



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

ADDENDUM #7
January 29, 2014

Project No. 2014-009
Request for Proposal
Design-Build 1063 Block Replacement Project
Olympia, WA

Addendum #1 was issued on 12/4/2013

Addendum #2 was issued on 12/11/2013

Addendum #3 was issued on 12/17/2013

Addendum #4 was issued on 12/23/2013

Addendum #5 was issued on 12/23/2013

Addendum #6 was issued on 1/22/2013

Addendum #7 consists of the following six items:

- 1. 38 Questions and Answers regarding the RFP (below)**
- 2. Site Power, Telecom Diagrams (4)**
- 3. WSP Antenna Info (8)**
- 4. WSP Regulatory, Operation Hour Requirements (4)**
- 5. Existing Site Water Pressures and Line Locations (1)**
- 6. West Campus Chiller Loop Design Information (1)**

This Addendum does not amend the due date or time for the proposals. Proposals continue to be due on February 20, 2014 at 3 PM.

1. 38 Questions and Answers regarding the RFP

#	Reference Section	Question or Comment	DES Response
1	Section 1 – Design-Build Proposal Requirements, II - Project Description and RFP Information Page 2	Increase in Design Build Contract Amount.	Contract Amount is increased from \$62,000,000 to \$65,500,000. Design Builder is responsible for purchase of Builder’s Risk Insurance and Frontage Development standards (described in Item 6). Note that the \$420,000 incentive associated with the five year energy performance guarantee will be paid from building operating revenues. The \$420,000 should not be included in the \$65.5M contract amount.
2	Section 1 – Design-Build Proposal Requirements. B – Design-Build Technical Proposal Pages 10-14	Electrical Transformer Vault has been placed in alley.	See attachment for information on recently installed transformer vault on the site.
3	Section 2 – Design – Build Contract, Article 3.3.6.5 - Electronic Files Page 12	Please confirm that the Owner's CAD standards are Revit standards or that the Owner will accept Revit standards.	Revit is acceptable as long as as-built / record documents can be converted to AutoCAD.
4	Section 2 - Design - Build Contract, Article 7.2.1, Guaranteed Substantial Completion Page 29 And Section 1 - Design-Build Proposal Requirements, B – Milestone Schedule Page 3	There is a discrepancy between calendar milestone dates and stated number of days to Substantial Completion. We request this be resolved. Update the calendar days to achieve substantial completion after notice.	It is the intent of the State to have the project delivered in the most efficient manner possible in order provide more budget for the design and construction of the building. Assumed date of NTP is revised to July 1, 2014 The State desires Substantial Completion no later than mid-October 2016. Omit reference to specific number of days in Section 2. Design-Build teams should provide a specific number of days proposed for construction in their submittals.

