



Addendum #1

Issued: Wednesday, June 7, 2023

Informational Meeting Sign-In, Submitted/Meeting Q+A

Project: 2023-280
 Project Name: DES Facility Condition Assessment
 Phase: Request for Qualifications
 Meeting Location: Teams Meeting
 Date/Time: Wednesday May 24, 2023 at 10:00 AM PST
 DES PM: John Lyons, john.lyons@des.wa.gov

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Qualifications (RFQ) is modified as set forth in this Addendum. The original RFQ documents remain in full force and effect, except as modified by this addendum, which is hereby made part of the RFQ. Respondent shall take this Addendum into consideration when preparing and submitting its Statement of Qualification.

Visit our webpage for additional information: <https://des.wa.gov/services/facilities-and-leasing-management/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>

1. Questions and Answers:

Question	Response
Will the team that performs this work be precluded from participating in any upcoming work that may come out of this RFQ?	No, the team selected for this work will not be precluded from participating in projects related to this RFQ.
Do you have a decarbonization consultant on board already?	No, not yet.
Either way, would you like us to propose on decarbonization and a roadmap to net-zero?	You are welcome to propose on the decarbonization RFQ once issued.
In the scoring criteria, you have 20 points allocated to the project schedule. I did not see where you would like that schedule placed within the structure of the proposal response, however. Can you please clarify placement for the response?	The proposal is yours to compose. Place the schedule where it best communicates your firm's ability to deliver this project.
What type of ADA assessment are you expecting - Tier One Checklist as used in PCA work or a Tier Two detailed measured assessment?	The ADA assessment should align with our budget. Without a total project cost, we recommend structuring the proposal with options.
RFQ goal is energy efficiency, but no mention of Clean Building Compliance. Can you elaborate?	DES is pursuing energy meters this summer and fall. Energy efficiency will largely come from HVAC and envelope improvements.
Can you confirm no site/civil evaluations in the FCA.	No. Civil may be part of this assessment.
Is this project funded? Is there a budget established for the first year?	Yes, the project is funded.
Who conducted previous FCA, what format is the data in, what would you improve about the process?	This is the first complete condition assessment for the Capitol Campus



Addendum #1

Issued: Wednesday, June 7, 2023

Informational Meeting Sign-In, Submitted/Meeting Q+A

Will Table of Contents count in page count? Are you open to receiving a sample deliverable as an attachment?	Please see the RFQ.
For this project, is the DES requiring a full title II ADA survey?	Yes, DES is requiring a complete Title II ADA survey to be conducted.
Please clarify the level of detail that is required to address ADA compliance for the buildings. A Level one is a checklist-based visual review that is acceptable by ASTM E2018-15 Baseline Guide for Property Condition Assessment. A level two assessment typically involves a carefully measured documented review of each ADA compliance issue. What is the performance expectation for Accessibility compliance in your RFP? Level One or Level Two?	The level of detail will depend on the successful proposer's fee and be determined during contract negotiations.
Scope of work item 2.5 – Can you please confirm the specific scope of work you are looking for with regards to the Structural systems? Is the expectation that the assessment will be visual or are you looking for intrusive investigations, design review and/or calculations? Please also confirm the scope of work relate to seismic assessment as well.	As stated in the RFQ, this will be a non-invasive assessment unless otherwise authorized by DES.
Elevators/lifts are only mentioned under Accessibility scope, do we include for these in visual FCA as well?	No.
Scope of work Section 4.3 – The consultant is expected to work with agency staff to obtain historical information to augment asset information collected in the field, including, where available, warranty information. - Please confirm what if any additional effort is expected beyond requesting and reviewing information provided by DES.	This is to be determined by the successful consultant.
Scope of work section 4.6 - “The consultant will capture information on all building systems and major equipment within a facility necessary for the agency to identify and perform ongoing preventative and corrective maintenance.” Are you looking for equipment inventory and tagging (bar code or QR Code) as well as Preventative Maintenance tasks by Uniformat II Level 4 code in addition to the FCA? If not, can you please clarify the expectation for this item.	We'll consider all options based on a consultant's recommendation.
Scope of work item 6.1.14 – Identify, document, and present operational and capital savings identified through the Facilities Condition Assessment process, including strategies to reduce future unfunded maintenance needs and strategies that leverage operational savings through efficiencies. -- Can you confirm if you are looking for simple narratives expressing the potential opportunities to reduce operational and capital costs or detailed calculations?	Both may be necessary depending on the nature of the recommendation.



