



**Project 446-11-13
EMPLOYMENT SECURITY DEPARTMENT
Wenatchee
Amendment 1
April 4, 2014**

(This amendment includes questions and answers from the Pre-Proposal Conference conducted March 19, 2014 at the Department of Enterprise Services, Olympia, WA)

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

a. Exhibit 3, Lease Proposal Form, Section 34a

(1) **Currently Reads:**

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:

b. 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.

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c. 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.

d. 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.

(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.

d. 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 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.

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2. The Pre-Proposal Conference for the Employment Security Department new leased space project in the Wenatchee area was held in the DES Conference room on March 19, 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 portion of the space located across the hallway if that hallway is a building common space?

Answer: Contiguous space would be advantageous to the AGENCY, but the AGENCY would consider proposals that include non-contiguous space provided the space is located in the same building and the specific layout supports the business needs of the AGENCY.

(2) **Question:** Could you describe the "Invitation to Negotiate" phase of the project in more detail?

Answer: Proposers should consider the "Invitation to Negotiate" as an opportunity to provide their best and final offer. In addition to the Best and Final offer, the State will request proposers provide any incentives the proposer is including in their proposal and a list of references that the State may contact.

Depending on the circumstances, several proposers may be provided an "Invitation to Negotiate."

(3) **Question:** What type of separation is required between the public and employee areas?

Answer: The Agency does not require a hard wall separation between the public and employee areas, the requirement is more intended to assist in the performance of the AGENCY's business needs.

(4) **Question:** Could you provide more information regarding the Energy Star requirements?

Answer: The State values leasing in building that have an Energy Star rating of 75 or greater.

(5) **Question:** What service area does this office serve?

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Answer: There is no requirement that the agency's clients live in a particular city or area in order to receive services from this office. Many of the clients live in Wenatchee and the surrounding area, but there is no requirement that they live in a specific area and it is a frequent occurrence that clients come from some distance away.

3. Point of contact for all questions and comments is Ron Wall, (360) 407- 9295, ron.wall@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.