10 being high.	1 - Low to 10 - High

1. Was the firm cooperative and responsive during any negotiations whether they were budget related or work element related?	<u>10</u>	
2. Did the firm complete the project within the total budgeted amount?	<u>10</u>	
3. Did the firm complete the project within the contract schedule(s)?	<u>10</u>	
4. Did the firm meet all of your technical standards and quality expectations?	<u>10</u>	
5. Was the firm's communication, both oral and written, clear and concise?	<u>10</u>	
6. Was the firm's project management system effective?	<u>10</u>	
Total Score	60	0.00
(Total the score by adding the scores for criterias 1 through 6.)		
Average Score	10	0.00
(Average the score by dividing the total score by the total number of criteria that was rated.)		

Evaluator ^{Text} Information:		
Firm/Company Name: City of Mercer Island, WA		
Evaluator's Name: Julie Underwood	Evaluator's Title: Former City Manager, retired in 2019	
Firm/Company Address: Retired Mercer Island City Manager City Hall Address: 9611 SE 36th St, Mercer Island, WA 98040		
Phone: 206-962-0195	Fax:	Date: September 25, 2019

Distribution: Original: Return to Consultant being evaluated; and
 Copy: Fax to WSDOT at 360-705-6838 or email to wsdotco@wsdot.wa.gov

**Washington State
Department of Transportation**

**Performance Evaluation
Completed by Reference**

Consultant Name: Stowe Development & Strategies
Consultant's Project Manager: Robert Stowe
Project Name to be Evaluated on: (Work must have been completed within the last 3 years or is currently being performed.) Tjerne Place Vision & Mixed Use Development

Type of Work:

Roadway Design
 Plans Specs & Estimates
 Transportation Study
 Right-of-Way
 Other

Contract Information: (Work must have been completed within the last 3 years or is currently being performed.)

<input checked="" type="checkbox"/> Prime <input type="checkbox"/> Sub	Start Date	End Date	Dollar Amount of Services
	August 2018	In-Progress	\$75,000 estimate

Performance Evaluation	
Rating Criteria	Score
Please rate each criteria on a scale of 1 to 10. 1 being low and 10 being high.	1 - Low to 10 - High

1. Was the firm cooperative and responsive during any negotiations whether they were budget related or work element related?	<u>10</u>
2. Did the firm complete the project within the total budgeted amount?	<u>10</u>
3. Did the firm complete the project within the contract schedule(s)?	<u>10</u>
4. Did the firm meet all of your technical standards and quality expectations?	<u>10</u>
5. Was the firm's communication, both oral and written, clear and concise?	<u>10</u>
6. Was the firm's project management system effective?	<u>10</u>
Total Score (Total the score by adding the scores for criterias 1 through 6.)	60 0.00
Average Score (Average the score by dividing the total score by the total number of criteria that was rated.)	10 0.00

Evaluator Information:		
Firm/Company Name: City of Monroe, WA		
Evaluator's Name: Ben Swanson	Evaluator's Title: Community Development Director	
Firm/Company Address: 806 West Main Street, Monroe, WA 98272		
Phone: 360-863-4500	Fax:	Date: 10/21/19

Distribution: Original: Return to Consultant being evaluated; and
 Copy: Fax to WSDOT at 360-705-6838 or email to wsdotcso@wsdot.wa.gov

Washington State Department of Transportation

Performance Evaluation Completed by Reference

Consultant Name: Stowe Development & Strategies
Consultant's Project Manager: Robert Stowe
Project Name to be Evaluated on: (Work must have been completed within the last 3 years or is currently being performed.) Quil Ceda Village Master Plan

Type of Work:

Roadway Design
 Plans Specs & Estimates
 Transportation Study
 Right-of-Way
 Other

Contract Information: (Work must have been completed within the last 3 years or is currently being performed.)

