

July 22, 2024

REQUEST FOR INFORMATION (RFI)

WOSCA Site, Seattle

ANNOUNCEMENT

The Washington State Department of Transportation (WSDOT) is in the process of developing agency request legislation, procurement and contract specifications for the redevelopment of the WOSCA site, located in the City of Seattle through C40's Reinventing Cities competition, and is requesting input from industry, and expressions of interest, on the procurement of this project through the C40 process outlined herein. It is currently envisioned by WSDOT that this WOSCA project will be undertaken as a Public Private Partnership (P3), pursuant to Washington statutes, regulations and applicable local rules to be adopted. This document provides teams with detailed information on the background, timeline, requirements and conditions of the RFI, including the evaluation criteria. This RFI document is specific to the WOSCA site in the City of Seattle. Washington state law and this RFI take precedence over any/all conflicting provisions in C40's Regulations located on C40's website or elsewhere.

BACKGROUND

Reinventing Cities is an international competition initiated by C40 to stimulate zero-carbon developments across the globe and to transform underutilised sites identified by cities into beacons of sustainability and resiliency. Reinventing Cities will:

- Foster collaboration between the private and public sectors to deliver zero-carbon urban regeneration.
- Support the implementation of innovative ideas that can be rolled out on a global scale.
- Help drive forward public policy to support decarbonized, sustainable and resilient cities.
- Accelerate the change and innovation in the global building sector, which is responsible for 40% of emissions.

Therefore, it is envisioned by C40 that each Reinventing Cities project, including the WOSCA project, should serve as a model for carbon-neutral development, demonstrating innovative and replicable climate solutions and providing local community benefits.

Competition framework

Subject to appropriate authorization from the Washington Legislature and Washington Public works procurement laws and regulations, in general the C40/WSDOT competition shall consist of three phases: a Request for Information (RFI) open to all, a Request for Qualifications (RFQ), and a Request for Proposals (RFP) restricted to the finalist teams. Note, the RFQ and RFP will be governed by Washington State Procurement Laws.

This RFI document includes:

- Appendix A, provisional information for the RFQ, which is provided for reference only and is subject to change after the RFI.
- Appendix B: *Guidance to Design a Zero-carbon, Sustainable and Resilient Project*, aims to support teams in preparing their submittal.
- Appendix C: *Site Requirements* document (SR) that outlines the site specifications, including local rules (planning requirements, bidding procedures, etc.), WSDOT's expectations for the redevelopment, the terms of the property transfer and the specific timeline. Note that in addition to the SR, WSDOT will provide specific competition documents and information regarding the site (maps, plans, urban planning rules etc.) through a dedicated *dataroom*.

Teams are expected to submit proposals that comply with the general objectives and requirements detailed in this RFI document and the appendices.

Outcomes

Teams will compete to enter into a P3 agreement to develop the site with WSDOT for the site and to implement their project. Their submitted projects will be holistic from inception to implementation and operation and will demonstrate how environmental performance can be achieved together with community benefits. Projects must also include a financial plan to turn the proposal into reality.

Following WSDOT's final decision, the name of the winning team will be announced and the selected team will then be obliged to maintain their proposal up to the execution of the P3 contract governing development of the site, with a maximum period of 18 months after the notification.

If WSDOT secures legislative authorization and appropriation to implement this project, WSDOT will prepare the long-term lease that authorizes the selected proposer's use of the property, in compliance with state and local laws and regulations. Teams will find in the SR additional information concerning expected land use.

If the selected bidding team does not, at a later stage, keep its commitments as stated in the proposal, WSDOT reserves the right to withdraw from the finalisation of the site transfer with the selected candidate. In that case, WSDOT may decide to negotiate with the other finalist teams who submitted a final proposal, with respect to the ranking drawn up by the evaluation committee, validated by the deciding body.

General Timeline

The general timeline of the WOSCA competition is outlined below and is subject to change. The specific calendar and deadlines for the WOSCA site project shall be specified at a later date, after appropriate legislative approval and authorization, on the page dedicated to the site on the appropriate WSDOT website, the C40 Reinventing Cities website and the SR.

The competition will be set out into three phases as follows: RFI (Phase 1), RFQ (Phase 2) and RFP (Phase 3).

