



Project 069-02-14
DEPARTMENT of REVENUE
Olympia/Tumwater
Amendment 2
June 19, 2014

(This amendment includes questions and answers from the Pre-Proposal Conference conducted May 28, 2014, at the Department of Enterprise Services, Olympia, WA)

1. This document replaces Amendment 1, dated June 12, 2014.
2. Make the following changes to the Request for Proposal dated May 16, 2014.
 - a. Request for Proposal, page 7 of 7, Section 6, Submission of Proposals

(1) Currently Reads:

Interested parties should submit a Proposal using the Lease Proposal Form with all the required supporting documentation described herein no later than 3:00 PM, June 30, 2014 (Pacific Time) at the address indicated below.

(2) Change to Read:

Interested parties should submit a Proposal using the Lease Proposal Form (**in a physical paper copy format**) with all the required supporting documentation described herein no later than 3:00 PM, June 30, 2014 (Pacific Time) at the address indicated below. **E-Mailed, electronic copies of the proposal will not substitute for the requirement for submission of a physical copy of the proposal.**

- b.
 - a. Request for Proposal, page 4 of 7, Section 2.3 Location Characteristics:

Add the following paragraph:

- Proposed facilities that are located within the boundaries described in the Preferred Leasing Area policy will receive preference in the selection process. Interested parties should go to the following link for a copy of the Preferred Leasing Area policy:
<http://www.des.wa.gov/SiteCollectionDocuments/Facilities/RES/PreferredLeasingAreasPolicy.pdf>

Interested parties should go to the following link for maps of the current Preferred Leasing Areas:

<http://www.des.wa.gov/SiteCollectionDocuments/Facilities/RES/PDA-PLA.pdf>

AMENDMENT 1, REQUEST FOR PROPOSALS (RFP), PROJECT 069-02-14, DEPARTMENT of REVENUE

3. The Pre-Proposal Conference for the Department of Revenue new leased space project in the Olympia/Tumwater area was held in the DES Conference room on May 28, 2014, beginning at 10:30 AM.

a. The DES staff provided an overview of the project requirements and noted that proposers should anticipate a summary of the pre-proposal conference to be posted to the website by way of an amendment to the RFP.

b. The following paragraphs summarize the question and answer period from the Pre-Proposal Conference:

(1) **Question:** Who is the primary point of contact for the project?

Answer: The primary point of contact is Ron Wall and his contact information is provided in the RFP on page 7 of 7. If interested parties are unable to contact Ron Wall, they should contact Phillip Person at 360-407-9286 or phil.person@des.wa.gov.

(2) **Question:** How can a proposer anticipate the sewer costs?

Answer: DES requests that proposers provide an estimate of all services that the lessee will be required to pay. In determining the estimated costs, proposers should consider any of the many industry standard estimating tools that are applicable to their proposal.

(3) **Question:** What is the purpose of EXHIBIT 4 Alternatives to Performance Criteria and Specifications?

Answer: EXHIBIT 4 "Alternatives to Performance Criteria and Specifications" is for proposers to list those areas of their proposal that do not specifically meet the requirements of the RFP. For example, if the proposal does not meet one or more of the requirements included in the Lease Space Requirements (LSR) (see Appendix 1, "Space Requirements"), proposers should list each item that does not meet the LSR, the alternative suggested by the proposer, and how the proposed alternative will benefit the State and/or lessee.

(4) **Question:** Would it be advantageous to include a geo-thermal HVAC in the proposal?

Answer: In light of the energy goals of the State as well as the State budget realities, the Solicitation Team recognizes that there are many different approaches to achieving an energy efficient building and that there are often trade-offs between approaches. Proposers should consider the value of the options and propose what they believe will provide the overall best value to the owner, the lessee and the State.

4. Point of contact for all questions and comments is Ron Wall, (360) 407-9295, ron.wall@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.