



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.

<u>Project Information</u>	
Project #:	23-04-113
Agency:	Department of Social and Health Services (DSHS)
Location:	Spokane County, WA
Square Footage:	Approximately 16,550 BOMA rentable square feet of office space
Date posted:	September 22, 2023
Desired term:	10-Year (A cancellation clause may be advantageous to the agency)
Occupancy desired:	June 1, 2024, or as soon as possible
<u>DES Real Estate Services (RES) Contact Information</u>	
Leasing Agent:	Geri Scott
Email:	geri.scott@des.wa.gov
Phone number:	(360) 890-0829
Mailing Address:	1500 Jefferson Street SE P.O. Box 41468 Olympia, Washington 98504-1468

Geographical Areas of Consideration:

Properties for consideration should in or near Spokane, WA or Spokane Valley, 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: The minimum parking required for this project is the parking required by the municipal code. Additional parking may be advantageous to the agency.
- c. The infrastructure to support two (2) or more “Level 2” electric vehicle charging stations at designated parking stalls, with two (2) charging heads on each station, serving a total of four (4) parking stalls would be advantageous to the agency.
- d. Lease will be written on the State of Washington’s approved lease documents. See

Appendix E, "Lease Standard."

- e. 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 <https://www.lni.wa.gov/TradesLicensing/PrevailingWage/default.asp>.
- f. 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 located outside of the 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA) may be advantageous to the agency.
- d. 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. Preference may be given to proposals that include the infrastructure to support two (2) or more "Level 2" electric vehicle charging stations at designated parking stalls, with two (2) charging heads on each station, serving a total of four (4) parking stalls. Agency to provide the chargers at their sole cost and expense, and Proposer to provide the infrastructure and site improvements and installation of Agency provided chargers at the Proposer's sole cost and expense. 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.
- c. 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.