<input checked="" type="checkbox"/> Prime <input type="checkbox"/> Sub	Start Date	End Date	Dollar Amount of Services
	June 2017	December 2018	\$120,000

Performance Evaluation	
Rating Criteria	Score
Please rate each criteria on a scale of 1 to 10. 1 being low and 10 being high.	1 - Low to 10 - High

1. Was the firm cooperative and responsive during any negotiations whether they were budget related or work element related?	<u>10</u>	
2. Did the firm complete the project within the total budgeted amount?	<u>10</u>	
3. Did the firm complete the project within the contract schedule(s)?	<u>10</u>	
4. Did the firm meet all of your technical standards and quality expectations?	<u>10</u>	
5. Was the firm's communication, both oral and written, clear and concise?	<u>10</u>	
6. Was the firm's project management system effective?	<u>10</u>	
Total Score	60	0.00
(Total the score by adding the scores for criterias 1 through 6.)		
Average Score	10	0.00
(Average the score by dividing the total score by the total number of criteria that was rated.)		

Evaluator Information:		
Firm/Company Name: Quil Ceda Village, WA		
Evaluator's Name: Martin Napeahi 	Evaluator's Title: General Manager	
Firm/Company Address: 8802 27th Avenue NE, Quil Ceda Village, WA 98271		
Phone: 360-716-5003	Fax:	Date:

Distribution: Original: Return to Consultant being evaluated; and
 Copy: Fax to WSDOT at 360-705-6838 or email to wsdotco@wsdot.wa.gov

REPRESENTATIVE PROJECTS, TESTIMONIALS, & IMAGES

REPRESENTATIVE PROJECTS

Stowe Development & Strategies - Downtown Transformation



City of Bothell

Bothell, WA

CONSULTANT RESPONSIBILITIES:

Bothell's Downtown revitalization is the largest and most successful publicly-led downtown revitalization in Washington State.

Bob Stowe was the City Manager for the City of Bothell from 2005 to 2016 when he was the architect and leader of this award winning development. He led the assembly of 25 acres under City ownership for municipal amenities and the remaining property on 18 acres was sold for private mixed-use development in the heart of downtown.

Under Bob's leadership, this project stimulated private investment of over \$300 million, a very big step in achieving the City's 25-year goal of \$650 million. The fact that nearly half that goal was reached in just a few years during the recession with leverage from public/private collaboration makes it all the more remarkable.

One of the catalyst developments within Bothell's Downtown transformation was the siting of a multiuse complex anchored by a McMenamins hotel, with restaurants, pubs, theater, and a pool and spa on former City owned property. Bob recruited and negotiated the purchase and sale agreement, the development agreement and public benefit agreement between the City and McMenamins that allowed this unique catalytic development to locate in Bothell. That one strategic deal transformed Bothell's downtown and drove its growth strategy to early and sustained success.

Bob viewed every purchase and sale and development agreement as an opportunity for a public-private partnership. This innovative structure created the interest and capital necessary to transform Bothell's historic downtown into an exciting and vibrant mixed-use development.

REPRESENTATIVE PROJECTS

Stowe Development & Strategies - Master Plan & Strategies



Quil Ceda Village

Tulalip, WA

CONSULTANT RESPONSIBILITIES:

Stowe Development & Strategies led the development Quil Ceda Village Tomorrow Master Plan.

The Tulalip Tribes wanted a clear vision and executable strategies for how it will finish the build-out of the Village – a 2,000-acre commercial park initially developed by the Tulalip Tribes into a top gaming resort, premium retail outlets, and collection of big box stores.

The Master Plan foresees a flourishing economic center that attracts visitors and businesses from around the world. New development in the Village will create many more revenue sources to elevate the quality of life of its people. The Village will have a mix of land uses comprising family entertainment, office campuses, shopping, restaurants and housing (close by but outside the Village) to support a thriving community.

The Master Plan articulates a vision for the Village's future and lays out how to realize that vision. It also spells out how to orchestrate more government and private investment in the Village.

Future development must continue to focus on sustainability. The Tulalip Tribes believe that everything and everyone on this planet is connected in some way, so they've been environmental stewards of the land for thousands of years. The Tribes are also sensitive to future needs, so they follow the concept of 7th Generation Sustainability – that is, to live, work and make critical decisions to ensure a green community for the benefit of those living 140 years from now.

