



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 #: 24-05-134
Agency: Department of Social and Health Services (DSHS)
Location: Clark County
Square Footage: 5,076 BOMA rentable square feet of warehouse space
Date posted: May 24, 2024
Desired term: A lease term of five (5) years is required. Proposers may, at their discretion, propose additional lease terms of up to 10 years.
Occupancy desired: No later than November 1, 2024

DES Real Estate Services (RES) Contact Information

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 be in Clark County, WA. Proposals within a ten-mile radius of 16015 NE 50th Ave, Vancouver, WA 98686 may be advantageous to the AGENCY.

Attachments: [Appendix A Leased Space Requirements](#)
Appendix B (Deleted for this project)
[Appendix C Space Allocation](#)
[Appendix D Definitions](#)
[Appendix E Lease Standard](#)
Appendix F (Deleted for this project)

1. General Considerations:

- a. Space should meet the RES definition of **Existing Space**. See Exhibit D, "Definitions" for RES definition of "Existing Space," "Space Under Construction," or "Planned Space."
- b. **Parking:**
 - 1) Minimum parking requirement is code parking. Proposals that include three or more passenger and one or more panel truck parking stalls may be advantageous to the agency.

- 2) One (1) or more “Level II” Electric Vehicle Charging Stations (or the capability to install with two charging heads at each charger (a total of two charging heads serving two parking stalls) is required for this site. (See also section 3.h. below.)
- c. **Lease will be written on the State of Washington’s approved lease documents.** See Exhibit E, “Lease Standard.”
- d. RES will require **proof of ownership** prior drafting lease documents. The preferred proof of ownership is a clear title report. In certain circumstances, a certified copy of the deed may be an acceptable substitute for the title report.
- 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://lni.wa.gov/licensing-permits/public-works-projects/contractors-employers/>
- 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.

2. Location Characteristics:

- 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.

3. Building Characteristics:

- a. Please refer to the following documents for general building requirements:
 - 1) Exhibit A, “Leased Space Requirements” for general performance requirements and specifications.
 - 2) Exhibit B, (Deleted for this project.)
 - 3) Exhibit C, “Space Allocation” for detailed program space planning information.
 - 4) Exhibit E, (Deleted for this project.)
- b. Office space with at-grade access may be advantageous to the AGENCY.
- c. Temperature controlled warehouse. (Heated and cooled to be within 50 to 90 degrees.)
- d. A loading dock and adequate turning radius to receive semi-truck deliveries.
- e. Space includes, or can be improved to include, a roll-up door at the loading dock with a

clear height of 10 feet minimum.

- f. Adequate interior ceiling clear height for industrial racking.
- g. 240V power available for refrigeration units, fork-lift charging, and electric vehicle charging.
- h. Proposals should include the infrastructure to support one (1) or more “Level 2” electric vehicle charging stations at designated parking stalls, with two (2) charging heads on each station, serving a total of two (2) parking stalls. Agency to provide the chargers at their sole cost and expense, and Proposer to provide the infrastructure, 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, barrier free route, bollards, and parking lot striping.