



Washington State Department of
Enterprise Services
REAL ESTATE 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 #: 22-10-320
Agency: Department of Social and Health Services (DSHS)
Location: Federal Way, WA
Square Footage: 12,420 BOMA rentable square feet of office space
Date posted: April 19, 2023
Desired term: A lease term of no more than ten (10) years
Occupancy desired: June 1, 2024 or sooner if possible

DES Real Estate Services (RES) Contact Information

Leasing Agent: Michelle Shepler
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Geographical Areas of Consideration:

Properties for consideration should be in Federal Way, WA. See section 2.a. "Location Characteristics" for additional details.

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

1. 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.
- c. Lease will be written on the State of Washington's approved lease documents. See Appendix

E, "Lease Standard."

- d. RES will require proof of ownership prior to 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.

2. Location Characteristics:

- a. Proposals should be located within the following Geographical boundaries:
 - 1) North: So. 288th St., Federal Way
 - 2) East: I-5 South, Federal Way
 - 3) South: 336th St. West, Federal Way
 - 4) West: 1st Ave/Way So., Federal Way
- b. Proposed facilities should be in an appropriately zoned area.
- c. 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.
- 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.

3. 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. 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.
- c. Contiguous office, equipment and storage, and special areas with a highly efficient load factor.
- d. A facility with a single floor plate and on the ground floor of a building may be advantageous to the Agency.
- e. An effective, efficient, and welcoming customer lobby or reception area while also providing a clear delineation between public and staff areas.
- f. Adequate conference rooms and meeting spaces for both public and staff meetings.
- g. Clear delineation between the public/customer and staff entrances if they are separate.
- h. Proposals should 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.
- i. 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.