



REQUEST FOR QUALIFYING INFORMATION
FOR
STATE OF WASHINGTON
Department of Enterprise Services
Real Estate Services
053-03-12– Everett Community College– Everett

PART B

The Department of Enterprise Services (DES), on behalf of Everett Community College, is requesting qualifying information for proposals to lease space as referenced below. For the applicable portions of the space, the selected facility must demonstrate that it will meet or exceed the state's Leased Space Requirements, July 2005 edition and the RES Accessibility Addendum, June 2007 (see DES website <http://www.des.wa.gov/SiteCollectionDocuments/Facilities/RES/LSR2005.pdf>).

LOCATION PARAMETERS: Properties submitted for consideration should be located in Everett. Within the following boundaries: Smokey Point to the North, Hwy 99 to the West, 128th Street to the South and Hwy 9 to the East.

FACILITY: Approximately 40,000 square feet of BOMA usable classroom and warehouse / manufacturing space with 100 dedicated parking spaces. This facility will house a precision component education facility for high-tech applications. (See provided Project Description.) Site configuration and overall size/dimensions must be appropriate to accommodate building, parking, and traffic patterns. Space must meet DES definition of existing office space which includes: A building with, at a minimum, footings, foundations, and a roof in place for 70 percent of the advertised square footage and the demonstrated ability to meet the advertised square footage requirements.

LEASE TERMS: 5-year lease term with options to extend for an additional term of 5 years. Full service lease proposals are preferred. Occupancy is required on or before January 1, 2014.

Informational Submittal

Interested parties must submit a letter of interest and supporting information no later than March 29, 2013. Submitted qualifications should include:

- Letter of Interest
- Project number.
- Proof of control, or authority to represent, and confirmation of the ability to finance/develop/manage such a project for the time of the lease solicitation.
- The exact location and description of the facility and/or site.
- Parking information.

Proposers are encouraged to attend the voluntary pre-proposal conference scheduled for: March 21, 2013 at 10:00 AM, in Conference Room 2332, 1500 Jefferson, Olympia, WA.

This project will require a three phased process:

1. DES will conduct an administrative screening of Letters of Interest to ensure proposed sites meet the state's basic requirements as outlined in the RQI.
2. DES will invite owners or landlords of sites that meet the base requirements to submit proposals to lease to the State. A request for proposal packet will be distributed and evaluations of potential sites will be completed. Qualified proposers will have an opportunity to make an oral presentation to the DES / Everett Community College Solicitation Team at a date and time to be determined.
3. Those sites evaluated that meet all the detailed Lease Space Requirements, the RES Accessibility Addendum, and are of a competitive value for the State of Washington will be invited to Negotiate for determination of the best value property for this solicitation and reference checks will be performed.

Information submittals should be sent to:

Guy Winkelman
1500 Jefferson Street
S.E. 2nd floor
P.O. Box 41468
Olympia, WA 98504-
1468
360-407-9294

or Email Bid Clerk
RESBidClerk@des.wa.gov

The state reserves the right to lease space which, in its opinion, best meets its need. The state reserves the right to waive minor irregularities contained in any proposal. The state also reserves the right to, at any time and in its sole discretion, reject any or all proposals. Should the state, in its opinion, be unable to find satisfactory space, the state may re-advertise for existing office space, office space under construction or for planned office space, or perform a market search, and/or amend the project/space requirements.