



**Project 330-10-15
Health Care Authority (HCA) – Olympia
Amendment 1
November 23, 2015**

1. Make the following changes to the Request for Proposal (RFP, Part B):

a. Paragraph 2.4.5.3.

Currently Reads:

Warehouse space must have access to a vehicle loading dock.

Change to Read:

Warehouse space must have access to a vehicle loading dock **or an access area at the roll up door suitable for using a forklift for loading and off-loading trucks and/or cargo vans and for driving the loaded forklift into and out of the high bay storage area of the facility. If a loading dock is included in the proposal, a standard dock height of four (4) feet may be advantageous to the agency.**

b. Paragraph 2.4.5.7.

Currently Reads:

The space **labeled** "High Bay Storage and warehouse Space" (see Appendix B and **Appendix C**) must be heated to maintain 68 degrees F.

Change to Read:

The space **labeled** "High Bay Storage and warehouse Space" (see Appendix B and **Appendix C**) must be heated to maintain **55** degrees F.

2. Add the following paragraph to the Request for Proposal (RFP, Part B):

2.4.5.10. Proposals that will allow deliveries of 28 ft. trailers and 12-26 ft. moving (box) trucks are desirable. Proposals that will accommodate an occasional 53 ft. trailer delivery may be advantageous to the agency.

3. The Pre-Proposal Conference for the Health Care Authority new leased space project in Olympia was held in the Health Care Authority conference room on November 17, 2015 beginning at 10:00 AM.

4. 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>

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

a. **Question:** How crucial is it that the High Bay Storage be heated to 68 degrees?

Answer: The heating requirement for the High Bay Storage area is modified in this amendment. See Paragraph 2.b. above.

However, there is a need for a shipping and receiving office (approximately 150 sf) that is associated with the High Bay Storage and Warehouse area that will require heating to approximately 68 degrees. This office needs to be accessible from and have visibility into the High Bay Storage and Warehouse area, but the space does not necessarily need to be strictly within the 5,640 sf High Bay Storage and Warehouse.

b. **Question:** What type of trucks would be making deliveries to the loading dock?

Answer: Typically deliveries are made by trucks with 28 ft. trailers and 12-26 ft. moving (box) trucks. On occasion the facility will need to accommodate a 53 ft. trailer delivery.

c. **Question:** Is this a relocation of an existing leased space or a net new leased space?

Answer: This project will consolidate mail services operations that are located in multiple facilities into a single facility.

d. **Question:** How critical is it for the facility to be located in the RFP "Preferred Area"?

Answer: While the "Preferred Area" reflects the area that the agency determined would best suit their business and operational requirements, the Solicitation Team may also consider proposals that are within the "General Area of Consideration".

e. **Question:** Is there a requirement to meet a specific Energy Star rating?

Answer: Once the Solicitation Team has identified the Apparent Successful Proposer, the space will be required to comply with all applicable laws, building and energy codes. However, at this time the Solicitation Team is not requiring proposers to provide the current Energy Star rating of the proposed building as part of the Lease Proposal Form.

f. **Question:** Will the 3,080 square feet for Mail Services and Processing area require VCT, carpet, polished concrete or some other floor treatment?

Answer: The flooring for the Mail Services and Processing area will need to meet the requirements of the Leased Space Requirements (LSR), but the specific flooring type will not be determined until the project design phase. The business needs for this area are not expected to limit the options available to the design team.

g. **Question:** Will there be a need for antistatic flooring in the Mail Services and Processing area?

Answer: Anti-static flooring will only be required if called for in the LSR.

4. Point of contact for all questions and comments is Rick Bushnell, (360) 584-7266, E-mail rick.bushnell@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.