



Washington State
**DEPARTMENT OF
ENTERPRISE SERVICES**

MARKET SEARCH

The State of Washington, acting through the Department of Enterprise Services (DES), and on behalf of the agency referenced below, is seeking to lease space as defined in this document.

Project Information

Project #: 23-10-323
Agency: Department of Fish and Wildlife (DFW)
Location: Skagit County, Vicinity of Mount Vernon and Surrounding Communities
Square Footage: 29,264 BOMA Rentable Square Feet consisting approximately:

- Office – 7,000
- Laboratory - 300
- Warehouse – 21,964

Date posted: January 16, 2024
Desired term: 5 Year
(At their discretion, proposers may include other lease terms up to ten (10) years)
Occupancy desired: April 1, 2025, An earlier lease commencement date would be advantageous to the AGENCY.

DES Real Estate Services (RES) Contact Information

Leasing Agent: Blake Thiele
Email: blake.thiele@des.wa.gov
Phone number: (360) 790-5646
Mailing Address: 1500 Jefferson Street SE
P.O. Box 41468
Olympia, Washington 98504-1468

Geographical Areas of Consideration:

Properties for consideration should be within the vicinity of the I-5 corridor +/- 5 miles east or west of I-5. Within a 30 mile radius of La Conner.

Attachments: [Appendix A Leased Space Requirements](#)
[Appendix B New Space Addendum](#)
[Appendix C Space Allocation](#)
[Appendix D Definitions](#)
[Appendix E Lease Standard](#)

General Considerations:

1. Space should meet the RES definition of “**Existing Space.**”
See Appendix D, “Definitions” for RES definition of “Existing Space,” “Space Under Construction,” or “Planned Space.”
2. **Lease will be written** on the State of Washington’s approved lease documents. See Appendix E, “Lease Standard.”
3. **Prevailing Wage:** Proposer and Proposer’s vendors and contractors shall pay Prevailing Wages or applicable Federal Wages to all workers, laborers, or mechanics employed in the performance of any part of the proposed project in accordance with RCW 39.12 and the rules and regulations of the Washington State Department of Labor and Industries (L&I). Proposer agrees to comply with the provisions of RCW 39.12 as required under RCW 39.04.260 unless specifically exempted by the L&I. Submit all compliance paperwork directly to L&I, who makes all determinations regarding the applicability of Prevailing Wage. For additional information, visit L&I’s website at <http://www.lni.wa.gov/TradesLicensing/PrevailingWage/default.asp>.
4. **Emission reduction initiatives** are listed in **Executive Order 20-01** State Efficiency and Environmental Performance (SEEP). SEEP directs State Agencies to pursue cost effective opportunities to reduce building energy use. Agencies will consider a facility with a documented or calculated low Energy Use Intensity score (EUI) to be advantageous. Building shell construction, air sealing, insulation, electrical and lighting systems, and HVAC systems in State leased facilities are required to meet or exceed the Washington State Energy Code. The State encourages building elements and systems that exceed code minimums set forth in the Washington State Energy Code, referenced in Chapter 4 Commercial Energy Efficiency, and Chapter 5 Existing Buildings, these systems and elements must be supported by documented energy savings.

Location Characteristics:

1. Proposed facilities should be in an appropriately zoned area.
2. Preference may be given to locations that are in close proximity to existing public transportation route or routes. Additionally, proposed facilities served by public transportation with hourly service during the hours of 8 AM to 5 PM may be advantageous to the agency.
3. Facilities located outside of the 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA)) may be advantageous to the agency.
4. Proposed facilities must be in areas with sufficient infrastructure in place to support the Agency operational needs to include high-speed data and telephone infrastructure.

Building Characteristics:

1. Please refer to Appendix A, "Leased Space Requirements" for general performance requirements and specifications and Appendix B, "New Space Addendum" for specific site, building, and minimum tenant fit-up requirements.
2. A facility with a single floor plate and on the ground floor of a building may be advantageous to the Agency.
3. Interior clear height in the warehouse space should be at least 20 feet (interior).
4. Facility will require "drive-through" capability for the warehouse space. Facility will require 16-foot clear height for roll up doors on the "drive-through" warehouse space.
5. The facility will house approximately 7,000 SF of office and 300 SF of lab space; and approximately 21,964 SF of warehouse space.
 - a. Lab space will require water and utility sink. A floor drain may be advantageous to the agency.
 - b. Warehouse space a conditioned space with heating (temp above 50 degrees F).
 - c. The warehouse space requires a rollup door.
6. Minimum requirement is code parking plus sufficient space to park AGENCY vehicles and equipment See Section 7 below. Proposals that include additional parking may be advantageous to the AGENCY.
7. This facility will require parking or storage area that will accommodate the following:
 - a. 40 Trucks that are parked overnight at facility in a secured fenced in area with cameras.
 - b. 24 boats on trailers (at least one stall must accommodate an 18-foot Boston Whaler on a trailer.)
 - c. 14 ATV UTV
 - d. 10 Cargo trailers
 - e. 8 Miscellaneous traps on trailers including two traps that are 5' long, 7' wide, 8' tall.
8. Lessor to install two (2) dual head EVSE charging stations (lessee to purchase charging stations), with four (4) DFW dedicated parking stalls directly adjacent to the building. Infrastructure to include the necessary conduit for both power and data back to the building's electrical panel or subpanel, required signage, ADA accessible stall with an accessible route, bollards and parking lot striping.
9. An effective, efficient and welcoming customer lobby or reception area while also providing a clear delineation between public and staff areas. Clear delineation between the public/customer and staff entrances if they are separate.
10. Please refer to Appendix C, "Space Allocation" for specific program requirements. The program and layout will be adapted to the selected facility during the design process.