

Questions and Answers relating to
RFQ for Feasibility Study and Pre-Development Site Planning
Multi-tenant "incubator" building at Turning Pointe Business Park
Port of Clarkston, Clarkston, WA 99403

Question: Tell us about the intent with "incubator." Will there be shared space and shared services? Will the Port limit the amount of time a tenant can stay in the "incubator" building?

Answer: Feedback from the selected consultant group --once they've done their research--will assist in answering these questions. Because "maker's space" is part of a new Walla Walla Community College building planned for construction soon, we will want to assure that there is no duplication, but rather, the facility planned by the Port complements the WWCC programs, encouraging graduates to operate out of their own small space, rather than shared space.

Question: The tagline for Turning Pointe Business Park is "A Port of Clarkston Sustainable Enterprise." Tell us whether and to what degree "sustainability" might be a goal with the multi-tenant project.

Answer: The Port would like the building to model what makes sense for businesses. A LEED-certified is less of a goal than investments that provide a return on the long-term, whether that is insulated concrete foam construction with R50 walls, earth sheltered construction, ground-source heat pump heating and cooling, landscape design that allows for stormwater infiltration for on-site management of stormwater or other options. The Port seeks a team qualified to advise it on this topic.

Question: The Port has constructed one other 10,000 sq. ft. multi-tenant building. Are there lessons to be learned from that project?

Answer: The layout for the previous project was divided into equal parts and developed on completely level ground. A really good element was the height of the ceiling, allowing for mezzanines to be added. Also, the ability to connect through shared walls was very helpful. The Port Commissioners are familiar with that building and see the benefits of the layout. We hope, however, the feasibility study will help us determine the "right size" of the various components (one section perhaps 1,500 sq. ft., and another perhaps as much as 4,500 sq. ft.) based on business need.

Question: If all of the Scope of Work is to be accomplished, how will resources be allocated between Parts 1, 2 & 3?

Answer: Parts 1 and 2 are more critical for requirements under the CERB award, as they address the question of feasibility. The amount of resources that get allocated to Part 3 will be negotiated with the selected team.

Question: What information will be provided relating to existing utilities located at Turning Pointe?

Answer: The Port developed Turning Pointe Business Park and owns some of the utilities in right-of-way to be turned over to Asotin County—i.e., fiber optic cable. The Port plans to provide pre-construction cad drawings of the business park to the selected consultant group. In addition, "as-builts" will be available for scrutiny.