



**PROJECT 248-06-13
DEPARTMENT OF SOCIAL AND HEALTH SERVICES (DSHS), KENT
Amendment 2
November 27, 2013**

(This amendment includes answers provided in response to the questions asked by a proposer via telephone, November 25, 2013, as well as a clarification based on information provided by one of the proposers for this project.)

1. **Question:** The Lease Space Requirements (LSR) has three ceiling heights required depending on the width of the room. Could you clarify?

Answer: This is a large collocation of several DSHS administrations and divisions. It is very likely that the space will meet the threshold that will trigger the 10-foot ceiling height requirement.

2. **Question:** Does the State require a lessor remove existing ceiling grids in order to meet the LSR?

Answer: The LSR is the State standard for leased space. Proposers may, at their discretion, propose solutions that differ from the LSR. Exhibit 4 of the Request for Proposal (RFP) includes a form that proposers may use to recommend alternatives to the performance criteria and specifications.

3. **Question:** Would the State prefer a lower lease rate or a facility that meets the requirements of the Leased Space requirements?

Answer: The LSR, the Real Estate Services (RES) Accessibility Addendum and the DSHS Addendum provide the requirements for the building and space requirements that should be included in the proposer's basic lease rate. Proposers may, at their discretion, use Exhibit 4 to recommend alternatives to the performance criteria and specifications.

The goal of the Solicitation Team is to identify the proposal that represents the best overall value to the State. The rental rate is one component of this analysis, but it is not the only component. Some of the other components of the analysis include areas such as (but not limited to) agency program and operational needs and building performance.

4. **The following is provided as a clarification to all proposers:**

In response to the Invitation to Negotiate, a proposer postulated the following:

"Please note: Should ceiling heights need to be raised, costs of such work shall be paid for by the tenant."

Clarification: The statement above is not a correct understanding of the State's Request for Proposal. The State will not pay to bring a leased space into compliance with the LSR, the RES 2007 Accessibility Addendum or the DSHS July 2013 Addendum.

PROJECT 248-06-13
DEPARTMENT OF SOCIAL AND HEALTH SERVICES (DSHS), KENT
Amendment 2
November 27, 2013

Furthermore, it appears that the proposer may not have taken into account the strong probability that in a proposal for an existing facility, the existing layout will require the demolition of much or possibly most of the interior space. One area on which the State focuses when designing a floor plan is to provide as much open office environment on the perimeter as possible to allow as much natural light as possible into the interior of the space. Proposals for existing space that currently include private offices on the perimeter of the space should anticipate that (if selected) many of these perimeter offices will be removed in the new floor plan. Though the State does not (at this point) have detailed information regarding how the existing ceilings relate to the walls, it is reasonable to anticipate that the removal of the walls could skew or damage the existing ceiling grid.

Additionally, proposers should include in their planning the understanding that this RFP includes space for a Children's Administration office. DSHS offices with Children's Services included have a requirement for showers for client use (See the LSR and the DSHS Modified Pre-Design - Space Planning Data). Typically, DSHS strives to ensure that access to these showers is not through either the public or the staff restrooms. Additionally, the LSR requires specific construction criteria for shower spaces including that the ceilings of the shower spaces be constructed with gypsum wallboard with epoxy coating.

Proposers should note that the floor plan that the Department of Enterprise Services will develop on behalf of DSHS, and will provide to the Apparent Successful Proposer will likely require that existing spaces be modified significantly. These modifications will be made to accommodate features such as (but not limited to) open office environments, additional restrooms and showers, demolition of existing private offices, construction of new offices in different locations, construction of Training/Conference/Interview Rooms etc. The LSR, the addendums to the LSR, and the Space Planning Data portions of the RFP provide proposers useful information on both the performance criteria and State's basic requirements.

Regarding ceilings, the experience of the RES Design Section has been that because of the design modifications required in an existing space it is likely that the existing ceiling will need to be removed and reinstalled in order to either enable the contractors to complete their work (e.g. the plumbing, HVAC, structural etc.), or to bring the space into compliance with the requirements of the LSR.

The Point of contact for additional questions and comments is Seth Wallace, (360) 407-9291, seth.wallace@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.