- **Competition kick-off:** February 15, 2024
- **Deadline for submitting RFI:** October 31, 2024, 12pm PST
- **Analysis of RFI, community engagement activities, feedback and workshops for teams to refine submissions: 8 months**
- **Launch of RFQ:** Late summer 2025 - Early 2026
- **Analysis of RFQ and selection of finalists :** 2 to 3 months
- **Launch of RFP:** Mid 2026 - Late 2026
- **Analysis of RFP and selection of the winning project:** 2 to 3 months

WSDOT, in collaboration with C40, has opened a submission period for RFI proposals that will remain open until October 31, 2024. The RFI serves as an initial “pre-qualification” mechanism where proposals are reviewed, scored and ranked and teams receive feedback. The intended outcome of the RFI is to facilitate and broaden conversations with participating teams in developing the site prior to the issuance of an RFQ and RFP that will be informed by the RFI.

1. RFI

- After the RFI submission period closes and before the RFQ is released, WSDOT and its partners will collaborate with teams that participated in the RFI to support community engagement activities. These critical community engagement activities will inform the design and layout of the proposed mixed use maritime campus at the WOSCA site.
- **During this interim period, workshops will be held to provide feedback and allow participating teams to refine their submissions for the RFQ, strengthening proposals through stakeholder interactions.**
- **WSDOT, contingent on securing legislative authorization and appropriation to implement the project, intends to award additional points (bonus points) to teams that have participated in this RFI. Teams submitting proposals in response to the RFQ without having submitted a response to the RFI will not be eligible for the additional points.**

2. RFQ

- Following authorizations from the 2025 legislative session, WSDOT plans to issue an RFQ tentatively scheduled for late summer 2025.
- WSDOT cannot legally pre-select participants for the Request for Proposals (RFP) without first completing an RFQ. The RFQ also narrows down the finalist teams eligible to submit proposals in the third and final phase, the RFP.
- Only those selected/qualified in the RFQ will be invited to submit proposals for the RFP, once issued. **Providing stipends is typical for a Public-Private Partnership procurement, and we**

anticipate providing stipends in the RFQ and RFP phases. However, no stipends are available for RFI.

3. RFP¹

- Once all required authorizations are secured, WSDOT will issue an RFP to select one team to develop the site under a P3 contract.
- The expected timeline for issuing an RFP is mid 2026. It is expected that the state's existing P3 statutes will be revised during the 2025 and/or 2026 legislative sessions. This will enhance WSDOT's ability to utilize P3s where appropriate and may also include legislation specific to the development of the WOSCA site.

Under the current scenario, we anticipate construction on the WOSCA site from the winning team would begin as soon as 2027 with the first facility, housing the Washington State Ferries headquarters.

Please refer to Appendix A for information on the content and requirements of RFQ submissions.

Team qualifications

Teams must be multidisciplinary and develop a concept from project genesis, to implementation and operational phase to turn the proposal into reality. Therefore, teams are encouraged to form a consortium as soon as possible so that operators and future users of the site can give substance to the project and adapt it to specific needs. Teams must at least comprise:

- A qualified person in charge of the project design such as an architect or an urban designer (mandatory from the RFI).
- An environmental expert (mandatory from the RFI).
- A developer, investor, or financial backer with the financial capacity to implement the project (recommended for the RFI and mandatory for the RFP).

In addition, teams are also encouraged to include other stakeholders such as creative project holders, start-ups, academics and community associations.

While not required, teams may combine international and local expertise. The presence of a local partner is recommended to assist in complying with local rules and to facilitate involvement of local stakeholders.

Finally, teams must designate:

- The organisation/company that will be the team representative and will bear ultimate responsibility on behalf of the team.
- The person who will be the main point of contact for the exchange with C40 and WSDOT.

More detailed requirements for teams are included in the SR.

¹ Legislative authorization will solidify WSDOT's commitment to developing the WOSCA site under a P3 agreement. Please refer to the FAQ document within the *dataroom*.

PERFORMANCE REQUIREMENTS

Reinventing Cities projects are encouraged to strive to achieve carbon neutrality and develop resilient and people-centred places.

The pathway to achieving such projects requires a combination of solutions. The choice of these solutions should be made in consideration of the site, site configuration and how it fits with its surroundings. In the SR, WSDOT has indicated specific environmental challenges and objectives for the site.

Please review the attached performance requirements document, *Appendix B: Guidance to Design a Zero-carbon, Sustainable and Resilient Project* for guidance on the 10 Climate Challenges and information on the main principles for conducting a carbon assessment. This document is available in Appendix B.

