



QUESTIONS & RESPONSES #01

070484 - NWSA HEADQUARTERS REQUIREMENTS GATHERING
AND MARKET OPTIONS ASSESSMENT

RFP or RFQ / TITLE

CONTACT PROCUREMENT - RFP 070484

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Q&A ISSUE DATE December 8, 2016

PROPOSER QUESTIONS	PORT RESPONSES
I've registered for the Holder's List for the NWSA RFP #070484 and was hoping to obtain a copy of the full list. Would you be able to share a copy?	Holder's List posted along with this Q&A 01.
How many employees is NWSA estimating, both near-term, and into the future?	near term = 50, long term up to 150
Desired occupancy date (appears to be ~1Q 2018, assuming a reasonable fit-out period)?	Q1 2018
Desired / maximum lease term?	Not decided at this time; expect this to be one of the outcomes of the Needs Assessment phase of work
Any special uses or other space requirements beyond standard office/parking?	Potential Managing Member public meeting chambers, NWSA customer reception space; expect input on these to come out through the Needs Assessment phase of work.
How does the NWSA intend to handle TI's? Anything special envisioned?	NWSA wants to leave all options on the table, so nothing in particular is envisioned in regards to TI's at this point.
When identifying potential locations, the RFP asks for "associated costs" – should these be based merely on "asking" rates and estimates? Or does NWSA envision an RFP/proposal process to a shortlist of properties?	Associated costs should be based on asking rates and estimates.
Would having worked or presently working for the Ports of Tacoma and/or Seattle be seen as a potential conflict, assuming the work is unrelated?	No, doing business with either Port would not constitute a conflict.
The RFP mentions using firms' references in the event the NWSA hasn't determined a winner. Are these expected to be included in the proposal (in the 8 page limit), or will these be requested at a future date, as needed?	References are not expected to be included in the proposal and may be requested at a future date.