



Washington State
**DEPARTMENT OF
ENTERPRISE SERVICES**

Project 23-11-364
Department of Social and Health Services (DSHS)
King County (Downtown Core)
Amendment 1
January 25, 2024

1. This amendment documents the questions and answers from the preproposal conference held on December 28, 2023, as well as questions and answers received after the preproposal conference.
 - a. **Question:** Is any relationship between this project and DSHS Project 22-10-318?
Answer: No, this is a new project seeking space for a different DSHS program.
 - b. **Question:** Which DSHS program will this lease space house?
Answer: The lease space is intended to house offices for the Aging and Long-Term Services Administration (AL TSA) office.
 - c. **Question:** Could you briefly describe ATSA's mission?
Answer: The Aging and Long-Term Support Administration (AL TSA) promotes choice, independence, and safety through innovative services and partnerships with tribes, advocates, providers and caregivers to support seniors and people with disabilities so they can live with good health, independence, dignity and control over decisions that affect their lives. For more information about AL TSA see their website at: <https://www.dshs.wa.gov/altsa>.
 - d. **Question:** Where is this program currently located?
Answer: The program is currently located in the Holgate Building on Airport Way.
 - e. **Question:** Why is this program relocating?
Answer: The program is seeking to move from one single, centralized location to five separate facilities that are located geographically closer to the people they serve.
 - f. **Question:** Could you clarify what you mean by "Downtown core"?
Answer: The approximate area of consideration would be bounded by:
 - South - the program's current location,
 - North - the Seattle Center area,
 - East - the Capitol Hill area,
 - West - the waterfront.
 - g. **Question:** Could you clarify what is meant by proximity to transit?

Answer: Proximity for this program would be a reasonable walking distance from a transit stop. For this program, it is more likely that the mass transit will be used by DSHS staff than clients.

h. **Question:** Are there many clients coming to this location for services?

Answer: This site will be primarily administrative in nature. Some clients will come to this location for services; however, the number of daily client visits will be far fewer than many other DSHS programs of a similar square footage.

i. **Question:** How important is being on the ground floor for this DSHS program?

Answer: Being on the ground floor is NOT a requirement for this program.

j. **Question:** Would it be an advantage to propose some leased space on the ground floor and the remainder of the leased space on an upper floor?

Answer: Being in contiguous space on a single floor is usually preferred.

k. **Question:** Are proposals required to include the detailed Bid Cost Breakdown (BCB)?

Answer: No, the BCB (now referred to as the Project Cost Proposal (PCP)) is completed after Real Estate Services names the Apparent Successful Proposer (ASP).

l. **Question:** Could a shower in a tenant shared locker room satisfy the requirement in the common area?

Answer: A shared locker room could satisfy the shower requirement provided the use of the locker room is limited to building tenants and is secured by a with a card key lock.

m. **Question:** Could you clarify the parking requirement?

Answer: The required parking is the amount of parking that is required by the municipal code for that address and building use. Additional parking may be advantageous to the Agency.

2. Point of contact for all questions and comments is Phil Person, (360) 280-1379, or phil.person@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.