The C40 competition defines 10 Climate Challenges that teams are invited to address:

1. Green buildings and energy efficiency (mandatory)
2. Clean construction and building life cycle (mandatory)
3. Low-carbon mobility
4. Climate resilience and adaptation
5. Sustainable lifestyle and green jobs
6. Sustainable water management
7. Circular resources and sustainable waste management
8. Green space, urban nature and biodiversity
9. Social inclusion and community engagement
10. High-quality architecture and urban design

In the RFI, teams should explain the general approach of their project. The RFI submissions should therefore only briefly describe the proposed solutions. In the RFQ, teams will be encouraged to include an assessment of the carbon footprint of their project and to provide quantitative details.

RFI PROCESS

Submission content

The RFI submission shall include the following main documents:

- **Team form**
- **Presentation of the project**
- **Illustration board**
- **The legal and financial set-up**

The documents must be written in English and use the local currency. Each of the documents will be dated and signed by the team representative.

1. **Team form**

A team form is provided for each site and available in the *dataroom*. Teams must fill in the form and include it within their RFI proposal. The form has three main sections:

1. Information regarding the team representative.
2. Information regarding each team member, including their role, duration and stages of contribution to the project (design/implementation/operation), experience and skills.
3. Appendices:
 - o References of past experiences on similar projects for each team member (a maximum of five references per team member).
 - o A letter of authorization signed by all team members officially endorsing the entity of the team representative and certifying that all members agree with the conditions of their participation.
 - o Relevant documentation highlighting the legal and financial qualifications of the team representative.

2. Presentation of the project

The project concept (**maximum of 10 pages in A4 or US-Letter format**) will include the following information:

- A presentation of the project's general approach and contribution to the objectives of the competition.
- A description of the land uses proposed for the site.
- A presentation of the strategy developed by the team to minimise carbon emissions and the solutions proposed to address the 10 Climate Challenges.
- A description of initiatives undertaken or planned by the team to consult and involve local stakeholders and inhabitants in the project.

3. Illustration board

One **A3-sized (or tabloid format)** board of simple concept illustrations: basic sketches, schemes, diagrams, tables to present the concept, the physical organisation and integration of the project in its urban and natural surroundings. In the RFI, teams are not required to provide detailed architectural drawings or designs. Architectural drawings will therefore not be evaluated.

4. The legal and financial set-up

Teams should include a **note (maximum of one page in A4)** presenting the legal-financial framework being considered. *Note that at this stage, the legal and financial aspect is only a declaration of intent by the bidding team. The team's definitive commitments will be defined in the final proposal.*

Evaluation of submissions

The RFI will be judged and evaluated according to the following criteria:

1. **Relevance of the project to the specifics of the site and community priorities.** The review panel will assess the team's understanding of the specific challenges of the site and the adequacy of their proposal to the objectives and local rules as outlined in the SR, **as well as community/stakeholder priorities found in the dataroom.** They will specifically evaluate the relevance and quality of the land use destination, including activities proposed for the site.
2. **Strategy to minimise carbon emissions and proposed solutions to address the 10 Climate Challenges.** The review panel will assess the team's objectives and strategy to minimise the carbon footprint of their project. The review panel will also evaluate the quality of the proposed solutions and their replicability across the city and around the world. Teams must emphasise the solutions that are most relevant to the site, meaning those that support the city and local communities to catalyse change towards a low-carbon, sustainable and resilient urban future.
3. **Suitability of the team.** The review panel will assess the coherence between the composition and skills of the team and the nature of the project. They will also assess the experience and financial capacity of the team to successfully implement the proposed project.

These criteria will not be weighted unless specified in the SR. Furthermore, additional evaluation criteria and compliance requirements may be defined in the SR of each site and must be read in conjunction with this document.

Washington state law, public works procurement statutes and regulations, and any applicable local laws and rules to be adopted for this project will be provided within the SR and the *dataroom* of the site. It is important to note that the information may not be exhaustive, and it is the responsibility of the teams to inquire about the state and local rules that apply to the development of the site.

Following the submission of the RFI, WSDOT will undertake, with the support of C40 as applicable, a technical analysis of the RFI, based on the evaluation criteria defined above (and if any, in the SR).

WSDOT may ask teams to provide any additional information or clarification to evaluate the RFI. Responses must be provided in the form requested and within the set deadline.

WSDOT, supported by C40, will set up a committee that will issue recommendations to teams.

After the evaluation process has concluded, WSDOT may organise a discussion with the teams in a format which will be specified subsequently. Teams will also be informed of the comments made by the evaluation committee on the project's strengths and weaknesses, of areas where there is room for improvement, and may be able to discuss the legal/financial arrangements.