Contributors: Makers Architecture & Urban Design; Hoban Realty and Coast Group of Companies; Donna Esplen – Design

REPRESENTATIVE PROJECTS

Stowe Development & Strategies - TOD and Public Parking



City of Mercer Island

Mercer Island, WA

CONSULTANT RESPONSIBILITIES:

In 2017, Stowe Development & Strategies identified potential sites and opportunities with public-private partnerships for a transit oriented development and public parking facility in the heart of downtown Mercer Island. The next year, we created the process to help the City of Mercer Island achieve the optimal development for its downtown and for a commuter parking facility for the planned Sound Transit Light Rail station in 2023.

Our goal was to produce the best opportunity to obtain the most commuter parking for the least cost to Mercer Island taxpayers.

We conducted the site selection process that ultimately led to the City selecting two properties near the light rail station. Stowe led the negotiations to sell one property owned by the City in exchange for the buyer and developer providing commuter parking back to the City under a perpetual easement and parking agreement.

We then led a second negotiation for the City to buy a privately-owned property next to the public right of way that, when they're combined, provides enough space for a second commuter parking facility.

We developed a Request for Qualifications (RFQ) to find interested, experienced, and capable developers to design and build:

A City-owned below-ground commuter parking facility for the future light rail station.

A mixed-use development above the parking structure based on the City's Town Center vision and code.

The City contemplates owning or controlling the below ground commuter parking spaces to be built by a developer, and the developer will own and operate the mixed-use development.

The RFQ and purchase and sale agreements enabled the City to identify a preferred development team to create a desirable, specific, feasible mixed-use development plan with parking for light rail that can be achieved through a public-private partnership and leverage property it owned to create a plan for additional commuter parking at no cost to the City.

REPRESENTATIVE PROJECTS

Stowe Development & Strategies - New Vision & Property Assembly



City of Lakewood

Lakewood, WA

CONSULTANT RESPONSIBILITIES:

In 2017, Stowe Development & Strategies guided the City of Lakewood to develop a new vision for redevelopment of 35 acres along Pacific Highway. The vision for this area, called Lakewood Landing, is for new high quality mixed-use development offering retail, office, and potentially housing. The City's desired development of Lakewood Landing requires the aggregation of the current Washington State Department of Transportation (WSDOT) maintenance site and 10 private parcels.

We helped the City negotiate an agreement with WSDOT allowing the City to market and to facilitate the sale of the WSDOT property along with any abutting properties (based on property owner interest). Under the agreement, the WSDOT property can be sold at fair market value to a single entity or person

representing the interests of the abutting property owners (e.g., City of Lakewood). In order to accomplish the economic development vision of Lakewood Landing, the following needs to occur:

- Gain an agreement from abutting property owners of the WSDOT site (which also includes the City) and from other property owners on the site relative to the sale of their respective real property; and,
- Identify purchasers wanting to redevelop the property in accordance with the City's vision for the site.

We are currently working with the multiple property owners to gain their preliminary support to market and sell their individual properties to a prospective purchaser/ developer under a Development Agreement with the City.

REPRESENTATIVE PROJECTS

Stowe Development & Strategies - Economic Development Plan



City of Mount Vernon

Mount Vernon, WA

CONSULTANT RESPONSIBILITIES:

Stowe Development & Strategies helped the City of Mount Vernon assess development opportunities in downtown, identify catalyst sites, and craft a strategy and implementation plan to jump start development.

The team undertook a site and market analysis that identified catalyst sites and analyzed potential development scenarios for each catalyst site. The work identified potential tenants and partners and outlined the team's recommended near- and mid-term implementation strategies to attract development to the downtown.

TEAM MEMBERS:

- CollinsWoerman
- THG
- The Concord Group

REPRESENTATIVE PROJECTS

Stowe Development & Strategies - Strategic Real Estate Development - Higher Education



Webster University

St. Louis, MO

CONSULTANT RESPONSIBILITIES: In 2016 thru 2017, we served as a real estate advisor to Webster University, a private non-profit university founded in 1915 with students studying at campus locations in North America, Europe, Asia and Africa.

