

KITSAP INDUSTRIAL LANDS, BUILDINGS AND INFRASTRUCTURE SURVEY REQUEST FOR PROPOSALS

NEED

The Kitsap Economic Development Alliance (“KEDA”) seeks a consultant to survey, analyze, and make recommendations regarding Kitsap’s available land, buildings and infrastructure for industrial development. The purpose of this Kitsap Industrial Lands, Buildings and Infrastructure Survey (“KILBIS”) is to inform an industrial readiness strategy in Kitsap in the interest of economic growth and attracting private investment.

Key to this project is surveying all land, as well as all industrial buildings and infrastructure across Kitsap, identifying:

- A) What is available to the market now for industrial development;
- B) What will be available in the future here for industrial development, given Kitsap’s zoning and codes;
- C) Understanding how billions of planned military investment in Kitsap over the next two decades can be maximized for community economic gain; and
- D) Understanding the experiences of similarly-positioned communities elsewhere in the country that were successful in similar economic efforts, as well as our competitive positioning locally.

Note: Item C above is valued highly in this project, as it is anticipated to be critical for Kitsap’s future economic success.

Ultimately, what will be delivered is (1) guidance and recommendations for strategic policy decisions which inform real estate strategies within Kitsap related to industrial development and (2) a complete inventory of all lands in Kitsap on a per-parcel basis. This study’s recommendations will be presented to Kitsap’s cities and counties in the interest of informing the update of their comprehensive plans, due at the end of 2024.

INITIAL SCOPE OF WORK

The consultant will deliver a proposal that addresses the following parts of the project (Tasks 1-8):

Study Components:

Task 1.

(a) Compare Kitsap’s current and potential inventory of available land, buildings and infrastructure for industrial activity to other relevant communities (potential examples: Thurston, Mason and Pierce Counties; Mayport Base, Jacksonville, FL; etc.);

(b) Identify best practices from those communities and how Kitsap is competitively positioned for industrial development in relation.

Task 2.

Evaluate the adequacy of Kitsap’s current and potential inventory of available land, buildings and infrastructure for industrial activity in light of contemplated billions in Navy investment. This includes both the Navy’s potential [Shipyard Infrastructure Optimization Program](#) (“SIOP”) and the 2030-era homeporting of the [Columbia-class submarine](#), both of which are presumed to require significant local construction and investment.

Task 3.

Conduct interviews with key stakeholders (e.g., Navy, government, port, commercial developer, utilities, industry) in order to identify opportunities as well as barriers to investment.

Task 4.

Include factors beyond industrial land and building availability which affect development feasibility in Kitsap—permitting time, development regulations, transportation infrastructure, fees and credits—comparing to other communities.

Task 5.

Include cost-of-living factors (particularly housing) for current and potential employees of industrial and military-adjacent companies, comparing to other communities;

Task 6.

Given all the above, subsequently make public policy recommendations for industrial and economic development activity in order to support the needs of:

- a. the Navy, the area’s major employer;
- b. the space existing businesses in Kitsap will need for long-term growth; and
- c. the appropriate level of a healthy steady-state of vacant/available industrial buildings the area should maintain in order to be attractive for recruitment of private industry.

Recommendations should also take into consideration:

- d. Needs of the defense, maritime, construction and light manufacturing industries;
- e. Common building configurations attractive to industry (e.g., size, building typology, location, buffers);
- f. Matching target buildings to developable or speculative lands to ascertain potential and ideal locations for future industrial development;
- g. Identifying specific high-potential areas for development, and specific infrastructure projects that can lead to high-potential development.

Survey Components:

Task 7.

Identify ownership, availability and permitted use of all lands in Kitsap on a per-parcel basis. Identify all buildings whose allowable use is for warehouse/industrial. Also inventory their value, zoning, size, ownership, vacancy and potential for site aggregation.

Task 8.

Evaluate those parcels' infrastructure and other relevant factors affecting their ability to support industrial activity, including:

- Power, water, sewer, broadband, road access/transportation, topography, and environmental factors (e.g. critical areas, shoreline implications).
- Quantifying how infrastructure barriers affect the area for industrial use (ex: areas with correct zoning but a lack of infrastructure, and whether a minor or major effort is needed to remedy);

This Initial Scope of Work is subject to further revision by KEDA and the successful candidate.