Submission process

Responses to this RFI should be submitted electronically using the "Submit a project" button visible on the webpage of each site.

The deadline for uploading submissions is indicated on the SR. Late uploads or other formats will not be accepted.

Please upload all documents in one file (e.g. a compressed zip file) which must not exceed 1.5 GB.

A response to this RFI is not a mandatory requirement for participation in any subsequent solicitations released by the State of Washington. The results of this RFI may be used in development of future solicitations.

Dedicated website

www.c40reinventingcities.org is the website dedicated to the Reinventing Cities competition. It is open and accessible to all. Teams can consult the competition regulations and the presentation of the site, including a page dedicated to the site. Further information about the competition procedure may be published at any time on the website.

Shared *dataroom* and information

During the RFI, teams will have access to a shared database (*dataroom*) accessible from the web page. To access the *dataroom*, teams must fill in a form using a regular e-mail address.

The *dataroom* will host one folder and will contain information and background documents gathered by WSDOT for the competition. These information files will be updated regularly by C40 and WSDOT up to two (2) calendar weeks (equal to 14 consecutive days) before the deadline for the submission of the RFI.

The folder will include site information, such as photos, maps, land or building surface areas, regulatory information, urban planning documents, local standard bid conditions, submission/compliance requirements, risk and flood prevention plans. This information will allow teams to assess the technical, environmental, administrative and financial elements associated with each site.

Up to three (3) calendar weeks (equal to 21 consecutive days) before the deadline for the submission of the RFI, questions relating either to the site or to the competition may be asked through the question box on the page dedicated to the site on the website. WSDOT and C40 will analyze the questions and respond.

Site visits

Registration for visits can be done through the website.

NO OBLIGATION TO CONTRACT

Release of this RFI in no way obligates the State of Washington to proceed further with this project, which is subject to Washington law, public works procurement statutes and regulations to be adopted.

Conditions of the competition

WSDOT and C40 reserve the right to make modifications to the files up to two calendar weeks (equal to 14 consecutive days) before the submission deadline. Teams must therefore respond based on the latest uploaded files.

WSDOT and C40 prepare these files in good faith. They contain all relevant documents in their possession. They may not be held accountable or liable for any reason whatsoever, particularly regarding the information and content of the files and their incomplete or inexact nature.

WSDOT and C40 reserve the right to suspend or terminate the C40 competition at any time and/or to not follow up with the proposals received by a team. Teams may not be entitled to seek any compensation in return.

The transaction for the property transfer through a lease of the site will occur after the conclusion of the final phase of the competition, based on the official decision of the decision-making body and in compliance with local laws and regulations.

Public meetings or other forms of community engagement

WSDOT and C40 reserve the right to organise open public meetings during the competition phases. These public meetings may have the following objectives:

- Provide information on the objectives, the procedure and the timeline of the competition.
- Gather public input and ideas on the project goals.

Note that teams will not present their projects during these events. Where relevant, the minutes of these meetings will be published in the *dataroom*.

Confidentiality

Throughout the process, C40, WSDOT, the City of Seattle and the teams must enter into a Non-Disclosure Agreement to ensure strict confidentiality of:

- The proposals submitted by teams, paying particular attention to the intellectual property rights of the latter which may be linked to the contents of their proposals.

- Any information regarding the sites that the teams may have received from the site owners or C40 or obtained in any way other than the public information published on the website.

Notwithstanding the above clauses, teams may disclose any confidential information:

- To their administrators, social or other representatives and their employees, as well as to their board representatives, insofar these persons must have knowledge of such information for the preparation of the land and/or property agreements (it being agreed that the aforementioned persons must be informed of the confidential nature of the information and teams must ensure that these persons respect this confidentiality).
- To any bank, financial institution or investor with which the said party has financed its participation in the planned operation, as well as to the representatives of the boards for the preparation and execution of the financing arrangement.
- If the disclosure of the information is required by Washington law or regulation.

The RFI phase of the competition process is led by C40, and submittals will not be part of the public record.

RFQ and RFP submittals will be kept confidential for the duration of the procurement process. However, after selection is complete and the contract awarded, RFQ and RFP submittals will follow the requirements of the State of Washington Public Disclosure Act, [42.56 RCW](#).

