



Project 049-03-15
DEPARTMENT OF FISH AND WILDLIFE (DFW) – Vancouver
Amendment 1
August 10, 2015

1. The Pre-Proposal Conference for the Department of Fish And Wildlife new leased space project in the Clark County area was held in the Department of Fish And Wildlife conference room on July 29, 2014 beginning at 11:00 AM.
2. The Department of Enterprise Services (DES), Real Estate Services (RES) staff provided an overview of the project requirements and parameters.
 - a. The project documents are posted on the RES website as well as the Washington Electronic Business Solutions (WEBS) website. DES staff encouraged all interested parties to monitor the both websites for amendments and other information regarding the project.
 - b. RES staff asked all interested parties to watch for project amendments and updates on the RES website. Interested parties should scroll down the list of projects and find the appropriate document listed under this project number. The link to the website is:
<http://www.des.wa.gov/services/facilities/RealEstate/Pages/RESLeaseSpace.aspx>
 - c. RES also encouraged interested parties (if they haven't already) to subscribe to Washington Electronic Business Solutions (WEBS). The link to register as a vendor is:
<http://www.des.wa.gov/services/ContractingPurchasing/Business/Pages/WEBSRegistration.aspx>
3. The following paragraphs summarize the question and answer period from the Pre-Proposal Conference:
 - a. **Question:** Does DFW require the proposal to be a single tenant building?
Answer: No, proposals are not required to be on a single tenant building.
 - b. **Question:** If the proposal is for a multi-tenant building, would the option to purchase have to reflect a condominiumized property?
Answer: The state is not seeking a multi-tenant purchase option, but would review all proposals offered. Proposers should clearly describe their proposal in the Lease Proposal Form. The Solicitation Team will review and analyze each proposal that meets the requirements in the RFP.

c. **Question:** Is a proposal required to include all of the options listed in paragraph 2.1 “Initial Full Term”?

Answer: No, proposers may, at their discretion, provide one, two or all three options in their response to the RFP.

d. **Question:** Do the prevailing wage requirements apply if State agencies occupy less than 50% of a building?

Answer: Proposers should contact the Department of Labor and Industries if they have any questions regarding prevailing wage requirements.
<http://www.lni.wa.gov/tradeslicensing/prevwage/>

e. **Question:** Will the design process include representation from the proposers team (e.g., the owner’s architect)?

Answer: Yes, once the Solicitation Team determines the Apparent Successful Proposer (ASP), the RES project architect will establish a design team that is collaborative and will include representation from RES, DFW, the owner and/or the owners design team.

f. **Question:** May the site vehicle ingress/egress be shared with other tenants?

Answer: Yes, the site vehicle ingress/egress may be shared with other tenants. Proposers should keep in mind that the state vehicles entering and leaving the site will include large pick-ups that are towing boat/trailer combinations. Vehicle maneuverability will be one of the important considerations in the Solicitation Team’s analysis.

g. **Question:** May the parking lot for the employee and visitor parking be a shared with other tenants?

Answer: Yes, the parking lot may be shared, provided there are 100 parking stalls available to DFW employees and visitors.

h. **Question:** How should a proposer apply the Leased Space Requirements (LSR) to the non-office components of this project?

Answer:

(1) The 2005 RES Leased Space Requirements (LSR) applies to all conditioned spaces requested in the RFP.

(2) The 8,800 sf of warehouse space and 8,000 sf of covered storage are NOT required to meet the LSR requirements, but must comply with all applicable laws and code requirements in addition to the characteristics outlined in the RFP and its applicable amendments.

(3) In addition, the following features will be desirable with regards to the 8,800 sf of warehouse space:

- (a) The warehouse space must be securable;
- (b) The warehouse space must have a sealed floor;

- (c) The warehouse should have standard 120v power available inside the space. One duplex receptacle for every 20 feet of lineal wall would be advantageous to the agency. Specific receptacle locations will be determined at a later date.
- (d) The warehouse should have at least two (2) 220v receptacles available. Specific receptacle locations will be determined at a later date.
- (e) The warehouse space requires sufficient lighting to allow for light maintenance inside the space.
- (f) The warehouse space requires a minimum of two rollup doors as described in the RFP. Doors located in such a way as to provided vehicle “pull-through” capacity may be advantageous to the agency.
- (g) A floor drain in the warehouse space may be advantageous to the agency.

**** NOTE** – The answer provided above is an important update to the information provided during the pre-proposal conference.

- i. **Question:** Is this project required to have LEED certification?

Answer: No, however the State is committed to leasing space that is sustainable and energy efficient. Proposers should carefully review the LSR regarding sustainable design and energy efficiency requirements. Proposals that do include a certification from an industry standard sustainable program may be advantageous to the State.

The State also is committed to leasing facilities that have demonstrated they have achieved an Energy Star rating of 75 or higher.

See also Exhibit 1 (paragraph 2.2.1.3 and paragraph 2.2) and Exhibit 3 (Sections 33 and 34).

- j. **Question:** Why is the AGENCY leaving its current building?

Answer: The agency has simply outgrown the current facility and is seeking to identify a facility that has the appropriate square footage in accordance with the current DFW requirements and mission.

- k. **Question:** Why did the previous RFP for the DFW facility not result in a lease and DFW moving?

Answer: The previous RFP included the requirements for both DFW as well as Department of Ecology (ECY). While the RFP process resulted in the team identifying an Apparent Successful Proposer, the State and the ASP where unable to reach a final agreement.

- l. **Question:** Are the Interior chain link storage enclosures to be included as part of the proposal or a tenant provided item?

Answer: The interior chain link storage enclosures should be part of the proposal.

- m. **Question:** Will DFW install their own IT cabling?

Answer: Yes, DFW will contract their own IT cabling and installation separately from the lease agreement.

4. Point of contact for all questions and comments is Tarah Kimbrough, (360) 407- 9298, E-mail tarah.kimbrough@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.