



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 purchase or lease buildable land as defined in this document. Subsequent to land purchase or lease, DSHS will proceed with permitting, and constructing a new 10 to 24 bed Secure Community Transition Facility.

A Secure Community Transition Facility serves as a less restrictive community facility for individuals civilly committed of sex offenses under Chapter 71.09 RCW.

Project Information

Project #: 22-06-173
Agency: Department of Social and Health Services (DSHS)
Location: Snohomish County
Property Size: Between 5 and 10 Acres of Buildable Land
Date posted: June 14, 2023
Potential terms include:

- 1) A lease term of five (5) years is required. Proposers are also encouraged to include a ten (10) year lease proposal.
- 2) Long term land lease with a purchase option
- 3) Long term land lease
- 4) Land purchase

Occupancy desired: March 1, 2025.
An earlier occupancy date may be advantageous to the AGENCY

DES Real Estate Services (RES) Contact Information

Leasing Agent: Jim Hickman
Email: jim.hickman@des.wa.gov
Phone number: 360-701-0749
Mailing Address: 1500 Jefferson Street SE
P.O. Box 41468
Olympia, Washington 98504-1468

Attachments: [Attachment 1](#) – Department of Social and Health Services – Request For Information (RFI)

General Considerations:

- a. 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>.
- b. 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:

The agency has identified certain key location features for delivery of their services, including but not limited to the following:

- a. Selected property must meet the statutory Secure Community Transition Facility siting guidelines found under RCW 71.09 as well as Department of Social and Health Services SCTF Siting Policies, and local zoning regulations.
- b. A Secure Community Transition Facility is considered an essential public facility (EPF) under RCW 36.70A.200(1)(a) and WAC 365-196-550.
- c. The target search area is primarily unincorporated Snohomish County, but in addition to the other criteria listed below properties within municipalities will also be evaluated and considered based on feasibility of complying with zoning requirements within a reasonable time frame.
- d. Siting Criteria includes a minimum 600-foot buffer around public and private schools, school bus stops, licensed day care and licensed preschool facilities, public parks, publicly dedicated trails, sports fields, playgrounds, recreational and community centers, churches, synagogues, temples, mosques, public libraries, public and private youth camps.
- e. Proposals that are located in close proximity to an existing public transportation route or routes may be advantageous to the Agency. Additionally, proposed facilities served by public transportation with hourly service (or more) during the hours of 8 AM to 5 PM may be advantageous to the Agency.

- f. Proposals that provide ready access to freeway and other major arterial roads (including being within a 15-minute off peak hour drive time from Interstate 5) may be advantageous to the Agency.
- g. Proposals located outside of the 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA)) may be advantageous to the agency.

Property Characteristics:

- a. Proposals that are served by municipal infrastructure such as water, sewer, power, telecommunications, etc., may be advantageous to the AGENCY. However, the AGENCY may consider proposals that do not currently have access to this infrastructure. Site development costs associated with bare property development will be factored in with all other considerations in evaluating the viability of submitted properties.
- b. The AGENCY may consider properties with existing properties even if these structures are not currently suitable for the AGENCY's use. The AGENCY may consider removing or re-purposing any existing structures.