5	<p>Section 4 - Design Program, Space Standards / Assumptions General Section</p>	<p>Break Room Changes. Conference room, program changes.</p>	<p>Break Room:</p> <ul style="list-style-type: none"> • Provide one (1) freezer per floor. • Provide one (1) dishwasher per floor. • Provide one (1) sink per break area for coffee prep. • Provide under-counter refrigerators at small (50sf) break areas and full size refrigerators with ice maker at large (100sf) break areas. • Provide one (1) microwave per break area. <p>Break room areas may be combined and number of sinks and appliances per floor reduced where operationally feasible to do so. However, each floor must have a minimum of refrigerator capacity equal to the required full-sized and two under-counter units.</p> <p>Conference Rooms:</p> <ul style="list-style-type: none"> • Locate one (1) break area with additional <u>180 SF Catering Cart Closet</u> adjacent to Shared Conference Rooms on ground floor. • Include additional <u>500 SF for AV Closet and Table/Chair Storage</u> adjacent to shared conference rooms. • Disregard sink requirement for all conference rooms. <p>Loading Dock Storage:</p> <p>Provide additional <u>250 SF Secure Loading Dock Storage</u> for secure bin storage adjacent to loading dock, accommodating (4) 2x4 bins and (8) 2x2 bins.</p> <p>Space List Revisions:</p> <ul style="list-style-type: none"> • Item C2.0: strike “dedicated” from Notes, WSP News Conference Room / Rules Hearing to be shared. <p>Items D1.0 and D2.0: move 1 conference room from each type, move within secured JLARC space as dedicated conference rooms. Label as items L1.4 and L1.5 on Space List.</p>
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6	Section 4 - Design Narratives I, 1000h Special Considerations Page 6	Provide specifics on project design requirements pertaining to City street frontage improvements.	Provide the following: <ul style="list-style-type: none"> • 14' sidewalk (inclusive of 4' x 4" tree wells) on Capitol Way block face • 12' sidewalks (inclusive of 4' x 4" tree wells) on other block faces • Street trees at an average of 40' on center with tree grates (plazas, etc. can provide equivalent landscaping in alternative types of planting) • Some form of seating related to all block faces (plazas and entry areas are valid means of providing this) • Bike parking racks in ROW for short-term use – all block faces • Curb bulb-outs @ each corner • Some means of partial weather protection for pedestrians (overhangs, canopies, recessed entries, etc.) on each block face. Note that no site area should be sacrificed to provide for sidewalks. Existing ROW should provide sufficient width.
7	Section 4 - 1020 - D.4 (page 10)	Calibration of the building energy model requires a minimum of 12 consecutive months with minimum 80% occupancy...reporting will be extended until the minimum occupancy is achieved. How does the contractor manage/determine risk of 80% occupancy and its effect on the guarantee?	See Addendum #6, Item 14
8	Section 4 - Design Narratives, 1030 Site / Civil Design Page 12	City of Olympia Water Pressure available to the 1063 Block Project.	See the water pressure mapping and pressures in attachment 5.1
9	Section 4 - Design Narratives, 1064 Heating, Ventilating and Air Conditioning Design Criteria Page 28	May the Central Campus Chilled Water System be used as a primary or secondary means of cooling for the building?	Yes. It is an option for the design build teams to utilize this chilled water system within their proposals. See attachment 6.1

10	Section 4 - Design Narratives, 1070 Electrical – Power Distribution, E Page 34	Please provide clarification to Mechanical System Electrical Load Assumptions.	For the Electrical loads attributable to the HVAC system the design builder should utilize loads as required by the system along with any NEC allowed demand factors.
11	Section 4 - Design Narratives, 1080 Radio System Design Criteria Page 50	Please provide clarification to how the State plans on building WIFI Systems in the building.	The building shall be designed to provide a public Wi-Fi system to support a building-wide WiFi system including the public spaces and shared conference rooms. Building provided Distributed Antenna Systems (DAS) should be a no-host_antenna (e.g. non-proprietary). In each shared conference space and at sample points in the publicly accessed areas the signal should be sufficient for 802.11n data transmission. This public Wi-Fi system will utilize the floor IDF spaces for horizontal cabling and routing and route back to the MDF for core routing. The system will be considered a core function of the building and be managed by the building owner. The system shall be capable to accept additional WIFI systems by tenants.
12	Section 4 - Design Narratives, 1080 Radio System Design Criteria Page 50	WSP Roof Antennas defined.	See Item 3 attachments.
14	Section 4 - Design Narratives, 1082f, WSP Equipment Rooms page 53	WSP Equipment rooms - indicates "if required" Is P18.6 this type of equipment room and is it the only one required? No others show up in the assignable sf. Clarify.	<p>WSP P18.6 Equipment Room is specific to the Commercial Vehicles Division. The Room identified in RFP Section IV – 1082, F (page 53) is the WSP IDF Equipment room for their network. See forthcoming Addendum 8 for additional information on WSP Equipment Rooms.</p> <p>In conversations since the room data sheets and narratives have been finalized, it appears that the IDF that serves the WSP space may <u>not</u> be shared with other tenants unless.....</p> <ul style="list-style-type: none"> • If WSP is the sole occupant served out of a IDF on a specific floor then that IDF can be considered WSP's. The WSP server equipment may be located in the IDF since the space will be secure

