



Annual Leased Facilities Report

Facility Leases Executed

Delegated Leases

Exemptions to Facility Efficiency Standards

July 1, 2015 through June 30, 2016

Published December 2016

Contacts:

Chris Liu, Director
Department of Enterprise Services
360.407.9201
Chris.Liu@des.wa.gov

Bob Covington, Deputy Director
Department of Enterprise Services
360.407.9203
Bob.Covington@des.wa.gov

Seth Wallace, Assistant Director
Department of Enterprise Services
360.407.8253
Seth.Wallace@des.wa.gov

To accommodate persons with disabilities, this document is available in alternate formats by calling the Department of Enterprise Services at (360) 407-8059. TTY/TDD users should contact Enterprise Services via the Washington Relay Service at 711 or 1-800-833-6388.

Preface

[RCW 43.82.010](#)¹ requires the Department of Enterprise Services (DES) to annually report information related to the leasing of real estate for state agencies and other state organizations to the appropriate Washington State Legislature committees and state Office of Financial Management (OFM). The applicable sections of state law (Revised Code of Washington) are:

Report 1: Facility Leases Executed

[RCW 43.82.010](#) (16): The department of enterprise services shall report annually to the office of financial management and the appropriate fiscal committees of the legislature on facility leases executed for all state agencies for the preceding year, lease terms, and annual lease costs. The report must include leases executed under [RCW 43.82.045](#) and subsection (13) of this section.

Report 2: Delegated Leases

[RCW 43.82.010](#) (13): The director of enterprise services may delegate any or all of the functions specified in this section to any agency upon such terms and conditions as the director deems advisable. By January 1st of each year, beginning January 1, 2008, the department shall submit an annual report to the office of financial management and the appropriate committees of the legislature on all delegated leases.

Report 3: Exemptions to Facility Efficiency Standards

[RCW 43.82.010](#) (2): Except for real estate occupied by federal agencies, the director shall determine the location, size, and design of any real estate or improvements thereon acquired or held pursuant to subsection (1) of this section. Facilities acquired or held pursuant to this chapter, and any improvements thereon, shall conform to standards adopted by the director and approved by the office of financial management governing facility efficiency unless a specific exemption from such standards is provided by the director of enterprise services.² The director of enterprise services shall report to the office of financial management and the appropriate committees of the legislature annually on any exemptions granted pursuant to this subsection.

This document provides an overview of the part of the state of Washington's real estate portfolio that is under DES' authority, highlights initiatives and actions occurring during Fiscal Year 2016 (July 1, 2015, through June 30, 2016), as well as a more detailed analysis of the specific areas required by statute.

¹ RCW 43.82 - State Agency Housing: (<http://apps.leg.wa.gov/RCW/default.aspx?cite=43.82>)

² In 2015, the Legislature directed OFM to conduct space use studies and make recommendations on the state's space standards, including alternative workplace strategies. Recommendations from this report states that DES and OFM request a legislative decision package in the 2017-19 Biennial Budget to update RCW 43.82.010, *Building a Modern Work Environment: Washington Space Use and Standards, Space Use Recommendations Report, Appendix B*.