Addendum #1

Issued: Wednesday, June 7, 2023

Informational Meeting Sign-In, Submitted/Meeting Q+A

Scope of work item 6.1.17 - what is expected in CAD? "Provide electronic format deliverables (MS Word, PDF, and CAD) for items 6.1 through 6.1.16 above".	Depending on the nature of the consultant's recommendation, there could be many possibilities.
Can you please confirm if the Diverse Business Inclusion Plan is required from each firm, or only the top-ranked firms asked to attend an interview. Initially the RFQ says that it is mandatory. However, the next paragraph says that only the top-ranked firms are required to submit. (Page 9 and 10 of 11)	The Diverse Business Inclusion Plan is a phase 2 requirement.
Only SF330 is listed as exempt from the page count currently, however 'Attachment 0 Form' was noted also in the RFQ. Please confirm that none of the forms count towards the 25 page limit?	Confirmed
Please confirm that the table of contents also doesn't count towards the 25 page limit?	Confirmed
"Discuss tools and methods for scheduling projects for both design and construction." Is noted in the RFQ Evaluation section under Past Performance. As the FCAs aren't a construction project what is expected to be detailed here?	Discuss your experience with scheduling facility condition assessments.
Our FCA team had questions regarding the section 2.5. Structural Systems in the RFP. Are you looking more for a failure analysis, or do you need an actual PML?	Initially looking primarily at failure analysis. Assistance with follow-up PML could be a future consideration.
And in the next section that deals with ADA evaluation. You're looking for a full Accessibility Review of each property's compliance with applicable federal, state, and local accessibility regulations – is that correct?	Correct, we are looking to cover all the pertinent accessibility requirements from all jurisdictions.

2. Sign-in as captured in chat:

John Lyons – DES, john.lyons@des.wa.gov

Majid Jamali – DES, majid.jamali@des.wa.gov

Dave Hinkson – DES, david.hinkson@des.wa.gov

James Hill - KMB architects, jameshill@kmb-architects.com

Keya Bernhardt - KMB Architects, keyabernhardt@kmb-architects.com

Ross Whitehead - Schreiber Starling Whitehead Architects, whitehead@sswarchitects.com

Joel Davis - Sazan Group Inc, jdavis@sazan.com

Caroline Fleming - Sazan Group Inc, cfleming@sazan.com



Addendum #1

Issued: Wednesday, June 7, 2023

Informational Meeting Sign-In, Submitted/Meeting Q+A

Megan Bergstrom - PCS Structural Solutions, mbergstrom@pcs-structural.com

Dan Harrison - ISES Corp, danh@isescorp.com

Brian Isleib - Facility Engineering Associates, brian.isleib@feapc.com

Ellen Strebar – Faithful + Gould, ellen.strebar@atkinsglobal.com

Karl Pihl – EBD Services, karl.pihl@ebd-services.com

Kyle Christiansen – Roth IAMS, kyle.christiansen@rothiams.com

Lori Augustin - Roth IAMS, lori.augustin@rothiams.com

Caroline Lemay – Bassetti Architects, clemay@bassettiarch.com

Tegan Hill – Bassetti Architects, thill@bassettiarch.com

Walt Busch – Coughlin Porter Lundeen, waltb@cplinc.com

Geoffrey Rossi - Marx|Okubo, geoffrey_rossi@marxokubo.com

Jeff Lynch - Stantec, jeff.lynch@stantec.com

Tami Howard – Lund Opsahl, thoward@lundopsahl.com

Grant Eldridge – Otak CPM, Grant.Eldridge@otak.com

Andrea Stone – Otak CPM, andrea.stone@otak.com

Chip Burnett – CBRE, chip.burnett@cbre.com

Jon Mueller – CBRE, jon.mueller@cbre.com

Ruth Park – CBRE, ruth.park@cbre.com

Jessica Collins – CBRE, jessica.collins@cbre.com

Tara Wilson – CBRE, tara.wilson1@cbre.com

Nick Baker - Wood Harbinger, nbaker@woodharbinger.com

Peter Lekhakul - Wood Harbinger - plekhakul@woodharbinger.com

Terry Hosaka - Akana, terry.hosaka@akana.us

Rick Unruh - Akana, rick.unruh@akana.us

Troy Kunas - Akana, troy.kunas@akana.us

Kim Kaul - BCE Engineers, kim.kaul@bceengineers.com

Kim Baker - P2S Inc, kim.baker@p2sinc.com



Addendum #1

Issued: Wednesday, June 7, 2023

Informational Meeting Sign-In, Submitted/Meeting Q+A

Josh Drake – Stell Enterprises, jdrake@stellee.com

Diane Vandewall - Krazan & Associates, dianevandewall@krazan.com

Mary Bruenn - NEXUS bec, mbruenn@nexusbec.com

Emily Fisher – Reyes Engineering, efisher@reyeseng.com

Marc Retish – Ameresco, mretish@ameresco.com

Brian MacRae – Thornton Tomasetti, BMacRae@ThorntonTomasetti.com

Ross Jarvis - Land Development Consultants (LDC), rjarvis@ldccorp.com

William Faesenmeier - Terracon Consultants, william.faesenmeier@terracon.com

Allyson Evers - Terracon Consultants, allyson.evers@terracon.com

Grant Granger - McKinstry, grantg@mckinstry.com

Sarah Partap - MENG Analysis - sarah@menganalysis.com

Aziz Master – Chicago, IL (Firm/email not available)

This addendum does not amend the due date or time for submission of Statements of Qualifications.

End of Addendum #1