



Washington State Department of
Enterprise Services
REAL ESTATE SERVICES

MARKET SEARCH

Amended 3.7.2022

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 #: 21-10-327
Agency: Department of Corrections
Location: Federal Way, WA
Square Footage: 10, 280 BOMA rentable square feet of office/service delivery space
Date posted: February 7, 2022
Desired term: 10 Year
Occupancy desired: June 30, 2022 or sooner if possible

DES Real Estate Services (RES) Contact Information

Leasing Agent: Amber Dixon
Email: Amber.Dixon@des.wa.gov
Phone number: (360) 485-5057
Mailing Address: 1500 Jefferson Street SE
P.O. Box 41468
Olympia, Washington 98504-1468

Geographical Areas of Consideration:

Properties for consideration shall be located in the following preferred areas: **Federal Way, WA**

Attachments: [Appendix A Leased Space Requirements](#)
[Appendix B New Space Addendum](#)
[Appendix C Space Planning Data](#)
[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. Parking count must meet the requirements established in the municipal code for the intended use, unless otherwise indicated.

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- c. Lease will be written on the State of Washington’s approved lease documents. See Appendix E, “Lease Standard.”
- d. Governor’s Proclamation 21.14: On August 9, 2021, pursuant to the governor’s emergency powers authorized in RCW 43.06.220, Washington Governor Jay Inslee issued Proclamation 21-14 – COVID-19 Vaccination Requirement, (“Proclamation”). Effective October 18, 2021 (November 30,2021 for Office of the Attorney General, the Office of the Commissioner of Public Lands and the Department of Natural Resources, the Office of Insurance Commissioner, the Office of the Lieutenant Governor, and the Office of Superintendent of Public Instruction), the Proclamation prohibits state agencies from permitting contractors to engage in work for the agency if the personnel performing the work (including subcontractor personnel) have not been fully vaccinated against COVID-19 as set forth in the Proclamation. The ASP must comply with all provisions of the Proclamation and its amendments and will certify that they have a plan in place to do so prior to lease execution. A Declaration Form will be provided to the ASP, confirming their intent to comply. The governor’s proclamations are located here: <https://www.governor.wa.gov/office-governor/official-actions/proclamations>.

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. Proposed facilities in proximity to sensitive areas such as schools, daycares, parks, etc. to be evaluated on a site-by-site basis.
- c. Preference of site near county jail, but not a requirement.
- d. Proposed facilities should be within easy walking distance of public transportation routes.

Building Characteristics:

- a. Please refer to Appendix C, “Space Planning Data” for specific program requirements. The program and layout will be adapted to the selected facility during the design process.
- b. 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.