Table of Contents

Executive Summary	4
Report 1: Facility Leases Executed	6
Background	6
Scope of Executed Leases	6
Leases Executed in Privately-Owned Facilities	7
Figure 1: Lease Transactions in Privately-Owned Facilities in FY 16 (<i># of Leases</i>).....	7
Figure 2: Lease Transactions in Privately-Owned Facilities by Fiscal Year (<i># of Leases</i>)	7
Figure 3: Summary of Leased Space by Type in FY 16 (<i>% of Total Leases</i>).....	8
Figure 4: Distribution of Leased Space by Square Footage in FY 16	8
Figure 5: Lease Transactions by Counties in FY 16 (<i>Leased SF</i>).....	9
Figure 6: Agencies by the Number of Transactions in FY 16 (<i>% of Total Transactions</i>).....	10
Figure 7: Agencies by Proportion of Leased Square Feet in FY 16	10
Leases Executed in State-owned Facilities	11
Figure 8: Lease Transactions in State-Owned Facilities in FY 16 (<i># of Leases</i>).....	11
Leases Executed for Facilities in the Planning Stage of Development or Under Construction	12
Figure 9: Leases Approved in Under Development Stage in FY 16 (<i>Square Feet</i>).....	12
Report 2: Delegated Leases	13
Background	13
Scope of Delegations of Authority	13
Uses of Delegations of Authority	13
Leases Executed Under Delegations of Authority in FY 16	14
Figure 10: Delegations of Authority	14
Figure 11: Number of Delegated Leases by Agency in FY 16 (<i>% of Total Delegated Leases</i>)	14
Figure 12: Number of Delegated Leases by Type of Use in FY 16 (<i>% of Total Leases</i>)	15
Figure 13: Duration of Delegated Leases.....	15
Report 3: Exemptions to Facility Efficiency Standards	16
Background	16
Scope	16
Space Allocation Standards.....	16
FY 16 Exemptions to Facility Efficiency Standards	16
Figure 14: Agencies Seeking Exemptions to Space Allocation Standards in FY 16.....	17
Changes to Space Standards and Space Management Practices	16
Appendix A: Lease Transactions Related to Privately Owned Facilities in FY 16	18
Appendix B: Lease Transactions Related to State Owned Facilities in FY 16	23
Appendix C: Lease Transactions Delegations of Authority in FY 16	24

Executive Summary

Real property is a strategic asset of the state, and effectively managing these valuable state resources is one of the core business functions of the Department of Enterprise Services (DES). DES has the authority to conduct the acquisition of leases for private space for state agencies.

Requirement and Scope

State law ([RCW 43.82.010](#)) requires DES to submit an annual report to the Legislature and Office of Financial Management (OFM) regarding three aspects of leasing for state agencies and other state entities:

- Facility Leases Executed
- Delegated Leases
- Exemptions to Facility Efficiency Standards

State law grants real estate authority to several state agencies. This report covers only state-owned and leased facilities for which DES has authority and responsibility. This report covers activity in Fiscal Year (FY) 2016 (July 1, 2015, through June 30, 2016).

Summary of Real Estate Actions in FY 2016

During FY 2016, DES completed the following real estate activities:

- Executed 171 leases in privately-owned facilities involving about two million square feet with an annual rent of approximately \$37 million.
- Lease negotiations during this period resulted in \$1.78 million in cost avoidance³ for the first year of the lease term. Over the first five years of the lease term, cost avoidance will total over \$8.9 million.
- Executed 30 leases in state-owned facilities worth over \$10.4 million annually involving over 819,000 square feet.
- Reviewed and approved 31 leases executed by various state agencies and organizations through delegations of authority worth approximately \$684,000 annually involving approximately 73,000 square feet.
- Developed a two year pilot project to procure services of private real estate brokers to renew some facility leases in Clark, King, Pierce, Spokane, and Thurston Counties. DES will provide a report to OFM on brokerage services performance on Feb. 1, 2017, and a final report on Feb. 1, 2018.

³ Cost avoidance is a comparison of negotiated renewal rent rates to market rates for office or warehouse leases that are 5,000 SF or greater for lease terms greater than two years. Market rates are obtained from CoStar Group market data used by most industry professionals, broker reports in major metro areas, the CBA (Commercial Broker Association), and other market information sources.

Context

State Real Estate Portfolio

According to the OFM [Facilities Inventory System Report, 2016](#) as self-reported by state organizations, the state owns or manages approximately 114.5 million square feet for all space types and includes:

- Approximately 100.9 million square feet of state-owned space (88.2 percent of the total)
- Approximately 13.5 million square feet of leased space (remaining 11.8 percent).

The state currently has a hybrid decentralized model for authority over real estate. The *Facilities Inventory System Report* identifies three authorities: (1) Department of Enterprise Services, (2) other state agencies owning or leasing through statutory authorization or exemption ([RCW 43.82.010](#) (13) and others), and (3) higher education institutions ([RCW 28B.10.020](#)).

