

St. John's | San Juan's Episcopal Church Olympia, Washington

Request for Qualifications - Property Redevelopment Study



Purpose

This is a Request for Qualifications (RFQ) by St. John's | San Juan's Episcopal Church (SJ | SJ) to select a qualified consultant to lead the church in a study of property redevelopment options for the church's property in Olympia, Washington.

Exploring Opportunities

As we begin our 158th year, St. John's | San Juan's is at a crossroads. The structures on our property are in a state of decline, yet rising construction costs due to the economic impacts of the COVID-19 pandemic have made renovations infeasible. However, we believe that change always comes with opportunity, and are looking toward a future where strong organizational partnerships could allow us to build space that serves not only our own needs, but the needs of our local and regional communities as well.

We seek a consultant to help explore options for a multi-use redevelopment of our property that would incorporate a new worship space better suited to our congregation, combined with additional uses such as affordable family housing, affordable childcare

center, community center, or other appropriate, creative use. **Our expectation is to determine if redevelopment could both renew our own space and provide needed community assets that align with our mission of social justice, hospitality, and creation care.**

We hope to identify an experienced and proven development consultant to guide us in this process, which we anticipate will include significant dialogue with government and community stakeholders. We expect the final work product to be a comprehensive report addressing development approaches, partnership opportunities, public engagement, project financing, and other relevant considerations that would support our congregation in its decision-making process.

Essential Outcomes

- 1) Evaluate the costs, benefits, and risks of alternative options for mixed use development, with consideration for construction costs, zoning, ADA access, environmental constraints, historic preservation, and neighborhood impacts.
- 2) Identify potential redevelopment partners in the areas of affordable housing, early childhood care, or community service, combined with a review and analysis of potential funding instruments and opportunities.
- 3) Identify and chronologically outline key steps and milestones in the redevelopment process, with a view to creating direct engagement opportunities for our congregation and community stakeholders.
- 4) Develop a close, collaborative working relationship with representatives of the church's Property Redevelopment Committee and Vestry (board of directors), as well as with residents of the South Capitol Neighborhood, the City of Olympia, and other critical government and community stakeholders, so as to assess suitability of site redevelopment and additional uses.
- 5) A final report by October 1, 2022.

History of St. John's | San Juan's

St. John's | San Juan's Episcopal Church has offered God's love to the Olympia community for over 150 years. As a bilingual community of faith, we believe that God works with us and through us to build a strong Christian foundation for our lives. Yet we recognize and accept that everyone is at a different place in their journey of faith.

Founded in 1864, the first officially incorporated church in Washington Territory, St. John's | San Juan's Episcopal Church has been a dynamic part of the Olympia community for a century and a half. Today, our community has been actively involved in local, national and international issues, including a decades-long journey to welcome and help re-settle refugees displaced by the [Cambodian humanitarian crisis](#). Over the last two decades, our multilingual worship community expanded with a vibrant and growing Spanish-speaking congregation.

Locally, we partner with agencies and faith-based organizations to contribute funds and volunteers to 15 community organizations, including care facilities, food and clothing

banks, community kitchen, and other needs-based groups. We also provide financial support to [El Hogar](#), an educational and job-training nonprofit for children and youth in Honduras.

As a congregation, we are committed to helping everyone who comes through our doors to grow and connect with their intrinsic values, strengths and needs, regardless of who they are or where they come from. And together, we reach out in compassion to our shared, local community to help build a better world for all of us.

For more on our parish life and ministries, please visit our [website](#).

Overview of Site and Structures

Our current 1.15-acre property is a full city block in the South Capitol Neighborhood Historic District, just south of downtown Olympia and adjacent to the Washington State Capitol Campus. Situated on Capitol Way, a major north-south arterial, the church has three connected buildings:

- 1950 Parish House, a two-story structure with chapel, meeting and classroom spaces, small library, and small upstairs apartment.
- 1957 modernist, Brutalist-inspired Sanctuary and 65-foot bell tower
- 1988 Parish Hall Addition with large meeting room, kitchen, office and storage spaces, and choir practice room.

Designated a National Register Historic District in 1991, the [South Capitol Neighborhood Historic District](#) is comprised of 440 properties, mostly single-family residences, along with park spaces, an elementary school, professional offices, two churches, and a small mini-mart. While St. John's | San Juan's buildings do not officially contribute to the neighborhood's historic designation, they do occupy a prominent location in the South Capitol neighborhood.

Overall, our buildings exhibit significant deficiencies, including deferred maintenance, overdue repairs, fire and life safety issues, accessibility violations, and seismic hazards. The 1957 Sanctuary roof has leaked for decades, causing extensive water damage to the interior, and does not meet local or national seismic codes. The 72-year-old Parish House does not meet accessibility or fire codes, making the second floor largely unusable. The 34-year-old Parish Hall Addition lacks central cooling and the roof leaks.

A 2017 property development study recommended renovating the Sanctuary before addressing the needs of the other two buildings. A two-part renovation was planned, first to replace the entire roof system and make seismic upgrades, and second to remodel the interior, improve accessibility, functionality, aesthetics, acoustics, and audio-visual systems.

However after a successful capital campaign in spring 2021, the contractor's bid was 83% higher than estimated, due to the economic impacts of the COVID-19 pandemic,

making the renovation financially infeasible. In light of these considerations, the parish is now looking to expand our view of opportunities at our site.

Submittal Requirements

Please include:

- 1) Overview of previous redevelopment work, especially experience guiding organizations through a redevelopment process, resumes of key team members who may be assigned to this project, experience working with multi-lingual communities, and references or testimonials from previous redevelopment clients.
- 2) Describe how your firm can best address the above-listed essential outcomes for this project, including relevant areas of expertise, key steps in the redevelopment process, and how your firm could best support the St. John's | San Juan's community in navigating these steps moving forward.
- 3) Describe how your firm can best support St. John's | San Juan's in building a broad, public coalition of support for this project through public interest partnerships, intergovernmental relations, and local community engagement.
- 4) Estimate of itemized costs, timelines, and services to be provided.
- 5) Describe how your firm plans to maintain accountability to the client during the project, such as with meetings, reports, or other tools.

Selection, Evaluation, and Timeline

Please send digital submittals to lou@stjohnsoly.org, or paper submittals to **Property Redevelopment Committee, St. John's | San Juan's Episcopal Church, P.O. Box 977, Olympia, WA 98507.**

For questions about this RFQ, please email lou@stjohnsoly.org.

The church's Property Redevelopment Committee will review and evaluate submittals upon receipt, **with submittals due no later than 5:00 PM PDST, Friday, April 29, 2022.**

Our target date for consultant selection shall be no later than **Thursday, May 19, 2022.** Selection will be based on written submittals only and may include a request for additional information from finalists.