



**Everett Public Facilities District**

2000 Hewitt Avenue, Suite 200

Everett, WA 98201

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# **REQUEST FOR PROPOSAL**

## **ELEVATOR MODERNIZATION**

Angel Of The Winds Arena – Everett Public Facilities District

Issue Date: Monday, May 19<sup>th</sup>, 2025

Proposal Due Date: Thursday June 5<sup>th</sup>, 2025, by 12PM PST

# 1. GENERAL

The Everett Public Facilities District (EPFD), the owner of Angel of the Winds Arena in Everett, Washington, is seeking qualified contractors to submit proposals for modernization of Elevator 2 in the arena. The purpose of this project is to modernize and enhance the reliability and functionality of Elevator 2.

## 2. PROJECT OVERVIEW

**Project Name:** Angel Of The Winds Arena Elevator Modernization

- **Location:** Angel Of The Winds Arena, 2000 Hewitt Ave, Everett, WA 98201
- **Project Scope:** Modernization of Elevator 2

### LABOR REQUIREMENTS

- Washington State Prevailing Wage Rates shall apply (<https://www.lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/>). Vendor shall be responsible for submitting Intents to Pay and Affidavits of Wages Paid forms to Labor & Industries. Vendor shall supply the copies of forms and subsequent approvals to the EPFD.
- The Vendor will be responsible for obtaining all required permits, agreements, licenses, and insurance.
- The Vendor may employ subcontractors to perform certain portions of its responsibilities; however, the Vendor shall not subcontract any portion of its installation responsibilities without first obtaining express written permission from the EPFD. If the EPFD consents to such subcontract(s), the Vendor shall be fully responsible to the EPFD for all acts and omissions of the subcontractor(s).
- The Contractor shall prepare detailed description of work performed and drawings when applicable for the project. These plans shall become the property of the EPFD.

### The Contract also includes:

- A. Pre-Installation meetings on site.
- B. Verification of dimensions and conditions at the job site.
- C. Coordination with other contractors and trades.
- D. Preparation of submittal information.
- E. Installation in accordance with contract documents, manufacturer's recommendations, and all applicable code requirements.
- F. Initial tests and adjustments, written report, and documentation.

- G. Instruction to operating personnel: provisions of manuals.
- H. Maintenance services; warranty.

The Vendor is responsible for providing a complete and working Elevator as intended. Any item or items missing on information provided to the Vendor does not relieve the Vendor from the responsibility of providing what is required for a complete system.

## **QUALITY ASSURANCE**

- A. Manufacturer and Integrator must have at least 5 years of experience in the design, installation and implementation of all equipment indicated in this RFP.
- B. Provide corporate financial data for the past three years including bonding capacity.
- C. Provide a list of contacts of installations over the past three years for installations of a similar size and scope projects.
- D. Provide Project Manager by name and resume who will lead the project. Also, please indicate what subcontractors will be used with their experience.
- E. To be considered as eligible to submit a Proposal, Vendor must be legally licensed under applicable laws in the State of Washington.

## **COMMISSIONING / CLOSEOUT**

- A. The installers are to fully commission all aspects of the Elevator Modernization.
- B. The installers are to provide all literature for installed components in either hard copy or electronic. All licenses are to be provided as required.

## **WARRANTIES AND SERVICE AGREEMENT**

- A. The manufacturer/installer is to provide a 12 Month (1 year) parts and labor warranty. If an issue can be handled over the telephone that will lead to fixing the problem quickly, then that is acceptable. Repairs requiring labor on part of the manufacturer/installer will be required to respond within 24 hours. Identification and location of the service center or third party will be required.

### **3. SCOPE OF WORK/PROJECT SPECIFICATIONS**

- Capacity – 10,000 lbs.
- Speed - The current configuration is 100 fpm but we're requesting a custom engineered and fabricated power unit installed to increase speed 40% to achieve 140 fpm.
- Stops and openings – 3 Front, 1 Rear
- Travel – approximately 40'-0"
- Shaft – Retain existing
- Voltage -480 VAC 3ph 60 cy
- Controller – Replace existing with a new Non-Proprietary hydraulic controller, serial communications with devices. Features will include fire recall, independent service, hoistway access and car top operation.
- Hydraulic and mechanical equipment –Replace pump unit (motor controls must be soft start style) and install Overspeed Valve. retain all other existing equipment, including guide rails, rail brackets, car sling, platform, buffers, hydraulic pipe, shut off valves, jack, piston, and casing.
- Cab – Retain existing shell and doors.
- Door Equipment – Replace existing operator with new GAL door equipment with code required gate restrictor, replace tracks and hangers, replace pickup assembly, closer and clutch. Provide new light curtain.
- Entrances – Retain existing.
- Fixtures- Replace existing with Innovation Industries code compliant fixture package.
- Wiring – Install new hoistway and car wiring to integrate with new controller. Re-use existing piping as much as possible.
- Warranty – Provide 12 months material and craftsmanship.