The portfolio overseen by DES (owned and leased⁴) is a small subset of the state's total, including over 1,000 leases in privately-owned and 300 in state-owned properties. This includes leases of all types, from offices to warehouse and storage units, parking lots, boat moorage and air monitoring sites. Real Estate Services leased portfolio totals more than 10 million square feet and annual rents totaling over \$253 million.⁵

DES does not execute leases for all state agencies and state entities. Some state organizations have independent statutory authority to acquire and dispose of real estate as referenced in RCW 43.82.010 (13):

- State colleges and universities for research and experimental purposes
- Departments of Natural Resources, Fish and Wildlife and Transportation, and Washington State Parks and Recreation Commission *for purposes other* than the leasing of offices, warehouses, and real estate for similar purposes.
- Commodities Commissions ([RCW 15.04.200](#))
- Health Benefit Exchange ([RCW 43.71.020](#))

DES has statutory responsibility for the management, operation, and maintenance of the 486-acre Capitol Campus in Olympia and the state's process for leasing space. DES leases space in state-owned buildings to state agencies and on their behalf for spaces in private sector buildings, as well as spaces of other governmental (federal and local) entities. In this role, DES provides facilities that meet the business and operational needs of the state agencies at optimal pricing, based on availability within the market.

The scope of this report addresses only the leases in DES owned or managed facilities and leases in private sector facilities over which DES has authority.

⁴ This includes leases derived as a result of a delegation of authority from DES to an agency.

⁵ DES leases are not just confined to "facilities" as defined in the Facilities Inventory System (FIS). That is why there is a difference between number of square feet and leases referenced in OFM's *FIS Report* and in DES' data.

Report 1: Facility Leases Executed

Background

The director of the Department of Enterprise Services (DES) has the authority to purchase, lease, lease purchase, rent, or otherwise acquire all improved and unimproved real estate on behalf of a state organization and after consultation with OFM ([RCW.43.82.010](#) (1)). The director of DES has the authority to determine the location, size and design of real estate or improvements to real estate for state agencies ([RCW 43.82.010](#) (2)). Within this authority, DES' Real Estate Services is responsible for real estate transactions on behalf of state organizations.

State law ([RCW 43.82.045](#)) prohibits state agencies from entering into lease agreements for privately-owned buildings that are in the planning stage or under construction without prior approval from the director of OFM. DES is required to submit an annual report of facility leases executed under [RCW 43.82.010](#) and [RCW 43.82.045](#), including lease terms and annual lease costs ([RCW 43.82.010](#) (15)).

Scope of Executed Leases

An "executed facility lease" is a contract that grants use or occupancy of property or space during a specified period of time in exchange for a specified rent.

The primary type of facility lease space in this report is office space. Leases for other types of space, such as office space combined with classroom space or office space combined with warehouse space, are included if the office space is the primary use or largest component.

Each lease transaction can have varying levels of complexity. Some transactions may include multiple state agency leases within the same building, each with unique timing, unique budgetary constraints, and restacking of space, requiring careful coordination among agencies to ensure ongoing business activities are not interrupted. Some may also require short-term extensions of existing leases, as well as subleases with non-agency partner organizations.

Leases Executed in Privately-Owned Facilities

In FY 16, DES executed 171 leases involving nearly two million square feet in privately-owned facilities worth more than \$37 million annually⁶. The following tables show the type and number of lease transactions, square feet, and annual lease costs and the comparison of total lease transactions to previous fiscal years.

Figure 1: Lease Transactions in Privately-Owned Facilities in FY 16 (# of Leases)