			<p>and confined to the WSP.</p> <ul style="list-style-type: none"> If WSP shares a floor with other tenants then WSP will require their IDF to be separated from the other tenants / building common IDF. <p>The IDF spaces are considered part of the overall building common space allocations.</p>
15	<p>Section 4 - Design Narratives, 1082g Telecommunications Rooms Page 54</p>	<p>Clarify the relationship between Building IDF and Equipment Room.</p>	<p>IDF & Equipment Room: The IDF spaces are intended for multiple tenant use and should be sized for horizontal distribution to tenants on the same floor only. If multiple tenants use the same IDF, there may be separate routers and backbone cables for each network, but this equipment may be located on the same racks within the same room. This provides for efficiencies in cooling and space planning for the building. Except for WSP, there is no requirement from any agency that their network equipment be located in a secure room separate from other tenants, only that the equipment within the room be able to be set apart.</p> <p>Only the WSP may be assigned a dedicated room for their servers that are required by federal law to be within proximity of the work done within the building. This room may not share services with other tenants and will require a direct conduit pathway from the WSP routers in the IDF space.</p> <p>For more information on the WSP server room – see 1082.F “WSP Equipment Rooms” in the forthcoming Addendum #8 (Revised Section 4 Design Narrative).</p>
16	<p>Section 4 - Design Narratives, 1084 Television Distribution Design Criteria Page 60</p>	<p>Building CATV Systems.</p>	<p>CATV: Each conference room shall be provided a minimum of one coax cable for television access. Cable shall connect back to the IDF and the building’s coax backbone and shall be patchable onto any of multiple</p>

			television providers to the building. Television providers may be public or private and will host transmitting equipment in the MDF of the building.
17	Section 5 - Room Criteria Sheets	WSP Referenced Standards within the Room Criteria Sheets.	See attachment 3.1 (Item 3 Attachments) which updates WSP standards and requirements.
18	Section 5 - Room Criteria Sheets	Room Criteria Sheets – Operable Windows or Exterior Windows.	Confirmation of direction given in the proprietary meetings held on January 8, 9, 2014.....operable or exterior windows are not required as noted on a few of the room criteria sheets (Rooms: P2.6,P3.1,P5.2, P10.1, P10.4, P11.1, P20.8, F4.1, F4.2)
19	Section 5 - Room Criteria Sheets	FFE Workstations – What is the wall thickness of the workstation wall panels that the proposers should assume in the layout of the space?	Assume 3" partition thickness.
20	Section 5 - Room Criteria Sheets	Appliance Specs for break rooms.	<p>REFRIGERATOR</p> <ul style="list-style-type: none"> • Frigidaire Professional or Equal, 5 amp unit. • Minimum 20 c.f. all refrigerator unit, power fail notice feature, temperature display, open door alarm, high energy star rated. <p>FREEZER</p> <ul style="list-style-type: none"> • Frigidaire Professional or Equal, 5 amp unit. • Minimum 20 c.f. all freezer unit, power fail notice feature, temperature display, open door alarm, high energy star rated. <p>DISHWASHER</p> <ul style="list-style-type: none"> • Stainless tub, High Efficiency, Quiet control professional model. • Kenmore Pro or equal. <p>MICROWAVE</p> <ul style="list-style-type: none"> • Stainless interior, digital controls 1000-1250watt. <p>ICE MAKER (if separate from freezer)</p> <ul style="list-style-type: none"> • Hoshizak AM-50BAE=AD, 3.4amp or equal. <p>UNDER COUNTER FRIDGE for small coffee bars</p> <ul style="list-style-type: none"> • Uline UADA24RS-13, 2.4 amp or Equal.