### **4. PROPOSAL REQUIREMENTS**

## **Company Profile**

The bidder should provide information about the company, including years of operation and client/employee growth.

## **System Description**

Describe the Vendor's proposed system including capabilities, operation and equipment components, project timeline, technical specifications, technical support and warranties.

## **Customer Support**

Describe the firm's ability to support the schedule and delivery requirements in accordance with Section 5. Describe the firm's customer support program for resolution of warranty items.

## **References**

The bidder shall provide a list of at least three (3) references of similar type facilities that have utilized its equipment being proposed within the last five years.

## **Costs**

The bidder shall provide a list of costs in accordance with Section 4.

## **5. DIVERSITY INCLUSION**

Oak View Group has a long-standing commitment to diversity and inclusion. We recognize that diversity is an important component of our company's future success, not just as a value, but as a business philosophy central to our operations. As one of the world's leading Facility Management companies, we have a responsibility to reflect the customers and audiences we serve in all aspects of our business. To that end, we are committed to creating a best-in-class model for diversity and inclusion within the industry.

Supplier Diversity:

Oak View Group is committed to providing equal access and meaningful opportunities to all vendors. Our supplier diversity program is designed to maximize the inclusion of minority, women, veterans and small disadvantaged business enterprises and individuals (Diversity Suppliers) in our supply chain. If the supplier is not diverse, they may be asked to report on relevant subcontracting (Tier II) activity with diverse

suppliers. Supplier shall submit these reports at the frequency specified by Oak View Group.

Company Ownership:

Is your company publicly or privately held? \_\_\_\_\_

If your company is publicly held, please provide the stock symbol that your company's stock is traded under. \_\_\_\_\_

Please fill out below as it applies to your company's diversity status:

Women Business Enterprise (>=51% owned and controlled) YES\_\_\_\_\_ NO\_\_\_\_\_

Minority Business Enterprise (>=51% owned and controlled) YES\_\_\_\_\_ NO\_\_\_\_\_

Veteran Business Enterprise (>=51% owned and controlled) YES\_\_\_\_\_ NO\_\_\_\_\_

Other (Specify)\_\_\_\_\_

If Diverse, is your business certified? YES, \_\_\_\_\_ NO\_\_\_\_\_

If certified, by which organization/council? \_\_\_\_\_

## **Tier II (Subcontracting)**

If your company does not have diversity status, please describe how a partnership with a diversity supplier would work. Oak View Group encourages Suppliers to explore all available opportunities to partner with diversity suppliers who offer products and services that are being sought in connection with this RFP. Oak View Group expects any such arrangements to augment, and not duplicate, the responsibilities and efforts of supplier and other suppliers engaged in the provision of the RFP. Please describe your company's efforts with respect to Tier II.

## **6. PROPOSAL EVALUATION CRITERIA**

Proposals will be evaluated based on:

- Experience and qualifications (30%)
- Project cost (30%)
- Timeline and schedule plus ability to limit downtime (30%)
- References and past performance (10%)

## 7. ACCEPTANCE OR REJECTION OF PROPOSAL

The EPFD reserves the right to reject any and/or all Proposals when such rejection is in the interest of the EPFD to reject Proposal of Bidder who has not met the prerequisites of the bid proposal, who has previously failed to perform properly or complete on time contracts of a similar nature; and to reject proposal of Bidder who is, in the opinion of the EPFD, not in a position to perform the contract. EPFD also reserves the right to waive any information, technicalities or irregularities in bidding. Contract will be awarded based on the Proposal Evaluation Criteria listed in Section 6. Each factor will be rated, and the contract will be awarded (unless all bids are rejected), under normal circumstances, to the bidder receiving the highest number of points. Points will be awarded for Bid Proposals exceeding the minimum standards as described in Bidder's Pre-Qualifications. The EPFD reserves the right, however, to award contract to its best interest or to reject all bids. The EPFD reserves the right to award a contract on an adjusted project timeline or to separate it into multiple phases.

## 8. GENERAL INFORMATION & TIMELINE

Please keep your contact to Oak View Group/Angel Of The Winds Arena limited to email so that we can share your responses easily with members of our evaluation group and simply track discussion points.

Please include the name of your company and "Angel Of The Winds Arena Elevator Modernization RFP" in the email subject line of any correspondence (example: Elevator Company Angel Of The Winds Arena Elevator Modernization RFP).

Oak View Group/Angel Of The Winds Arena may contact you by phone for clarification on your responses.