We provided strategic advice and real estate services for a several campus locations in the United States and Europe. Our work included:

- Development agreement and joint venture between Webster University and mix-use developer in Missouri.
- Negotiation of letter of intent, leases, and sub-leases for several Webster University campuses in Missouri and Florida.
- Creation of RFQ/RFP for campus expansion and development for a Webster University campus in Geneva, Switzerland.
- Review of existing real estate contracts and advice on student housing options for a Webster campus in Vienna, Austria.

TESTIMONIALS

Stowe Development & Strategies

"Bob is recognized as a visionary leader and exceptional talent in economic development having led efforts in both Mill Creek and Bothell to transform those communities respective downtown's into thriving and vibrant centers of prosperity. As both a City Manager and consultant, Bob's creative and innovative approach to economic development is why Lakewood has chosen him to help us revitalize our Pacific Highway commercial corridor. We have found his expertise, entrepreneurial approach and understanding of public-private partnerships to be invaluable".

John Caufield, City Manager, City of Lakewood, Washington

"Bob has been a trusted advisor on all things economic development. His vast economic development (and city manager) experience and past accomplishments make him a credible, knowledgeable advisor to the Council as well. He negotiated two favorable purchase and sale agreements quickly and developed a thorough request for qualifications (RFQ) process for recruiting a well-qualified developer partner – he wrote the RFQ and oversaw the interview, background check and selection process. We were thrilled to have nine excellent developers submit a RFQ! Bob has great follow-through, is always available, and knows how to balance driving for results in a highly political environment. I highly recommend working with him!"

Julie Underwood, City Manager City of Mercer Island, Washington

McMenamins Anderson School,

Bothell, WA | 90,000 SF Adaptive Re-Use

Bob Stowe directed this massive undertaking to turn the former school and adjacent run-down pool property into as catalyst development for Downtown Bothell as part of the Bothell Landing Redevelopment. Project included converting 72 classrooms in the main school structure into hotel rooms, construction of an on-site brewery, movie theater, day spa, warm salt water pool, restaurants, bars and event spaces, and public gardens planted throughout the property.



MORE TESTIMONIALS

"As City Manager of Bothell, Bob envisioned and lead one of the success stories of revitalization in the Country.

His adeptness blended the adroitness for public policy with the entrepreneurialism ability to attract developers, users and tenants, public support and capital.

The initial phase of a new City Hall, repositioning and saving the Anderson School by partnering with McMenamins, creating additional parking which encouraged further development was a well-conceived strategic move.

He knew that a successful first phase was key to his City's Downtown success story.

Bob is a winner".

Robert Holmes, Developer and Real Estate Consultant - THG, LLC, Seattle, Washington

"Bob Stowe and Stowe Development & Strategies is my go-to solution to helping communities make their economic and growth plans a reality. He and his team's unique and detailed approach to engaging the community in the process is the secret sauce that makes his approach work. I highly recommend Bob and Stowe Development & Strategies to any community looking to deliver game-changing results".

Tom Hoban, co-founder -The Coast Group of Companies (Commercial Real Estate), Everett Washington



