



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

ADDENDUM #3
October 4, 2013

The Washington State Department of Enterprise Services
Project No. 2014-009
Request for Qualifications (RFQ)
Design-Build 1063 Block Replacement Project
Olympia, WA

Addendum #1 was issued on 9/24/2013. It consisted of details describing two Outreach Meetings and a sample agenda.

Addendum #2 was issued on 10/2/2013. It consisted of questions and answers concerning the RFQ and the sign-up sheets from two previous Outreach Meetings.

The slides from the Outreach Meetings can be found on the 1063 Project Website:

<http://www.des.wa.gov/about/pi/1063Block/Pages/Documents.aspx>

This Addendum consists of two items:

1. Response to additional questions from potential submitters. Questions were submitted verbally by attendees at a Q and A session held in Olympia on October 3rd.
2. Attendee sign-up sheet from the same meeting.

The original RFQ document and Addenda #1 and #2 can be downloaded at <http://www.des.wa.gov/services/facilities/Construction/Consultants/Pages/EASCurrentProjects.aspx>

This Addendum does not amend the due date or time for Statements of Qualifications. Statements continue to be due on 10/17/2013 at 3 PM.

1. How will the Predesign consultant team that is currently putting together the Request for Proposals (RFP) document be involved after the RFP is issued to three short-listed teams?

The Predesign consultant team will be involved before, during and possibly after the RFP phase in a number of discrete tasks. Prior to issuance of the RFP, the Predesign team will take some part in the evaluation of Design-Build team qualifications although they may not have a voting role. The Predesign consultants will also review submitted design, cost and performance proposals during the RFP period. After contract award, the predesign team may have a role advising DES during the construction process. This has yet to be determined.

2. What State of Washington design guidelines and standards are applicable to this project? To what degree will these be strictly enforced and to what degree will latitude be allowed? Is it possible the RFP will modify some of the design standards?

The 2008 **“General Administration Facilities Design Guidelines & Construction Standards”** will be referenced in the RFP. A number of amendments have been identified that will revise the document. A separate effort is underway to update the standards and will not be completed within the time frame of the RFP process. Another document with relevant design guidelines is the 1982 **“Master Plan for the Capitol of the State of Washington”**. A full list of applicable standards and guidelines will be contained in the RFP document.

3. Will there be Anti-Terrorism Force Protection (ATFP) requirements in the RFP’s Basis of Design section?

Probably not. The 1063 Block building is currently envisioned as a conventional office building with no “essential facility” designation or other exceptional status. The RFP document will contain final direction on this and other security requirements.

4. Will there be explicit height limitations in the RFP’s Basis of Design?

Yes. There will be specific height limits for the building. The aforementioned **“Master Plan for the Capitol of the State of Washington”** sets maximum limits on building height. Any deviation from these limits or stricter requirements will be addressed in the RFP document.

5. The Request for Qualifications (RFQ) requires that Energy Use Intensity (EUI) be included in each project profile which describes executed work. Precise EUIs are not always readily available for past built projects. How rigorous is the requirement for this overall metric of building performance?

DES understands that past building programs and environmental control systems may not yield precise, readily verifiable EUIs. Design-Build teams should simply make a good faith effort to provide as accurate an estimated EUI as they can under these circumstances.

6. Where did the possible goal for an EUI of 25 kBtu/sf/year, mentioned in Section 1 of the RFQ, come from?

The existing **Federal Center South Building**, located at 4735 E. Marginal Way in Seattle, completed in 2012, was a high-performance office building that was looked at during the legislative session as a model for this building. It had similar goals for the project. Also, the DES Energy Program specialists analyzed the viability of this *possible* goal for the 1063 Block. At this point no definite EUI requirement has been established. The RFP document is anticipated to include a specific EUI goal.

7. Will the State Highway Patrol be a tenant in the building for the entire five-year period that the performance guarantee is required to cover?

Yes. It is anticipated all tenant groups described in Section 1 of the RFQ will be long-term occupants of the building.

8. Will specialized spaces be defined in the Basis of Design section of the RFP?

Yes. The Basis of Design section of the RFP will define all salient design criteria, goals and requirements. This will include the type, size and desired characteristics of specialized building rooms and spaces.

