

**CITY OF YAKIMA
DEPARTMENT OF PUBLIC WORKS
TECHNICAL SERVICES
REQUEST FOR PROPOSALS**

Publication Advertisement

The City of Yakima is requesting proposals from qualified firms interested in providing professional services to perform the Capitol Theatre Hazardous Materials Survey. The work will consist of conducting a minimally invasive, non-destructive hazardous building material survey of the Capitol Theatre in preparation for some demolition activities.

The complete Request for Proposals (RFP) may also be found here: <https://www.yakimawa.gov/services/engineering/>.

The City reserves the right to amend the terms of this "Request for Proposals" (RFP), and to circulate various addenda.

Proposals shall be limited to ten (10) pages and shall follow the guidance in the complete RFP information found at the web address above. Proposals will be evaluated on a competitive basis using the criteria listed in the complete RFP. The City will score the Proposals received and may conduct interviews.

Proposals shall be received by email to engineering@yakimawa.gov. **Proposals are due by August 20th, 2025, at 3:00pm.** Questions regarding the RFP should be directed to Bill Preston, PE, Community Development Director at (509) 576-6754, Bill.Preston@yakimawa.gov.

The City of Yakima 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 and activities. This material can be made available in an alternate format by emailing or calling Bill Preston at the information provided above.

The City, in accordance with Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Qualified disadvantaged, minority, and women-owned consultants are encouraged to respond. The City of Yakima is an equal opportunity employer.

Background

The Capitol Theatre is the largest and most technically capable performing arts venue in Central Washington. As such, it is the cultural heart of our valley and is home to three local non-profits that bring a variety of performing arts to Yakima.

In order to proactively address the critical mass of improvements needed to continue as a modern performing arts space, the Capitol Theatre needs to undergo extensive updates to cater to modern needs of performers and audience members alike.

The City of Yakima ("City") and the Capitol Theatre Committee ("CTC") – the non-profit that manages the Capitol Theatre seek to contract with a qualified consulting firm for conducting a minimally invasive, non-destructive hazardous materials survey of the Capitol Theatre for the Capital Improvements Project. The resulting remodeling projects will include the Capitol Theatre House Renovation, and Façade Remodel.

Anticipated Scope of Work

The City is soliciting proposals from firms to perform the work as listed below:

SCOPE OF WORK

- Conduct a minimally invasive, non-destructive hazardous building material survey of the property in preparation for demolition activities.
- If needed conduct additional sampling using destructive methods to properly assess spaces, such as within wall voids, above ceilings, below floors, and other spaces. Coordinate w/ Capitol Theatre management on locations of sampling so as not to impact operation/function of space. Samples that can be collected without limiting continued building to will be collected during this survey.
- Survey to be conducted by Asbestos Hazard Emergency Response Act (AHERA) certified staff. Collect bulk building materials suspected to be asbestos-containing materials (ACM) in compliance with the Toxic Substance Control Act Title II/40 Code of Federal Regulations (CFR) 763.
- Collect paint chip samples from surfaces in the building to assess the presence of lead-based paint (LBP) and perform analytical testing as needed.
- Potential ACM and LBP samples will be collected using industry-standard techniques to properly assess the materials and minimize dust generation. Samples will be tracked under the standard chain of custody procedures.
- Complete a visual survey of readily observable conditions to identify fixtures that may contain mercury, polychlorinated biphenyls, and/or other potentially hazardous materials, such as containers with residual hazardous chemicals and mold. Items will be tracked on field sampling data sheets and information such as location, description, and quantity will be recorded and cataloged.
- Prepare a survey report with a results table and figure of sample locations.