Representative Projects Images VIA

Cedar Crossing Affordable TOD at Roosevelt TOD, Seattle, Washington



Bel-Red OMFE TOD and Master Plan, Bellevue, Washington



CityLine TOD, Seattle, Washington



Rowley Properties Issaquah Development Planned Action EIS, Issaquah, Washington

Representative Projects Images

Leland Consulting Group

Waterfront Master Plan and Development Strategy, Vancouver, Washington



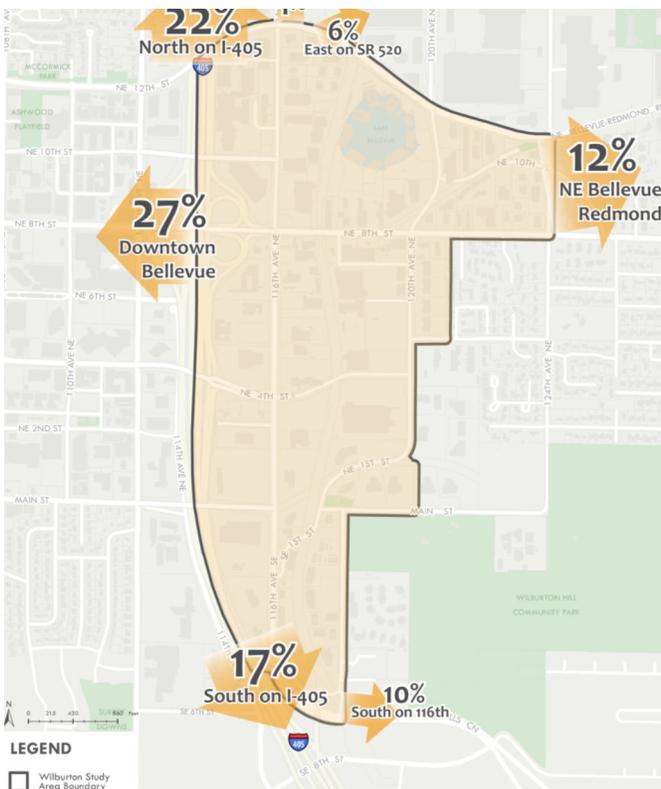
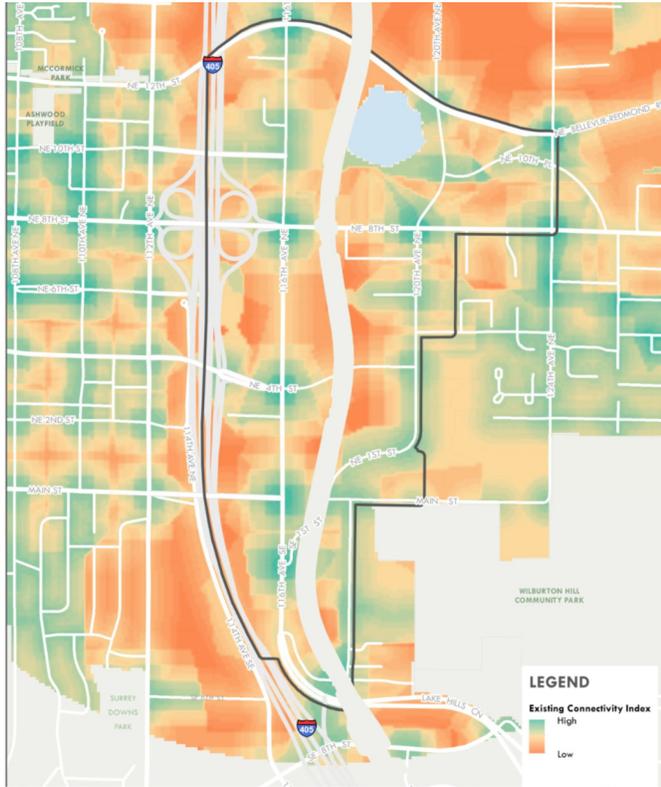
Civic Campus Development Strategy, Developer Recruitment, and Deal Negotiation, Woodinville, Washington



