



# 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 #:** 23-09-294  
**Agency:** Edmonds Community College (EDC)  
**Location:** Snohomish County, Vicinity of Monroe, WA.  
**Square Footage:** Approximately 6,412 BOMA rentable square feet of classroom space  
**Date posted:** October 31, 2023  
**Desired term:** 5 Years  
**Occupancy desired:** April 1, 2024, or as soon as possible

### DES Real Estate Services (RES) Contact Information

**Leasing Agent:** Babette Babich  
**Email:** babette.babich@des.wa.gov  
**Phone number:** (360) 791-5312  
**Mailing Address:** 1500 Jefferson Street SE  
P.O. Box 41468  
Olympia, Washington 98504-1468

### **Geographical Areas of Consideration:**

Properties for consideration should be located in or near Monroe, WA

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

### **General Considerations:**

- a. 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."
- b. Desired parking: Fifteen 15 stalls for employee, visitor, and student drop-off. Infrastructure for two dual head EV chargers serving four parking stalls may be advantageous to the agency.
- c. Lease will be written on the State of Washington's approved lease documents. See Appendix E, "Lease Standard."

- d. 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>.
- e. 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. Proposed facilities should be in an appropriately zoned area.
- b. 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.
- c. Facilities that are in close proximity to an elementary school would be advantageous to the agency.
- d. Facilities located outside of the 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA) may be advantageous to the agency.
- e. Proposed facilities must be in areas with sufficient infrastructure in place to support the agency operational needs. See building characteristics below.

**Building Characteristics:**

- a. 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.
- b. The facility will house an early childhood education program. A facility that includes appropriate fixtures and other amenities will be advantageous to the agency.
- c. 1,500 – 2,000 square feet of outdoor playground space is required for this facility.
- d. HVAC requires 15 liters of outside air per second per occupant.
- e. Each classroom space requires a lowered sink in the classroom.
- f. Restrooms will require lowered toilets and sinks for children's use.
- g. 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.