SEE ATTACHED SHEETS FOR DESCRIPTION OF AREAS

Submittal Requirements

Submit your Proposal by email to Bill Preston at engineering@yakimawa.gov.
The Proposal should include the following:

1. Cover Letter describing the submitting firm and relevant experience, 1 page maximum.
2. Description of the project team, equipment and software to be used, 3 pages maximum.
3. Summary of 3 similar projects with references, 3 pages maximum.
4. Description of the firm's project approach, including methods proposed to complete the survey, 2 pages maximum.
5. Cost Estimate, 1 page

Selection Process

Consultant selection will be based on the Proposals using the following criteria and weighting:

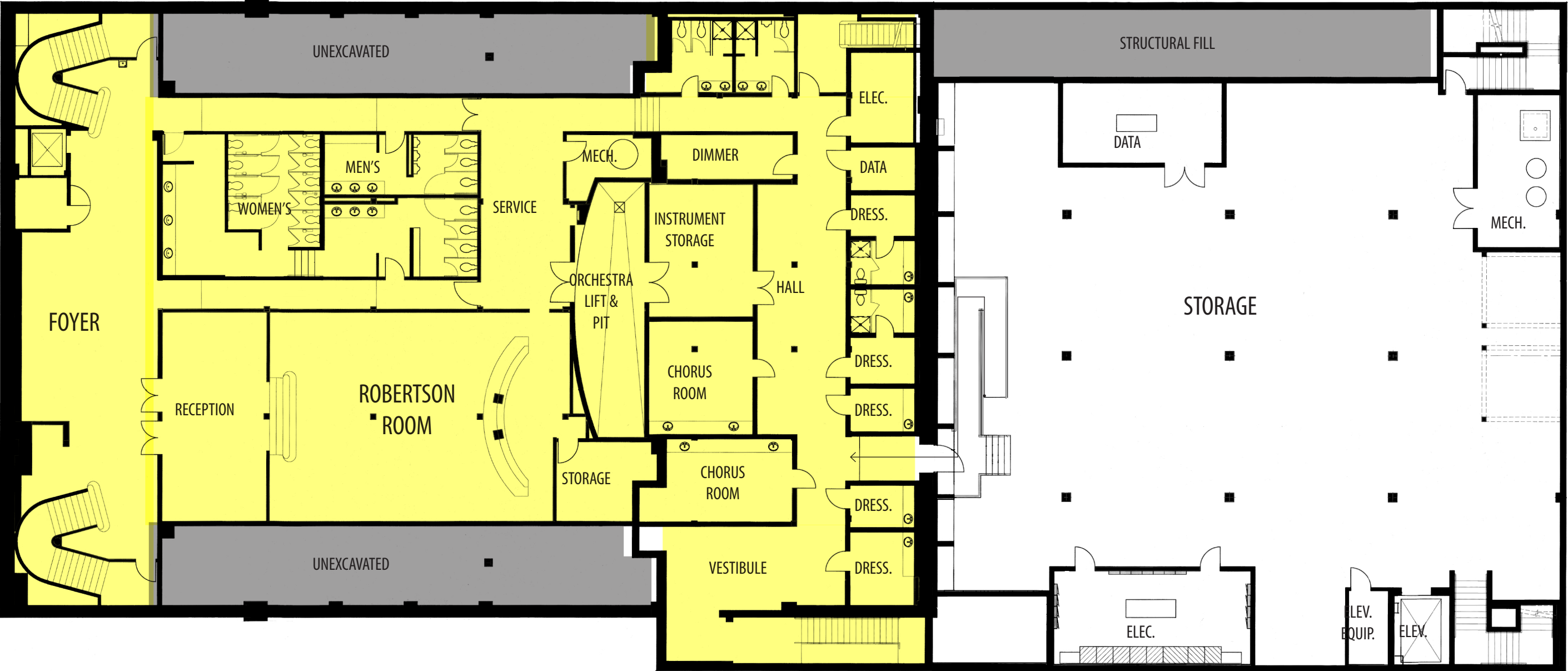
<u>Criteria</u>	<u>Points</u>
1. Project Team Qualifications & Organization	0-20
2. Similar Projects/Experiences	0-15
3. Project Approach	0-40
4. Cost	<u>0-25</u>
Max Points	100

Staff will review the proposals received based on the evaluation criteria. If necessary, staff will shortlist the prospective consultants for an interview. Short-listed consultant teams will be ranked after the interview. The City may choose to contact officials from other jurisdictions regarding the consultant, their prior work experience and their ability to successfully complete the work.