### **All communication should be sent to:**

Corey Margolis – General Manager, Angel Of The Winds Arena – Oak View Group | [Corey.Margolis@oakviewgroup.com](mailto:Corey.Margolis@oakviewgroup.com)

Curtis Giboney – Technical & Special Projects Manager, Angel Of The Winds Arena – Oak View Group | [Curtis.Giboney@oakviewgroup.com](mailto:Curtis.Giboney@oakviewgroup.com)

Mark Clark – Chief Engineer, Angel Of The Winds Arena – Oak View Group | [Mark.Clark@oakviewgroup.com](mailto:Mark.Clark@oakviewgroup.com)

Site visits may be arranged through this contact list to assist in preparation of accurate proposals.

**Timeline:**

May 19, 2025,	Request for Proposal issued to vendors
June 3, 2025,	Last day for site visit requests
June 4, 2025,	Last day for clarification questions
June 5, 2025,	Responses from vendors due at 12:00 PM. (PST)
June 12, 2025,	Notification to vendors on contract award (time TBD)

***This is a tentative schedule only and may be altered at the sole discretion of the EPFD.***

**Proposal Instructions:**

Sealed bid proposals will be received at the offices of Oak View Group, 2000 Hewitt Avenue, Suite 200, Everett, WA 98201, until 12:00 P.M. on May 30, 2025. **Bid Proposals received after the time and date stated will not be accepted.** Proposals received on time will be opened publicly and read aloud in the presence of the bidders or their representatives at an appointed time.

Envelopes containing Proposals shall be labeled as stated below and must be presented so that they may be easily identified as containing a Proposal. Envelopes must include the following:

- Name and location of project.

- Name and address of bidder.

- Addressed to Everett Public Facilities District.

Submit proposal in duplicate plus one original.

*(Oral or telephone modifications will not be considered.)*

The EPFD will negotiate a contract with the most qualified vendor at a price that the EPFD determines is fair and reasonable. In making its determination, the EPFD will consider the value of the services to be rendered as well as the scope, complexity, and professional nature of the services to be provided. If the EPFD is unable to negotiate a satisfactory contract with the vendor selected at a price that is determined to be fair and reasonable, negotiations with that firm will be terminated in writing. Another firm will then be selected, and the process continued until an agreement is reached or the process is terminated.



## **9. Performance Bonds, Retainage, and Closeout**

The Everett Public Facilities District requires a performance and payment bond of the contractor, which shall be with a licensed surety company. For contracts of \$150,000 or less, the contractor may opt to have the District retain 10% of the contract amount in lieu of the bond.

The District shall also reserve a contract retainage of 5% of the moneys earned by the contractor as a trust fund to pay any claims arising under the contract. See RCW 60.28.011

Substantial completion occurs when all physical work is complete except for punch list items. Physical completion occurs when all physical work is done, and the contractor has no work left to do at the site.

Final acceptance occurs when the District formally accepts the work as complete. Before this occurs, the contracting agency must verify that all documentation required by the contract and by law has been furnished by the contractor – including approved prevailing wage statements and affidavits for the contractor and all subcontractors. After final acceptance of any project over \$35,000, the District must file a Notice of Completion with the Department of Revenue (“DOR”), Department of Labor and Industries (“L&I”), and Employment Security Department (“ESD”). If any of those entities report that there are unpaid taxes or fees, the District must pay the missing amount to the State within 10 days and subtract it from the retainage.

Before releasing retainage, the District must have the following documents in its files:

- Statements of Intent to Pay Prevailing Wages, approved by L&I
- Affidavits of Wages Paid, approved by L&I
- And, for contracts over \$35,000, the agency must also obtain these documents:
  - Certificate of Payment of State Excise Taxes by Public Works Contractor, issued by DOR
  - Certificate of Payment of Contribution, Penalties, and Interest on Public Works Contract, issued by ESD
  - Certificate of Release, issued by L&I Contract Release/Industrial Insurance

Construction project files must be retained for six years after completion of the project or the terms of the grant agreement, whichever is later. The files are then transferred to Washington State Archives.

## **10. GLOBAL PARTNERSHIPS**

As an industry leader, Oak View Group administers best in class operations, sales, and marketing strategies in close collaboration with its corporate partners. In every contractual relationship, Oak View Group partners with its national product and service providers to develop customized sponsorship packages from its valuable asset base. Oak View Group's vast experience in live sports and entertainment allows it to successfully develop, forecast, and customize direct to consumer and business to business brand awareness programs across all mediums that efficiently and effectively contribute to each of our partners' sales and market growth strategies. Throughout these programs, partners receive premium service in every regard when partnering with Oak View Group. Furthermore, partner companies receive relationship prioritization as well as consideration in Oak View Group's domestic and international growth and expansion opportunities which have been consistent and rapidly thriving since Oak View Group's inception over 9 years ago.

- a. Describe your top five existing partnerships / sponsorships where marketing, hospitality, and advertising arrangements are in place.
- b. Describe your approach regarding an initial commitment percentage and/or dollar value for facility. Any sponsorship / partnership commitments proposed will be taken into consideration during the bidding process.