

RFP for Construction Developer services for the Machinists Institute “Little Wings” Child Care Center property in Everett, WA.

Issue Date: April 25, 2024

Project Address: 2407 106th St SW
Everett, WA. 98204

Parcel #(s): 28042300201500
00535400001101

Owner: Machinists Institute
Shana Peschek, Executive Director
9125 15th Place South
Seattle, WA. 98102

Project Description: The Machinists Institute (MI) is seeking a collaborative developer to represent its interests in the 2024/2026 construction, redevelopment and opening of its new early learning academy. The project is to develop a licensed childcare center from an existing building and lot located on a 2.75-acre campus with an existing 11,000 sq. ft. building. The project will renovate the existing building to create a state-of-the-art licensed childcare center, offering flexible part-time, full-time, and nonstandard hour child care to meet the needs of approximately 600 children from machinist families and the local community. The project will need to meet state and federal grant funding requirements. See RFP for full project phase descriptions.

Design Concept: The building will use an industrial/commercial palette of materials with the main façade (facing Airport Way) being the most prominent. The design team anticipates a collaboration with the general contractor and engineers in identifying and evaluating structural and cladding systems that meet the goals of this project. Cladding systems, and combinations thereof, to be considered shall include, metal siding, metal panels, concrete tilt-up, CMU, aluminum storefront and windows, translucent panels, exposed steel and/or wood structure.

Project Metrics: Phases 2-3: 11,000 gsf approx. renovation
Phase 4: 600 gsf interior space
Site area: 2.75 Acres

Existing Bldg. (to be renovated):

Size: 11,380 gsf
Age: Constructed in 1986

Schedule:

Selection Process:

Shortlisted candidates may be invited for interviews or presentations to further discuss their proposals. The final selection will be based on the overall suitability of the proposal, cost of the proposal and the ability of the developer to deliver the project on time and within budget.

Construction Services. Owner desires to utilize a form of contract which includes the cost of work based on completion timelines, phases, and goals being met.

Owner: Machinist Institute
Shana Peschek
9125 15th Place S.
Seattle, WA 98108
Shana.Peschek@machinistsinstitute.org

Architect: Urbal Architecture
Chad Lorentz
1938 Fairview Ave E.
Suite 100
Seattle, WA. 98102
chadl@urbalarchitecture.com
206.676.5645

Please address any questions you have to shana.peschek@machinistsinstitute.org