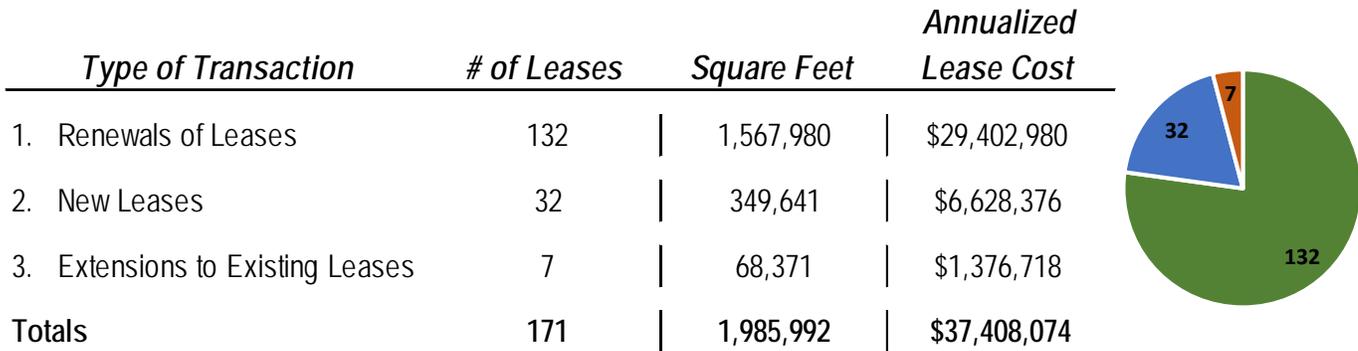
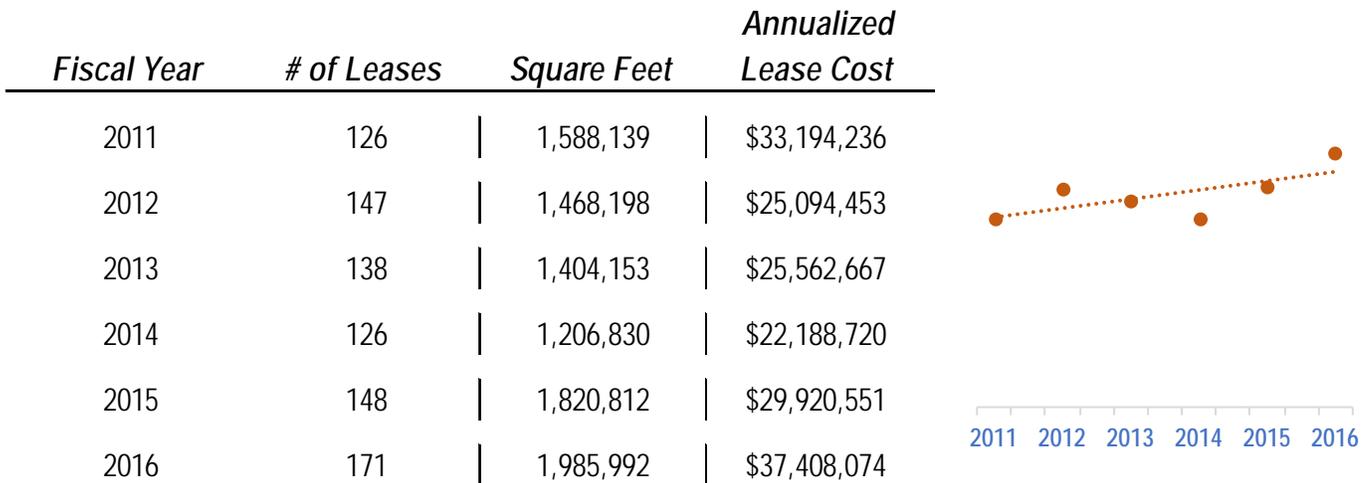


Figure 2: Lease Transactions in Privately-Owned Facilities by Fiscal Year (# of Leases)



