



Project 22-10-321
Department of social and Health Services (DSHS)
Sunnyside, WA (and Surrounding Areas)
Amendment 1
December 29, 2022

1. After publishing this RFP for DSHS space, DES learned that another agency will require leased space in this same geographic area. The details of this additional agency requirement are still being finalized, but RES anticipates publishing the RFP for the second agency sometime during the first half of January 2023.

While RES intends for these projects to proceed under separate RFPs , it may be advantageous for these agencies to be colocated in fully demised suites within a single facility. In the event that the agencies can colocate, each will have their own program requirements, including electric vehicle charging stations.

In order to provide interested parties an opportunity to consider both of these RFPs, the deadline for submitting proposals for Project 22-10-321 **is extended to February 21, 2023**. RES will publish revised dates for the other RFP events in a separate amendment.

2. This paragraph documents the questions and answers from the preproposal conference held on December 6, 2022.
 - a. **Question:** Are there agency vehicles assigned to this facility and is secured parking required?
Answer: Yes. Two agency vehicles are currently anticipated to be stationed at this facility. Secured parking for is not required but may be advantageous to the agency.
 - b. **Question:** Is there any leeway on the anticipated lease commencement date?
Answer: The date in the RFP is based on the expiration of the existing lease. The agency would prefer to meet that date but may consider an alternative if appropriate and the current lessor will agree to a lease extension.
 - c. **Question:** Regarding the electric vehicle chargers, will the agency use some type of card swipe for drivers to access the charging system?
Answer: At the DSHS facilities that currently have electric vehicle chargers installed, the agency uses a combination of networked and non-networked EV Chargers. In general,

the non-networked chargers have an RFID feature to limit use to DSHS fleet vehicles and DSHS employees. The agency will likely move toward a more networked system in the near future.

Also, proposals that allow for locating the charging stations in such a way as to allow for charging to be available to the stalls that are adjacent to the designated charging stalls may be advantageous to the agency.

- d. **Question:** Is the owner to provide the electrical pathway, the wiring and associated materials and the agency is providing the charging heads?

Answer: Yes, the owner provides all of the infrastructure including conduit, electrical panel and electrical wiring, data cabling, bollards, striping, ADA acceptable pathway to the building, etc. The owner also installs the agency provided charging station.

One clarifying piece of information. The RFP states the agency is providing the charging heads, but more precisely, the agency will cover the cost of the charging stations with two charging ports per station.

- e. **Question:** I assume the charging stations are there to support agency vehicles, so would it be like additional handicap parking?

Answer: Yes, these charging station stalls are in addition to the ADA required handicapped parking. The intent is for one of the charging station stalls to be sized for ADA accessibility and have an ADA accessible route to the building but this charging station stall will not be signed as an ADA stall.

- f. **Question:** What is a universal restroom?

Answer: It is a unisex family-type restroom with baby changing station.

- g. **Question:** And those are in addition to the code required restrooms?

Answer: Yes.

- h. **Question:** Are proposals required to meet a LEED or Green Globes certification?

Answer: No, these certifications are not a requirement. However, please review section 3.5.3 and the referenced Governor's Executive Order. Proposals that take measures to exceed the basic requirements of the energy code may be advantageous to the agency.

- i. **Question:** Since we're just over 10,000 square feet, is one or two coffee bars required for this facility?

Answer: One coffee bar in addition to the lunchroom is required for this facility.

- j. **Question:** Do you need the automatic opener on the main entrance, the employee restroom doors and the door between the client area and the staff area?

Answer: Yes, that is correct. In addition, we will require door openers on the doors for employee restrooms, and only doors between public client areas and secure staff areas.

These openers will ideally be touchless, will have the ability to add access controls and support the agency goal of equitable access for clients and staff as well as sanitation purposes.

- k. **Question:** Are the touchdown stations treated like a workstation with regards to power and data requirements?

Answer: Yes.

3. Point of contact for all questions and comments is Phil Person, (360) 407-9315, phil.person@des.wa.gov. E-mail is the preferred method of communications for project related questions and comments.