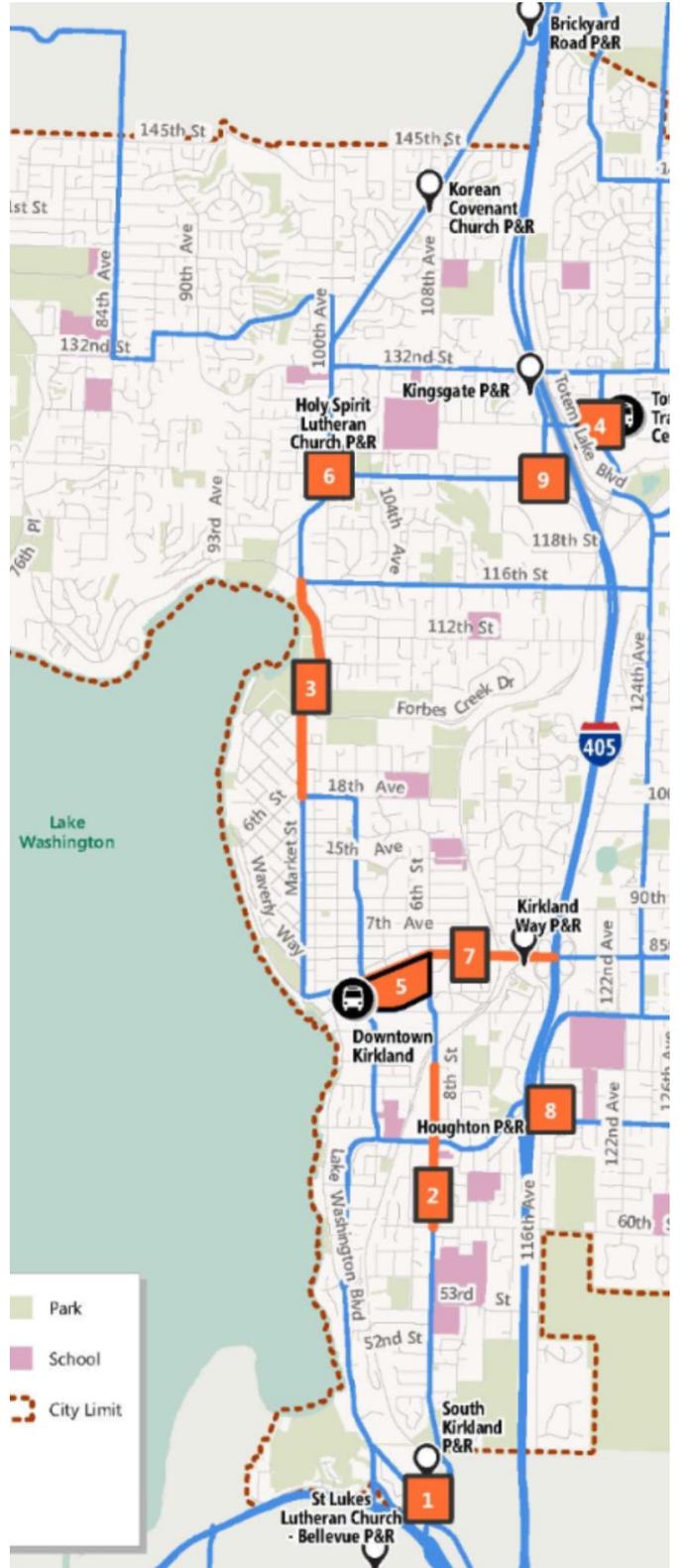
Wilburton Commercial Area Plan and Bel-Red Corridor Development Strategy, Bellevue, Washington