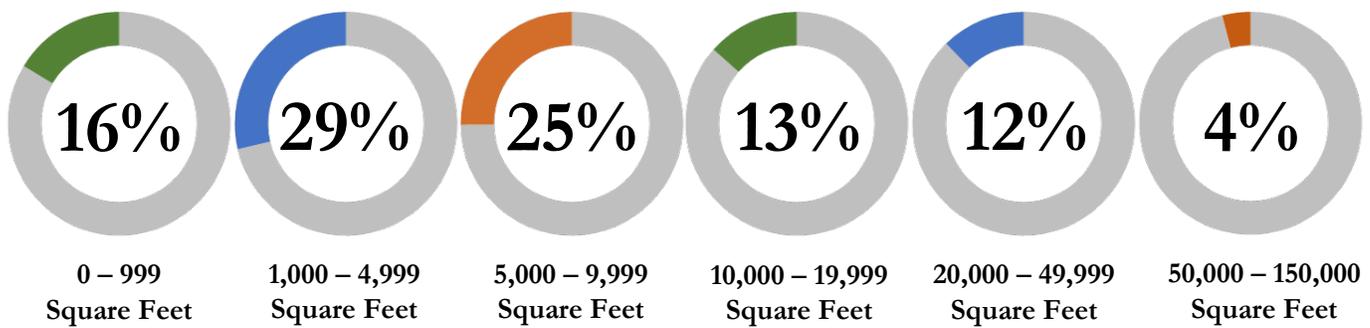
⁶ Annualized lease costs are based off of the net effective base rent which is the average rent to be paid over the first five years of the lease term including specific concessions such as free rent, incentives and allowances. It does not include operating expenses to be paid separately such as janitorial costs and utilities unless those expenses are part of the base rent. RES includes these expenses when comparing net effective base rents to market rents and budgets.

The state leases a range of space types, including office, conditioned and unconditioned storage, laboratory, classrooms, residential and hangar space. Office space makes up 86 percent of the state’s leased space, and this report indicates that “office” was the predominant type of lease executed in FY 16. The following tables provide summary information on the distribution of leased space by type and square footage:

Figure 3: Summary of Leased Space by Type in FY 16 (% of Total Leases)

<i>Type of Space</i>	<i># of Leases</i>	<i>Total SF</i>	<i>% of Total Leases</i>
1. Office	147	1,754,487	85.96%
2. Warehouse/Storage	9	64,989	5.26%
3. Classroom	6	118,401	3.51%
4. Parking	3	NA	1.75%
5. Residential	2	9,356	1.17%
6. Aircraft Hangar	1	11,080	0.58%
7. Miscellaneous	3	27,679	1.75%

Figure 4: Distribution of Leased Space by Square Footage in FY 16



The following table compares Thurston with other Washington counties:

Figure 5: Lease Transactions by Counties in FY 16 (Leased SF)

<i>County</i>	<i>Leased SF</i>	<i>% of Total Leased SF</i>	<i># of Transactions</i>	<i>% of Total Transactions</i>
1. Thurston	824,285	41.50%	39	22.81%
2. King	330,024	16.62%	25	14.62%
3. Spokane	183,498	9.24%	13	7.60%
4. Pierce	133,894	6.74%	11	6.43%
5. Snohomish	89,855	4.52%	12	7.02%
6. Others	424,436	21.37%	71	41.52%



Thurston County serves as the core for Washington state government. According to December 2016 data contained in the Thurston Regional Planning Council’s online statistics presentation, [The Profile](#), “Washington State is the largest employer in Thurston County, accounting for around 26,000 full- and part-time jobs in the County.”

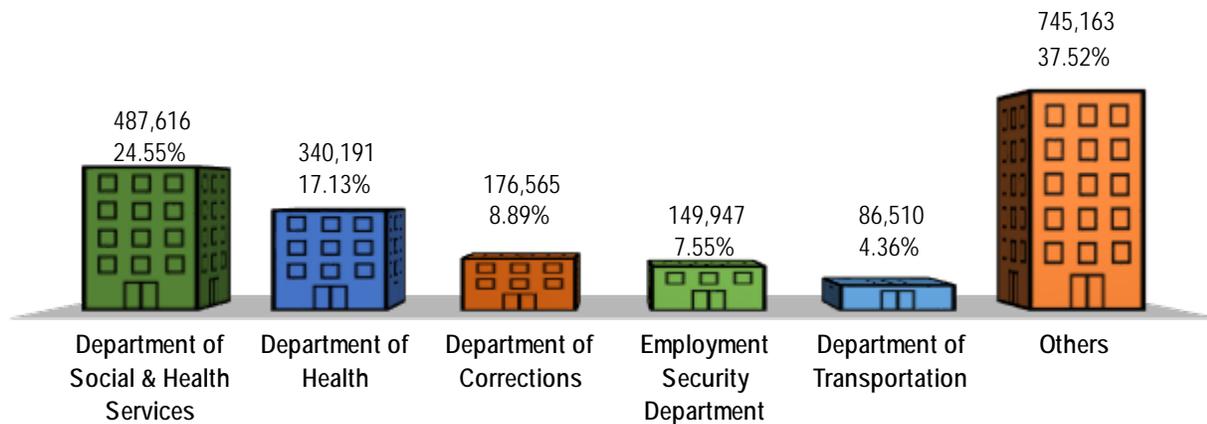
The following table identifies five state agencies with the largest number of leases (new and renewals) executed by DES in FY 16. The Department of Social and Health Services continues to be the largest customer in terms of the number of transactions.