Key Dates

- Opening of proposal period – May 8, 2024
- Closing of proposal period – June 3, 2024
- Notification of Award – June 10, 2024
- Commence Engagement – June 17, 2024
- Finish Engagement:
 - Tasks 1-6: Completed by September 9, 2024
 - Tasks 7-8: Completed by November 30, 2024

BACKGROUND

Separated from Seattle by at least five miles of water, Kitsap County comprises most of the peninsula that lies north of the Tacoma Narrows in west Puget Sound. The county is situated between the metropolis of Seattle and the wilderness of the larger Olympic Peninsula. Because of its distance from downtown Seattle and separation by water, Kitsap has a more rural feel than the rest of Greater Seattle.

Public sector employment is significant in the community, with just over a third of workers holding government jobs; one in ten are in the military. The most visible and impactful economic factor in the community is Naval Base Kitsap, which generates a \$4 billion plus annual economic impact in the region. Naval Base Kitsap is comprised of five local installations: Jackson Park, Naval Undersea Warfare Center Keyport, Manchester Fuel Depot; and, critically for KILBIS, Puget Sound Naval Shipyard and Intermediate Maintenance Facility (“PSNS/IMF”) and Bangor Submarine Base. Federal investment in these latter two installations over the next two decades is likely in the billions, due to efforts to modernize the shipyard and evolve the nation’s submarine capabilities. The theory is that this massive federal investment has the

potential to create significant positive economic opportunity in the area for industrial activity, construction and redevelopment.

Seeking to maximize economic opportunity across the community is the Kitsap Economic Development Alliance (“KEDA”), the primary economic development organization serving the area, and issuer of this RFP. KEDA is a public-private partnership structured as a 501(c)(6) nonprofit. It works in the area of business retention, expansion, and recruitment (BRER), operates programs in government contracting and maritime autonomous vehicles, and takes on regional economic challenges and opportunities. KEDA realizes its mission through strategic relationships, marketing and direct services to businesses.

KEDA is conducting KILBIS to best understand what economic potential exists within the 395 square miles of land that Kitsap County has—the fourth smallest in Washington—and how it can be maximized. The central aim is to gain understanding of our existing industrial land, buildings, and infrastructure, as well as current land use regulations and permitted activities. This knowledge will inform our economic planning, allowing us to gauge our community's capacity for industrial growth that supports our major employers, facilitates local business expansion, and attracts new businesses to establish or grow in our region.

It is worth noting that KILBIS is the first work product that will be conducted under KEDA’s new regional economic strategy for 2024-2028, One Kitsap (<http://kitsapeda.me/onekitsap>).

Qualifications

The ideal consultant team for this project will have experience working in economic development and/or land use. The ideal consultant will also demonstrate strong data analysis, research, and multi-stakeholder engagement skills, as well as deep knowledge of real estate and industrial development. Experience working in Puget Sound is preferred, to incorporate an understanding of the Growth Management Act and Comprehensive Planning process into recommendations.

Budget

A budget not to exceed \$65,000 has been established for this program. Proposals should be submitted in an all-inclusive format with one fee identified for services. All other operational costs after the inclusive proposal is submitted are to be borne by the consultant.

Format

Targeted, tight proposals are welcomed. Proposals may be submitted in one or both of these formats:

A) A slide deck not to exceed 16 pages; and/or B) a written narrative (12-point font) not to exceed four. Important note: All proposals must be accompanied by the attached RFP Appendix, below.

Evaluation

The successful consultant will be selected based on, but not limited to, the following criteria:

1. Experience
2. Overall Proposal Quality
3. Proposed Cost
4. Quality of references
5. Knowledge of economic development and land use
6. Interview (if selected)

Terms

KEDA reserves the right to negotiate with any consultant necessary to serve our best interests in achieving the above goals both during and after this RFP process. Select consultants may receive interview requests, or requests for demonstrations of their work. All proposals will become the property of KEDA once submitted.

Contact / Submit Proposals to

Joe Morrison | morrison@kitsapeda.org | p: 360.377.9599

ATTACHMENT A: RFP Appendix

All proposals must include the attached page with the information requested below.

References:

List three similar engagements and/or consulting references. Briefly describe work done and point of contact.

- 1.
- 2.
- 3.

Personnel:

List the names of key personnel anticipated to work on the project and their LinkedIn profiles. For the proposal's primary point of contact, include the best phone number. Note that any subcontracting entities and personnel should also be disclosed here.

- Primary Point of Contact:
- Team Member(s):

Hours:

Please identify the total hours you will expend on:

4. This project overall
5. Each of the deliverables in the Initial Scope of Work (1-8), along with any other categorizations you deem necessary.

Engagement Timeline:

Please outline roughly the timeline for executing your proposed project beginning June 17, 2024 and finishing tasks 1-6 by September 9, 2024 and 7-8 by November 30, 2024.

Cost:

Include your proposed compensation schedule, and briefly describe below how you calculated the overall cost of this project.