21	Section 5 - Room Criteria Sheets	Attic stock requirements.	Any one of a kind type items need to be stocked at 10%. Also, 10 % for light bulbs. Typically 5% for: <ul style="list-style-type: none"> • Carpet tile • Resilient flooring • Ceiling tiles • Door hardware • Plumbing materials
22	Section 5 - Room Criteria Sheets	EUI / Carbon Footprint: To what degree does the State desire elaboration on carbon footprint impacts?	Beyond the requirement for a LEED Gold or better building, no additional carbon footprint information is explicitly required. Evaluators will consider any other information on carbon footprint impacts submitted by teams as it pertains to the “Sustainability” category of scoring.
23	Section 5 - Room Criteria Sheets, IX.D Page 21	ADA parking to meet code requirements. The code states a % of parking provided, but the base proposal does not require parking so there would be no accessible parking required. Correct?	ADA spaces in the public ROW on Union will be provided. Teams should take this into consideration in terms of entry access to the building. At the moment the assumption is that additional ADA spaces will be provided in the “GA” surface lot to the west.
24	Section 5 - Room Criteria Sheets, X & XI Pages 27 & 39	Are P11.9 & 11.14 separate spaces? 11.9 not shown on Agency Adjacencies	WSP has confirmed the need for 2 separate spaces. Refer to “Adjacencies” section of Room Criteria Sheet.
25	Section 5 - Room Criteria Sheets, X & XI Pages 31 & 40	Confirm the library open space is part of the P20.1 or P20.7 open space sf	See description for P20.8 in room criteria sheet.
26	Section 5 - Room Criteria Sheets, XI Page 37	P2.8 - Space list indicates 380sf and room data sheet indicates 120 sf	Space list (380 SF) governs square footage requirements.
27	Section 5 - Room Criteria Sheets, XI Page 37	P5.2 - Space list indicates 1664sf and room data sheet indicates 1536 sf	Space list (1664 SF) governs square footage requirements.

28	Section 5 - Room Criteria Sheets, XI Page 38	P9.6 - Space list indicates 560sf and room data sheet indicates 500 sf	Space list (560 SF) governs square footage requirements.
29	Section 5 - Room Criteria Sheets, XI Page 39	P11.17 - Space list indicates 400sf and room data sheet indicates 300 sf	Space list (400 SF) governs square footage requirements.
30	Section 5 - Room Criteria Sheets, XI Page 39	P15.7 - Space list indicates 400sf and room data sheet indicates 64 sf	Space list (400 SF) governs square footage requirements.
31	Section 5 - Room Criteria Sheets, XI Page 39	P15.9 - Space list indicates 650sf and room data sheet indicates 96 sf	Space list (650 SF) governs square footage requirements.
32	Section 5 - Room Criteria Sheets	Specialized HVAC requirements are indicated for P13.6, P13.7 & P14.4. Please clarify the special requirements	<p>WSP P13.6: Computer Storage / Test Lab. No Special HVAC requirements. See outline of room use...</p> <p><i>The equipment is generally a desktop computer sized object which is sometimes disassembled into its component parts. Disassembly requires about twice the space of the original component to accommodate. Technical operations performed in the workspace will include the use of small hand tools (some of which are electrically operated, some which are not) that may be powered from a typical 15 to 20 amp outlet or two at 110 VAC. When soldering (which would happen infrequently during the day) a worker could employ a small desk light or desk fan which could be a plug load. It is not recommended that special ventilation or lighting be provided in this area, since each operation is somewhat custom; implying that a hard location for the fixtures described above would work sometimes for the technician and not others.</i></p> <p>WSP P13.7: Network Ops Center (NOC) and P14.4 Open Work Space. No special requirements for these spaces. See attachment 4.4 for clarification on WSP 24/7 needs.</p>