Representative Projects Images Fehr & Peers

Wilburton-Grand Connection Study EIS, Bellevue, Washington



Wilburton-Grand Connection Study EIS, Bellevue, Washington



Transit Implementation Plan, Kirkland, Washington

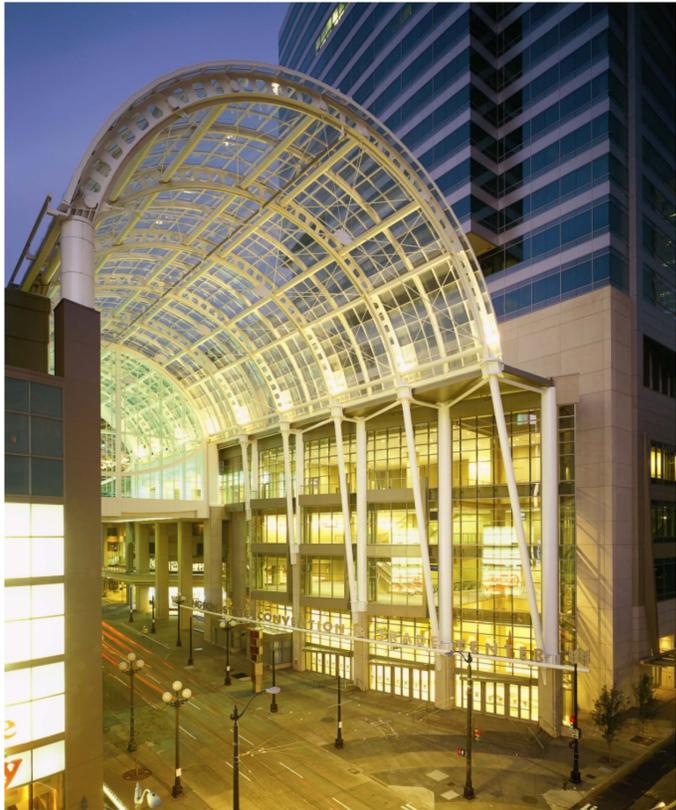
Representative Projects Images

RLB | Robinson

Google Seattle Vulcan Expansion, Seattle, Washington



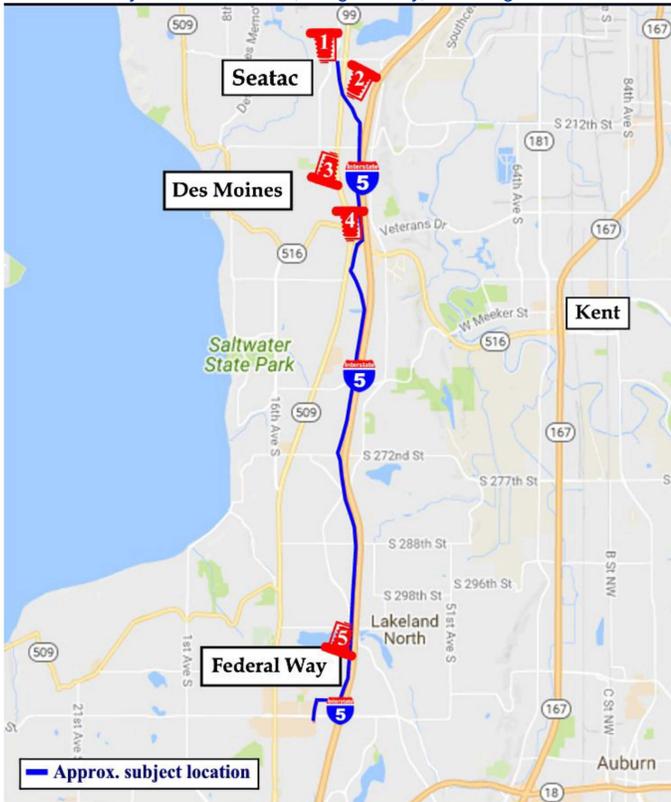
Town of Gilbert Parking Structure II, Gilbert, Arizona