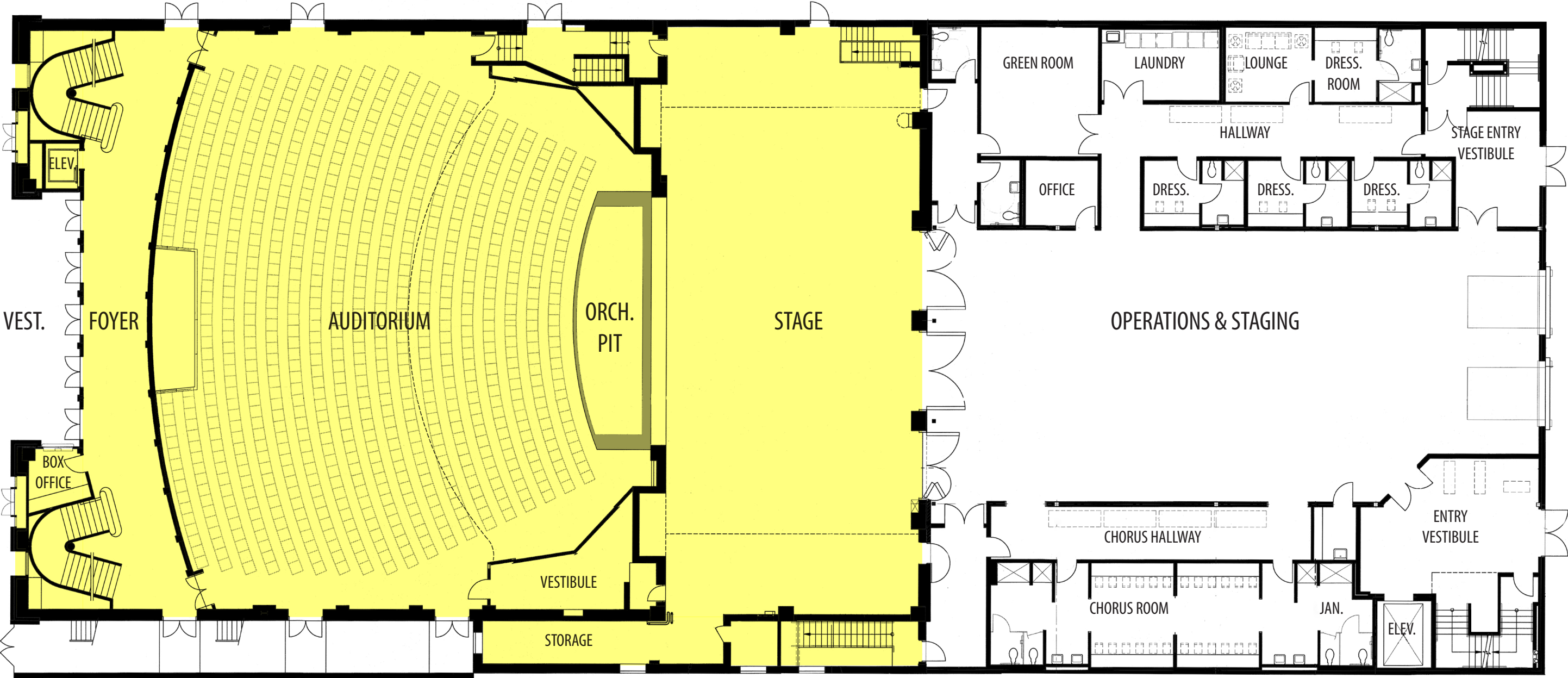
The City intends to enter into an agreement with the Consultant who provides a Proposal that, in the opinion of the City, best meets all the listed evaluation criteria as determined by the City's selection committee and ranks the highest. The City Engineer will submit a final recommendation to the City Manager and the City Council for approval. Upon selection of a Consultant, the City intends to enter into an agreement using its standard Professional Services Agreement, which shall be used to secure these services.

All communication with the City and/or questions related to this RFP shall be directed to Bill Preston, PE, Community Development Director, at 509-576-6754, or by email to: bill.preston@yakimawa.gov.

