



**Project 070-02-14**  
**EMPLOYMENT SECURITY DEPARTMENT**  
**Vancouver**  
**Amendment 1**  
**April 22, 2014**

**(This amendment includes questions and answers from the Pre-Proposal Conference conducted April 10, 2014 at the Employment Security Department, Vancouver, WA)**

1. Make the following changes to the Request for Proposal dated March 7, 2014.

a. Request for Proposal, page 3 of 7, Section 2.1, Parking Spaces (Total)

(1) **Currently Reads:**

Parking Spaces (Total)	152
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(2) **Change to Read:**

Parking Spaces (Total)	152 <b>(While available parking is an important consideration in this RFP, proposals with fewer than 152 parking stalls MAY be considered. Access to the minimum parking requirement of 152 would be advantageous to the AGENCY.)</b>
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b. Request for Proposal, page 5 of 7, Section 3, Conduct site visits and presentations

(1) **Currently Reads:**

Conduct site visits and presentations	Jun 17 – 18, 2014
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(2) **Change to Read:**

Conduct site visits and presentations	<b>Jun 16 – 18, 2014</b>
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c. Exhibit 3, Lease Proposal Form, Section 34a

(1) **Currently Reads:**

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34a. Provide the building Energy Star® rating score if available. The State supports leasing in facilities with a national energy performance rating score of 75 or greater unless other specific statutory requirements are met as per RCW 19.27a. The Energy Star® rating of the proposed space is:

(2) **Change to Read:**

34a. Provide the building Energy Star® rating score if available. The State supports leasing in facilities with a national energy performance rating score of 75 or greater. The Energy Star® rating of the proposed space is:

d. Exhibit 3, Lease Proposal Form, Section 34b

(1) **Currently Reads:**

34b. If the building Energy Star® rating score for this proposed space is less than 75, a preliminary audit in accordance with RCW 19.27A.190 has been conducted within two years of the date of this proposal.

(2) **Change to Read:**

34b. If the building Energy Star® rating score for this proposed space is less than 75, a preliminary audit has been conducted within two years of the date of this proposal.

e. Exhibit 3, Lease Proposal Form, Section 34c

(1) **Currently Reads:**

34c. If the building Energy Star® rating score for this proposed space is less than 75 and a preliminary audit in accordance with RCW 19.27A. has been completed, a copy of the results and recommendations are included with this proposal.

(2) **Change to Read:**

34c. If the building Energy Star® rating score for this proposed space is less than 75 and a preliminary audit has been completed, a copy of the results and recommendations are included with this proposal.

f. Exhibit 3, Lease Proposal Form, Section 34d.

(1) **Currently Reads:**

34d. If the building Energy Star® rating score for this proposed space is less than 75 and if this proposal is selected as the Apparent Successful Proposer, the owner will commit to completing an investment grade audit and implementing all cost effective energy conservation measures within two years of the lease agreement in accordance with RCW 19.27A.

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(2) **Change to Read:**

34d. If the building Energy Star® rating score for this proposed space is less than 75 and if this proposal is selected as the Apparent Successful Proposer, the owner will commit to completing an investment grade audit and implementing all cost effective energy conservation measures within two years of the lease agreement.

g. Exhibit 3, Lease Proposal Form, Section 34d.

(1) **Currently Reads:**

34d. If it is not possible for this proposal to meet the requirements of RCW 19.27A, explain why why in the space below.

(2) **Change to Read:**

**34e.** If it is not possible for this proposal to meet an Energy Star® rating of 75 or higher, explain why in the space below.

2. The Pre-Proposal Conference for the Employment Security Department new leased space project in the Vancouver area was held in the DES Conference room on April 10, 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 web site by way of an amendment to the RFP. The amendment will be posted to the RES website in the coming days.

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

(1) **Question:** The RFP indicates that contiguous space would be advantageous to the AGENCY. Would the AGENCY consider a proposal that included more than one floor?

**Answer:** Contiguous space would be advantageous to the AGENCY, but the AGENCY would consider proposals that include space on more than one floor provided the space is located in the same building and the specific layout supports the business needs of the AGENCY.

(2) **Question:** Are the beneficial occupancy and lease commencement dates related to the end of the current lease?

**Answer:** Yes.

(3) **Question:** Is that not an aggressive schedule?

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**Answer:** While RES and the AGENCY understand that the project schedule may be seen as an aggressive schedule, they believe the project timeline is achievable.

(4) **Question:** Is the current facility meeting the needs of the AGENCY?

**Answer:** The AGENCY's service delivery model and business needs have changed during the time the AGENCY has leased the current space. In addition, the technical requirements in the RES Leased Space Requirements have matured since the date the AGENCY initially occupied the current space. As a result, the AGENCY has determined that the most effective means of addressing these evolving requirements is to issue this Request for Proposals.

(5) **Question:** Is the current owner of the current facility able to make a proposal for this RFP?

**Answer:** The State encourages all interested parties with a space that they believe may meet the requirements of this RFP to submit a proposal.

(6) **Question:** What is the mission of this ESD office?

**Answer:** The mission of this office is as stated in the RFP. The business model that the AGENCY would like to present is one of a professional office that matches employers' needs for qualified employees with qualified and available employees.

More specifically, this office provides the following services: re-employment job prep services/training to the general public, provides Unemployment Insurance assistance; job search orientations; job search review for Unemployment Insurance compliance; provide customers to employment opportunities; provide Veterans assistance; Workforce Investment Act case management and Workfirst job search.

(7) **Question:** There seems to be a large parking requirement when compared to the number of employees at the location. Can you explain the parking requirement?

**Answer:** The parking requirement is predicated on the number of customers that are anticipated at this location on a daily basis. In addition to the AGENCY employees, parking is required for the AGENCY customers which could include job seekers, employers, conference/training attendees, and etc.

While available parking is an important consideration in this RFP, proposals with fewer than 152 parking stalls MAY be considered. Access to the minimum parking requirement of 152 as stated in this RFP would be advantageous to the AGENCY.

3. Point of contact for all questions and comments is Diane Smith, (360) 407-9298, [diane.smith@des.wa.gov](mailto:diane.smith@des.wa.gov). E-mail is the preferred method of communications for project related questions and comments.