Figure 6: Agencies by the Number of Transactions in FY 16 (% of Total Transactions)

Agency	Extensions	New Space	Renewals	Total	% of Total Transactions
1. Dept of Social & Health Services	0	10	32	42	24.56%
2. Dept of Corrections	1	2	19	22	12.87%
3. Employment Security Dept	2	3	12	17	9.94%
4. Dept of Licensing	0	1	13	14	8.19%
5. Dept of Health	1	1	4	6	3.51%
6. Others	3	15	52	70	40.94%
Totals	7	32	132	171	

The following chart identifies the top five state agencies by proportion of leased square feet related to their FY 16 executed leases. The Department of Social and Health Services is also the largest customer based on total square feet.

Figure 7: Agencies by Proportion of Leased Square Feet in FY 16

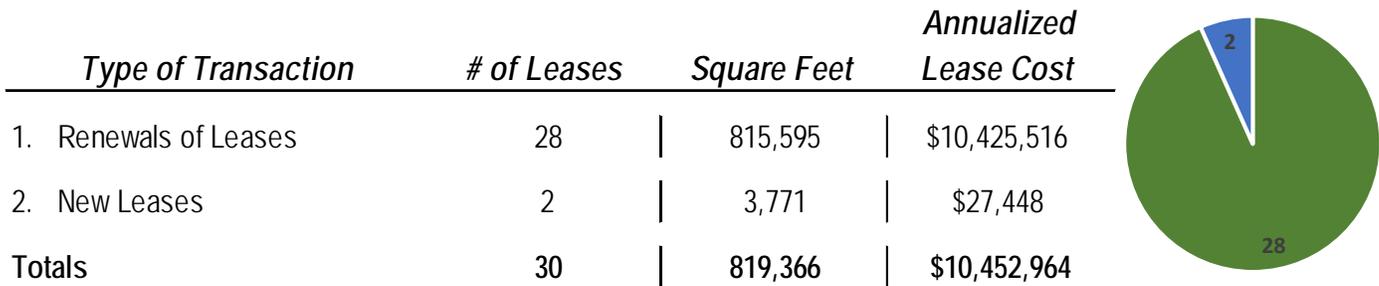


Leases Executed in State-owned Facilities

DES manages or owns 92 of the approximately 9,230 state-owned buildings, 38 of which are on the Capitol Campus. The 92 buildings include facilities on the Capitol Campus in Olympia as well as state facilities in Sedro Woolley, Tacoma, Tumwater, and Yakima. These facilities also include parking structures, monuments, parks and the historic Capitol building.⁷

In FY 16, DES executed 30 occupancy agreements and leases for state agencies and other organizations in state-owned facilities. These leases covered over 819,000 square feet with total annualized lease costs of \$10.4 million. The following table shows the types and number of lease transactions as well as a summary of annual lease costs.

Figure 8: Lease Transactions in State-Owned Facilities in FY 16 (# of Leases)



Leases in state-owned space are negotiated and executed on a biennial basis. In 2012, DES started using “occupancy agreements” for Capitol Campus space rather than lease agreements, to enhance administrative efficiency. These occupancy agreements identify the space used, outline expectations around the tenant’s use of the space, and identify services that DES provides for the tenant in this space. The occupancy agreements identified in FY 16 are a small subset of DES’ occupancy agreements for the owned portion of the portfolio.