Washington State Convention Center Expansion, Seattle, Washington

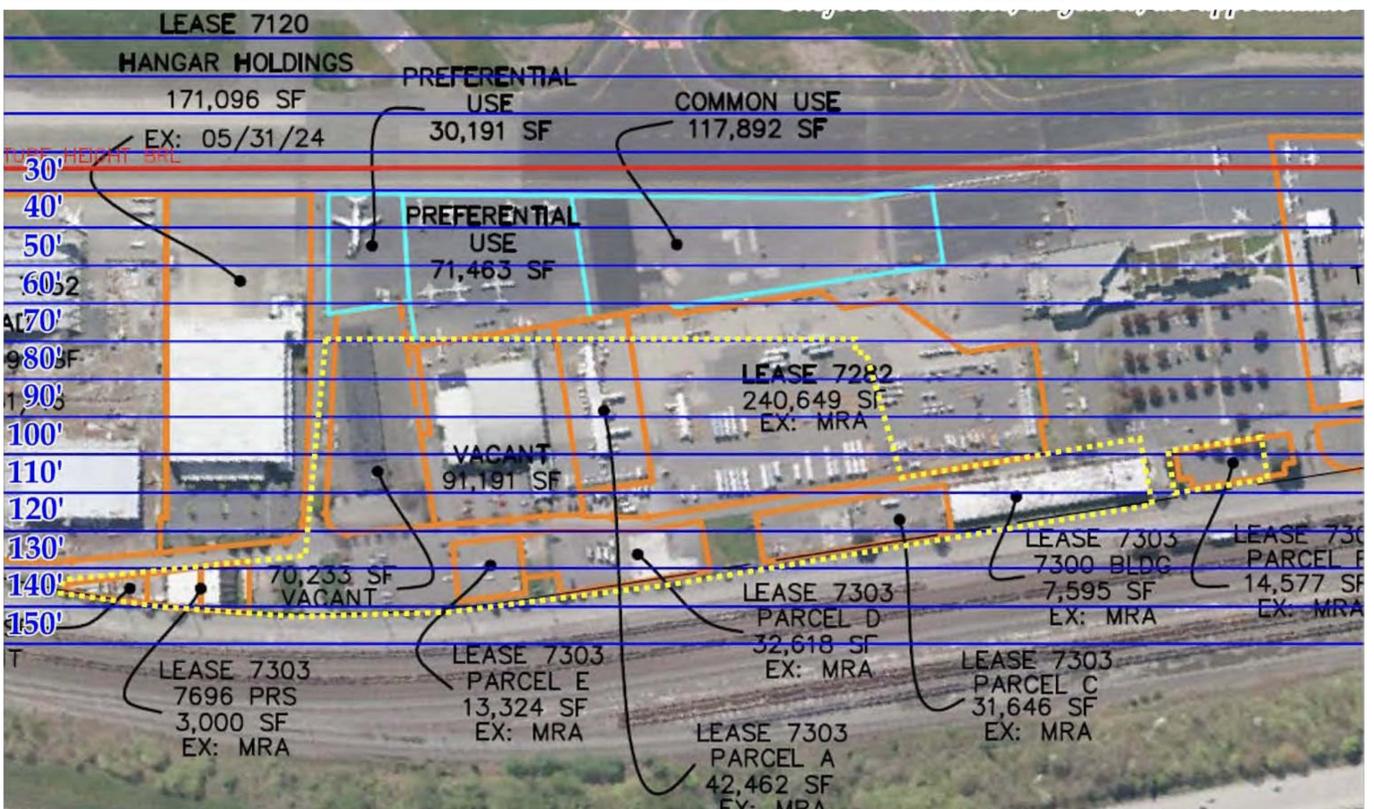
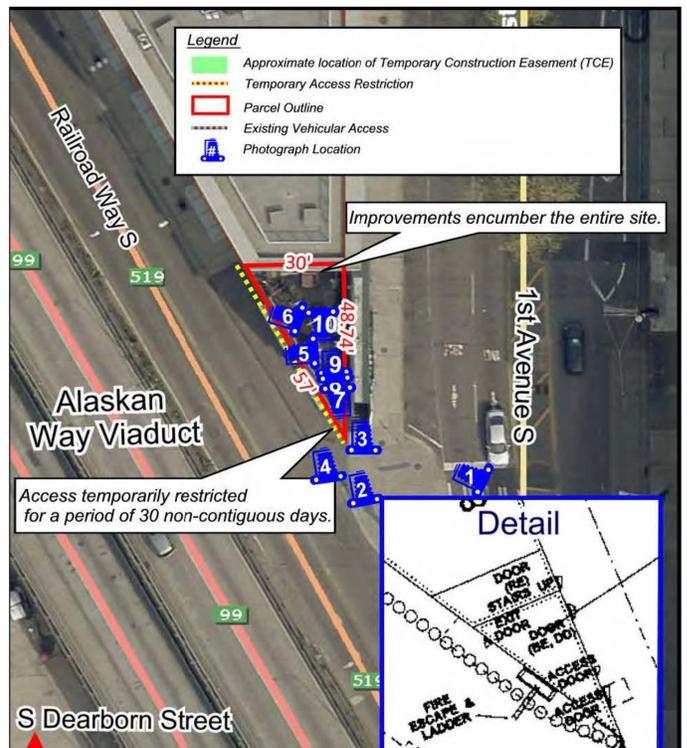
Representative Projects Images Mckee Appraisal

Appraisal of WSDOT I-5 Rights for Sound Transit Lynnwood and Federal Way Link Extensions, King County, Washington



Alaskan Way Viaduct Demolition and Decommission, Seattle, Washington

The access restriction will occur sometime between October 1, 2018 and September 30, 2019.



King County International Airport Market Rent Appraisal and Arbitration (Boeing Field), Seattle, Washington



www.stowedes.com