APPENDIX A – PROVISIONAL RFQ GUIDELINES

At the beginning of the RFQ, teams may receive an additional regulation document prepared by WSDOT with the support of C40. Subject to Washington law, public works procurement statutes and regulations to be adopted for this project, this document will include the necessary information regarding how RFQ will be structured, conditions and requirements for the proposals and selection criteria. In this Appendix, bidding teams can find an outline of template form general guidelines which have been developed by C40 only, with no input or approval from WSDOT, for the second phase of the competition. **THIS INFORMATION IS PURELY PROVISIONAL, SUBJECT TO CHANGE AND PROVIDED FOR REFERENCE ONLY.**

Content of the RFQ proposal

The submission will be considered as a commitment from the representative of the team in all aspects, specifically the financial aspects, the implementation methods and those regarding the proposed land use destination.

The proposal will show evidence of the commitments made by the team representative and the bidding team members. The proposal must consist of five different documents:

1. **Team form**
2. **Presentation of the project**

3. **Performance Monitoring Protocol**
4. **Description of the legal setup and the financial arrangement**
5. **Illustration boards**

More details on these documents can be found below.

1. Team form

Teams must complete a new team form which will be provided to them at the beginning of the RFQ. This form substitutes the one submitted for the RFI phase and will report any changes in the composition and organisation of the team.

2. Presentation of the project

The Request for Qualifications proposal will include a project description document of **a maximum of 50 pages in A3 or tabloid format**, made of text, sketches and drawings in a format of the candidate's choice. All the details (calculation, justifications, etc.) should be outlined in a dedicated appendix which must not exceed 20 pages in A3 or tabloid format.

The presentation of the project will specifically include:

- **A detailed carbon assessment of the project.** The team is expected to explain their strategy to minimise the carbon emissions of their project and to strive for zero carbon. To carry out the carbon assessment of their project and to define their carbon objectives and commitments, teams are encouraged to follow the guidance and to provide the KPIs outlined in the document called *Guidance to Design a Zero-carbon, Sustainable and Resilient Project* available in Appendix B. If a team is unable to perform a detailed carbon assessment of the project, an estimation can be made based at least on the location, construction area, and existing carbon data on energy consumption.
- **A presentation of the environmental performances of the project**, including the description of the proposed solutions and the objectives and commitments of the teams to deliver a zero carbon, sustainable and resilient project (challenges 1 to 8). Teams are invited to explain the relevance of their solutions for the city and site, as well as their replicability. They will also detail how the team intends to implement and to make these solutions operational. Teams are encouraged to follow the guidance and to provide the KPIs outlined in the document available in Appendix B.
- **An evaluation of the community benefits of the project**, and details about the strategy of the team for engaging with the local community in the design and operational stages of the project (challenge 9).
- **A presentation of the architecture and design of the project** (challenge 10), including:
 - Integration of the project into its urban and/or natural environment.

- o Design choices in terms of construction methods and materials.
- o Analysis of the project's alignment with the local urban plan to verify whether it is subject to specific authorisation or permits (e.g. building permits, demolition permits, prior declarations, rezoning, environmental approval, heritage approval, etc.).
- o Drawings and plans to provide a comprehensive understanding of the project (e.g. architectural renderings, site plan, floorplans of the most significant floors and articulation with the outdoor areas, sections and elevations).
- **A detailed presentation of the land use destination proposed for the site**, specifying the surface areas built and broken down by sub-sector or by building, together with a table summarising the distribution of the floor area for each future use.
- **A detailed presentation of the project's timeline and phasing.**

3. Performance Monitoring Protocol

The document should consist of a set of filled-out tables, gathering the information detailed below. The protocol cannot exceed **20 pages (A4 or US letter format)** and appendices are forbidden.

The Performance Monitoring Protocol is a tracking tool developed by each team to monitor the long-term achievements of the solutions proposed by the team for the redevelopment of the site. Dealing with the commitments of the team towards the sustainability of the project comprehensively, the Performance Monitoring Protocol strictly differs from – but is complementary to – the environmental assessment that the teams must submit as part of the presentation of their project (document 2).

The Performance Monitoring Protocol will serve as a baseline for the winning team and WSDOT to finalise the site transfer agreement after the competition process.

The scope of commitments must be drafted by each team. Teams are not required to include in their Performance Monitoring Protocol all the solutions they have proposed and therefore may choose to monitor all or part of the solutions proposed in their project. They are indeed encouraged to identify and include in their Protocol the most important commitments and solutions.

Within the Protocol, teams must:

- Specify their objectives and commitments regarding the carbon footprint of their project.
- For each of the 10 Climate Challenges, specify **the key measurable objectives and commitments**. If the objectives cannot be quantitatively monitored, the team will explain why and outline substantial details that could contribute to the monitoring of the solution proposed.
- Detail the monitoring process for each component or solution considered, including the methodology and the indicators. Teams must consider all the phases of the project: design, implementation, and operational stage.