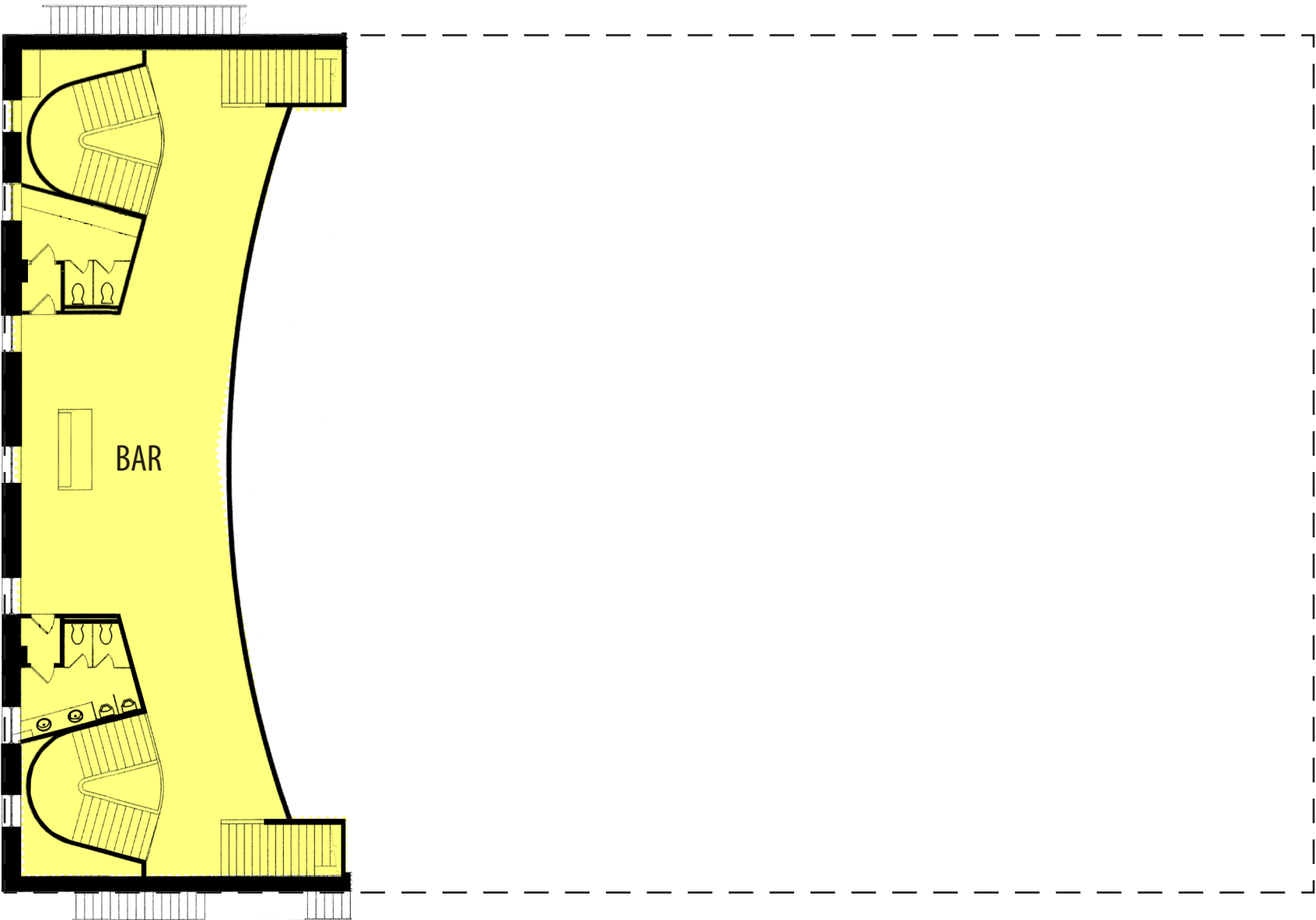
CAPITOL THEATRE PLAN - (E) BASEMENT



CAPITOL THEATRE PLAN - (E) LEVEL 1



CAPITOL THEATRE PLAN - (E) MEZZANINE



CAPITOL THEATRE PLAN - (E) LEVEL 2

