



**Project 180-06-15
DEPARTMENT OF SOCIAL AND HEALTH SERVICES (DSHS) – EVERETT
Amendment 1
August 31, 2015**

1. The Pre-Proposal Conference for the Department Of Social And Health Services (DSHS) new leased space project in the Everett area was held in the DSHS conference room (Snohomish Room) located at 840 N Broadway, Everett on August 12, 2015 beginning at 10:00 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:** How flexible is Real Estate Services (RES) with the standard lease format?

Answer: Other than filling-in the appropriate spaces, RES does not typically alter the standard lease format. Any change to the format or wording of the standard lease would require review and approval by DES, DSHS and the Washington State Assistant Attorney General.

b. **Question:** If successful, the group we represent will likely require union labor for the tenant improvements. Will this requirement be a problem?

Answer: The Department of Enterprise Services (DES), Real Estate Services (RES) does not contract directly with either lessor's architect or the lessor's contractor. Should the Apparent Successful Proposal (ASP) result in a lease, the lessor will be required to comply with

the Washington State prevailing wage requirements. 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/>

c. **Question:** Is prevailing wage required on this project?

Answer: Yes. 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/>

d. **Question:** Will DSHS require an access security system?

Answer: Yes. DSHS will contract separately for installation of the electronic access control system. The RES project architect and the DSHS facility planner will coordinate the technical requirements for installation of the access control with the lessor's architect and contractor. The access security system, design and installation in the new facility will be similar to the access security system, design and installation in the current facility. Note: In accordance with Appendix A (RES Leased Space Requirements, section A5.30 UTILITIES WITHIN THE BUILDING) the Lessor will be responsible for providing pathways for all of the tenant's low voltage vendor installed systems.

e. **Question:** Will DSHS require access to the leased space 24 hours a day?

Answer: Yes, DSHS will require access to the leased space 24 hours a day, 7 days a week.

f. **Question:** Why is DSHS moving?

Answer: DSHS is seeking to find a space that allows for program expansion, meets their current program needs and enables the agency to meet other agency facility objectives region-wide.

g. **Question:** The preferred area includes areas up into the Arlington area. Is the population served by this office shifting in a northerly direction?

Answer: The office that this RFP seeks to relocate is primarily administrative in nature. It oversees and serves field offices located from the Snohomish county line in the south to the Canadian border on the north.

4. Point of contact for all questions and comments is Andrew Jenkins (360) 338-2575, E-mail: andrew.jenkins@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.