



Washington State
**DEPARTMENT OF
ENTERPRISE SERVICES**

MARKET SEARCH COVER PAGE

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 #: 24-02-041
Agency: Department of Corrections (DOC)
Location: Clallam County, Vicinity of Port Angeles, WA.
Square Footage: Approximately **4,894** BOMA rentable square feet of office space
Date posted: March 5, 2024
Desired term: 10 Years
Occupancy desired: January 1, 2025, or as soon as possible

DES Real Estate Services (RES) Contact Information

Leasing Agent: Trevor Lybbert
Email: trevor.lybbert@des.wa.gov
Phone number: (360) 701-7259
Mailing Address: 1500 Jefferson Street SE
P.O. Box 41468
Olympia, Washington 98504-1468

Geographical Areas of Consideration:

Properties for consideration should be located within the city limits of Port Angeles, 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: Space availability for Code required parking for agency vehicles, employee, and customer use. Fenced and secure parking for agency vehicles may be advantageous to the agency. Infrastructure for two dual head EV chargers serving four parking stalls.

- 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:

- 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. Ground floor space would be advantageous to the agency.
- c. A facility with (or the ability to add) a second exit from the leased space would be advantageous to the agency.
- d. The facility will house approximately 4,894 SF of office space. Plumbing availability for separate restrooms to serve public, staff and clients would be advantageous to the agency.
- e. 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.