4. Legal setup and financial arrangement

For the RFQ, the teams will describe the legal and financial set-up of the project in the following three documents which may be adjusted by WSDOT before the RFQ:

- **The legal framework proposed by the team for the site transfer.** This includes the nature of the rights to be transferred (or granted) and the provisional schedule for the completion of the contracts. Teams will also describe the process to carry out their project: prospecting, judicial and financial structuring, building phase and commercialization, etc.
- **The price offer and financial arrangement.** Following the proposed legal setup, teams will present their financial proposal. The price offer will be expressed in local currency and will provide all the necessary details (taxes, fees, etc.) to ensure that the price offer is complete and aligned with the local practices.
- **The business plan and economic model of their project.** Teams must justify the feasibility and the financial viability of their project and must bring evidence of their business plan. The business plan (preferably in Excel format) must include a breakdown of construction and development costs, expected periods and profitability levels, specifying the envisaged funding plan accompanied, if possible, by evidence, such as letters of interest or commitment from investors or financial backers testifying as to the financial soundness of the proposal. WSDOT reserves the right not to select a project with a weak financial basis due to the absence of necessary and sufficient guarantees.

5. Illustration boards

Teams must provide **one to three boards (A0 (864 x 1118 mm) or 3:4 (36x48 inches) format)** to present their project. The boards may include drawings, illustrations and text. They can be set in a portrait or landscape viewing.

Submission process

Proposals must be submitted electronically to the RFI Coordinator.

Selection criteria

The RFQ proposals will be evaluated and selected based on the following criteria:

1. Relevance of the project to the specifics of the site

The evaluation committee will assess the team's understanding of site-specific challenges and the adequacy of their proposal regarding WSDOT's goals and objectives outlined in the SR. They will

specifically evaluate the relevance and quality of the land use destination including the activities proposed for the site.

2. Strategy to minimise carbon emissions and proposed solutions to address the 10 Climate Challenges

The evaluation committee will assess:

- The team's carbon objectives, the emission reduction strategy and the quality of their carbon assessment.
- The quality, relevance and replicability of the proposed solutions to achieve a zero carbon, sustainable and resilient project (challenge 1 to 8).
- The community benefits of the project and the methodology and strategy for community engagement (challenge 9).
- The architectural quality of the project and its integration into its urban and/or natural environment (challenge 10).

3. Soundness of the business model and relevance of legal and financial agreement

The evaluation committee will assess:

- The financial feasibility of the project development and its economic viability over time.
- The consistency of the proposed price for the property transfer with market prices and with the expected benefits of the project (development of new services, environmental benefits, community benefits, etc.).

4. The suitability of the team

The evaluation committee will assess the coherence between the competencies of the team and the nature of the project. The composition, capabilities and experience of the team, and in particular of the team representative, must establish the technical and financial capacity of the team to successfully implement the project.

Selection of finalists

After the submission of the RFQ proposals, WSDOT will proceed with the analysis and evaluation of the proposals with the support of C40.

WSDOT may ask the teams to provide any additional information or clarification required for further understanding and the assessment of their proposal. In exceptional cases, if WSDOT considers that, based on the proposals received, the evaluation committee will not be able to make a selection, WSDOT reserves the right to organise a negotiation meeting with each of the teams, and to ask them to submit an updated proposal before the evaluation committee.

The evaluation committee will be set up by WSDOT with the support of C40. Teams may be invited to make an oral presentation of their proposal to the committee and answer any subsequent questions. For each site, the evaluation committee will issue recommendations.

Access to information

During the RFQ, the *dataroom* will be secured, with restricted access to the finalist teams of the site.

The *Conditions and Respective Commitments of the Bidding teams, WSDOT and C40* described above remain applicable.

APPENDIX B – GUIDANCE TO DESIGN A ZERO-CARBON, SUSTAINABLE AND RESILIENT PROJECT

C40 has developed a guidance document that aims to support teams in developing a zero-carbon, sustainable and resilient project. This document provides guidance and requirements on the 10 Climate Challenges and information on the main principles for carrying out a carbon assessment. Teams can find this document [here](#).

APPENDIX C – SITE REQUIREMENTS

C40 has developed a Site Requirements document (SR) that outlines the site specifications, including local rules (planning requirements, bidding procedures, etc.), WSDOT's expectations for the redevelopment, the terms of the property transfer and the specific timeline. Teams can find this document [here](#).