



**PROJECT 248-06-13
DEPARTMENT OF SOCIAL AND HEALTH SERVICES, KENT
Amendment 1
Oct 14, 2013**

(This amendment includes one change to the Request for Proposal that was distributed on Sep 6, 2013 as well as answers provided in response to the questions asked by an interested parties via telephone, Oct 3-14, 2013)

1. Make the following Correction to the Request for Proposal, Exhibit 2, Definitions

Currently reads:

3. Planned Space is defined as a project including the following:

- (a) Authority from the controlling municipality to proceed with the construction of the project as provided in the following:
 - (a) Final site plan approval to proceed with the specific project or, for those jurisdictions that have adopted different nomenclature, the local equivalent of final site plan approval to proceed with the specific project; **and**
 - (b) SEPA categorical exemption; or
 - (c) SEPA Determination of Non-Significance (DNS) for the specific project; or
 - (d) SEPA Mitigated determination of non-significance (MDNS) for the specific project; **and**
- (b) Lender's letter of credit or letter of interest/intent.

Change to Read:

3. Planned Space is defined as a project including the following:

- (a) Authority from the controlling municipality to proceed with the construction of the project as contained in the following:
 - 1) Site plan approval, or local equivalent to proceed with the specific project; **and**
 - 2) SEPA determination of non-Significance (DNS) for the specific project; or
 - 3) Mitigated determination of non-significance (MDNS) for the specific project; **and**
- (b) Lender's letter of credit or letter of interest.

2. Question: May a proposer offer a 10 year lease option in his or her proposal?

Answer: In order to be considered responsive to this RFP, proposals should include a 5 year lease option. Proposers may, at their discretion, propose other lease terms in addition to a 5 year lease.

3. Question: Does the State prefer a partially serviced lease?

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Answer: Typically, the State prefers a fully serviced lease, though other terms may also be considered.

4. **Question:** How does the State consider tenant improvement costs in the lease rate?

Answer: The Leased Space Requirements, 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. Tenant improvements that exceed these requirements are typically considered onetime costs paid for by the tenant. Nothing in this description is intended to limit a proposer from offering tenant improvement allowances as an inducement in their proposal.

5. **Question:** Is an AutoCAD drawing of the proposed space required to be submitted with the proposal?

Answer: Proposers should provide at a minimum a shell and core AutoCAD digital file of the proposed facility that includes the building components described in the RFP.

6. **Question:** Will proposers be required to use prevailing wage for this project?

Answer: Yes, proposers will be required to use prevailing wage for this project.

7. 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.