



REQUEST FOR QUALIFYING INFORMATION
FOR
STATE OF WASHINGTON
Department of Enterprise Services
Real Estate Services
October 12, 2012

Project 041-03-12 –DEPARTMENT OF SOCIAL AND HEALTH SERVICES – VANCOUVER

The Department of Enterprise Services (DES), on behalf of the Department of Social and Health Services (DSHS), is requesting qualifying information for proposals to lease new or existing space as referenced in the attached Definitions document. The selected facility must demonstrate that it will meet or exceed all directives and performance criteria delineated in the State's "Leased Space Requirements" document, July 2005 edition, the RES Accessibility Addendum, June 2007 and the "DSHS Addendum" document dated June 25, 2012 (see DES website. Our research indicates the median market rate for leased space in Vancouver is currently \$22.29 per square foot per year.

LOCATION PARAMETERS: Properties submitted for consideration shall be located within the greater Vancouver area.

FACILITY: Approximately 72,400 square feet of BOMA rentable office space with code parking as described in the attached space data sheets.

The State encourages proposers to consider incentives and innovative approaches to achieve the State's desired end result.

LEASE TERMS: 5 and 10 year lease terms will be considered. Full service lease proposals are preferred. Beneficial occupancy is required on or before October 17, 2014 and substantial completion is required on or before October 31, 2014.

Informational Submittal

Interested parties must submit a letter of interest and supporting information no later than November 22, 2012. 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: October 30, 2012, 10:30 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 / DSHS 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, the DSHS Addendum, and 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:

Julie Blume
1500 Jefferson Street SE
P.O. Box 41015
Olympia, WA [98504-1015]

or Email Bid Clerk
RESBidClerk@des.wa.gov
(360)407-9308

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.