33	Section 5 - Room Criteria Sheets	P20.3 & P20.4 indicate FBI requirements and standards. Please provide the specific requirements/standards to comply.	See attachment 4.1 that further clarifies the regulatory requirements for WSP spaces.
34	Appendix - Forms – g. Alternates Price Proposal Cost Estimate	Update form to include alternates called out in the RFP Design Narratives Section IV.	Alternate pricing recap to be re-distributed with Addendum #8.
35	Appendix - Exhibits f – survey	A gas line fed from Columbia (Water) and Union may connect to gas line at 11th & Capitol Way. Initial discussions with PSE Dave Lewinski indicates, if necessary, relocation will be done by PSE at @ approx. \$300/lf. Should each team coordinate with PSE or should DES coordinate gas and/or include an allowance to reconcile with PSE after award?	Design Build teams should assume that owner is responsible for the PSE costs to bring the natural gas line to within 5' of the property line.
36	1063 Block AV Matrix	<p>Types F, G & L have the AV equipment room checked.</p> <p>1 - Can't find a room data sheet with type F. Should there be one?</p> <p>2 - Room data sheet for C1.1 (type L) has details about AV room - what part of 1000sf should be allocated for AV room? Any special HVAC requirements?</p> <p>3 - C1.0 (type G) room data sheet does not indicate AV room - does it need it, what part of 3000sf should be allocated for AV room?</p>	<p>1 – AV Type F was for a room type that was removed in programming.</p> <p>2 – Provide independent cooling systems for AV rooms similar to telecom, IDF, and MDF rooms. Refer to RFP Section IV.B.4. The AV Room (type L) would need to be approximately 10' x 10' to accommodate a technical operator.</p> <p>3 – The AV Matrix calls for an AV equipment room (type G). The room will be at least 6' x 8' up to 10' x 10'. If there is adjacency to C1.1 – both rooms could share a common equipment room.</p>
37	Section 2 – Permits - Article 5.5.17 Page 23	It is our understanding that Columbia Ave SW and 11th Avenue SW are State of Washington right-of-ways. Are they subject to City of Olympia street use fees?	11th Ave. is State of Washington ROW. Columbia is part of the city of Olympia, as are the other two streets fronting the site. The city has a one-time project fee for traffic control. In addition, the city typically assesses a daily fee for full or partial street closures that directly affect parking revenues. On a project of the scale of 1063 it is not uncommon for these fees to be negotiated with the contractor.

38	Section 2 – Permits - Article 5.5.17 Page 23	Can you please provide duration estimates for City of Olympia permit review and issuance: Demolition permit Excavation & Foundation permit Building permit - Structural Building permit – Architectural & Life Safety Mechanical permit – over the counter? Electrical permit – over the counter?	Demolition Permit: If all paper work is completed from Olympic Region Clean Air Agency and SEPA is finished, then it is an over the counter permit. Excavation and Foundation Permit: 15 working days for review comments. Building Permit - Structural: 60 working days for review comments. Building Permit – Architectural & Life Safety: 60 working days for review comments. Mechanical Permit – 5 working days. Electrical Permit: 5 working days. The Structural and Architectural typically run together and often within the same time line the MEP's are also being reviewed.
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2. Site Power, Telecom Diagrams

Attachments include:

- 2.1 ARC to GAB
- 2.2 GAB to Dawley
- 2.3 Site Power Diagram
- 2.4 Electric Vault added to Alley

3. WSP Antenna Info

(Combined) Attachments include:

- 3.1 Room Criteria Sheets – Building Common B 4.0 Antenna Equip
- 3.2 1063 Block Project WSP Rooftop Antennas
- 3.3 CC807 –US-41334-1
- 3.4 Discone Antenna tr_PZ-7100P
- 3.5 RTW-12 (Assembly)
- 3.6 SU3-190BB
- 3.7 SU6-107BC
- 3.8 TelewaveF2

4. WSP Regulatory, Operation Hour Requirements

Attachments include:

- 4.1 WSP Regulatory Requirements
- 4.2 AL-PD 3040 ASCLD-LAB-INT 2011 Supplemental Testing
- 4.3 CALEA Manual
- 4.4 Project Operations Hours Document

5. Site Water Pressure

Attachments include:

- 5.1 Existing Site Water Pressures and line locations

6. West Campus Chiller Loop Design Information

Attachments include:

- 6.1 Chiller Loop Design Information