⁷ Schedule 27: Operating and Capital Assets by Function and *Facility Inventory System*, 2016

Leases Executed for Facilities in the Planning Stage of Development or Under Construction

State law ([RCW 43.82.045](#)) prohibits state organizations from entering into lease agreements without prior written approval from OFM for privately-owned facilities that are in planning stages of development or under construction.

The following table shows the requests for approval of leases for facilities in the planning stage of development or under construction in FY 16.

Figure 9: Leases Approved in Under Development Stage in FY 16 (Square Feet)

	<i>Agency</i>	<i>Location</i>	<i>Square Feet</i>	<i>Annualized Lease Cost</i>	<i>Cost Per SF</i>
1.	Dept of Revenue	Tumwater	57,536	\$1,374,535	\$23.89
2.	Dept of Fish & Wildlife	Ridgefield	31,400	\$580,633	\$18.49
3.	Dept of Social & Health Services	Puyallup	24,552	\$522,139	\$21.27
4.	Dept of Corrections	Yakima	10,694	\$217,135	\$20.30
5.	Dept of Social & Health Services	Walla Walla	8,144	\$154,329	\$18.95

Report 2: Delegated Leases

Background

Under state law (RCW 43.82.010), DES has authority to house state government. While there are some exceptions (RCW 43.82.010 (13)), this statute requires state agencies, boards, commissions, and educational institutions to use DES for real estate needs. The department may also delegate functions to any agency under terms and conditions deemed advisable. DES is required to submit an annual report to the Legislature regarding all delegated leases (RCW 43.82.010 (12)).

Scope of Delegations of Authority

State law allows DES to determine the terms and conditions of delegation of authority. Past practices limited delegation to negotiating and executing leases under defined circumstances, such as for emergency and temporary needs or for storage. Over time, this practice expanded to permit state agencies, boards, commissions, and community and technical colleges to request a delegation of authority to:

- Negotiate and execute agreements to lease and/or rent offices, classrooms, and other facilities.
- Manage minor alterations to existing space.

The department has established specific parameters relating to the granting of delegations of authority that help ensure state entities only enter into low-risk leases (short duration and low dollar amount thresholds) that are specialized in nature.

DES determines what assistance and/or training, if any, will be essential for the requesting agency to successfully manage the proposed delegated real estate transactions. The agency is required to meet specific criteria related to its capabilities and resources before being granted a delegation.

DES then issues a written approval with the terms, conditions, and responsibilities of the delegation (including reporting responsibilities) to the requesting agency for the delegation. A delegation is time-limited. If the agency seeks to renew its delegated lease as it approaches expiration, it must reapply for a delegation of authority for such a renewal. It is not automatic. The delegation will be reviewed for compliance and to determine if the delegation continues to meet real estate leasing needs of the agency and the state.

All delegations are required to use the pre-approved Delegated State Rental Agreement for terms not exceeding one year or the pre-approved Delegated Lease Agreement. Any exceptions to this requirement must be approved in advance by the assistant director for Real Estate Services or delegate and be approved as to form by the appropriate assistant attorney general.

If an agency fails to comply with the procedures, terms, and conditions described above, DES may revoke the delegation of authority. DES retains the right to assess, at any time, the integrity of each individual lease action and the capability of the agency involved to perform all aspects of its delegation activities.

Uses of Delegations of Authority

Delegations include air monitoring sites, boat ramps, cellular sites, offices, parking lots, storage areas, and vacant land. In FY 16, the two largest users of delegated authority for leasing were the Department of Ecology and community and technical colleges. Out of 13 delegated leases for Ecology, 12 were air-monitoring sites. The seven delegated leases for the nine community colleges included classrooms, office, and storage space. The miscellaneous category includes leases for a variety of state organizations, including the Department of Fish and Wildlife, Department of Licensing, and Department of Revenue.

Leases Executed Under Delegations of Authority in FY 16

In FY 16, DES granted four delegations for new leases and 27 delegations for renewals of leases. These 31 leases represented annualized costs of over \$684,000. The FY 16 activities represent a continued decline in the number of delegations issued since a high of 189 in FY 07.

Figure 10: Delegations of Authority

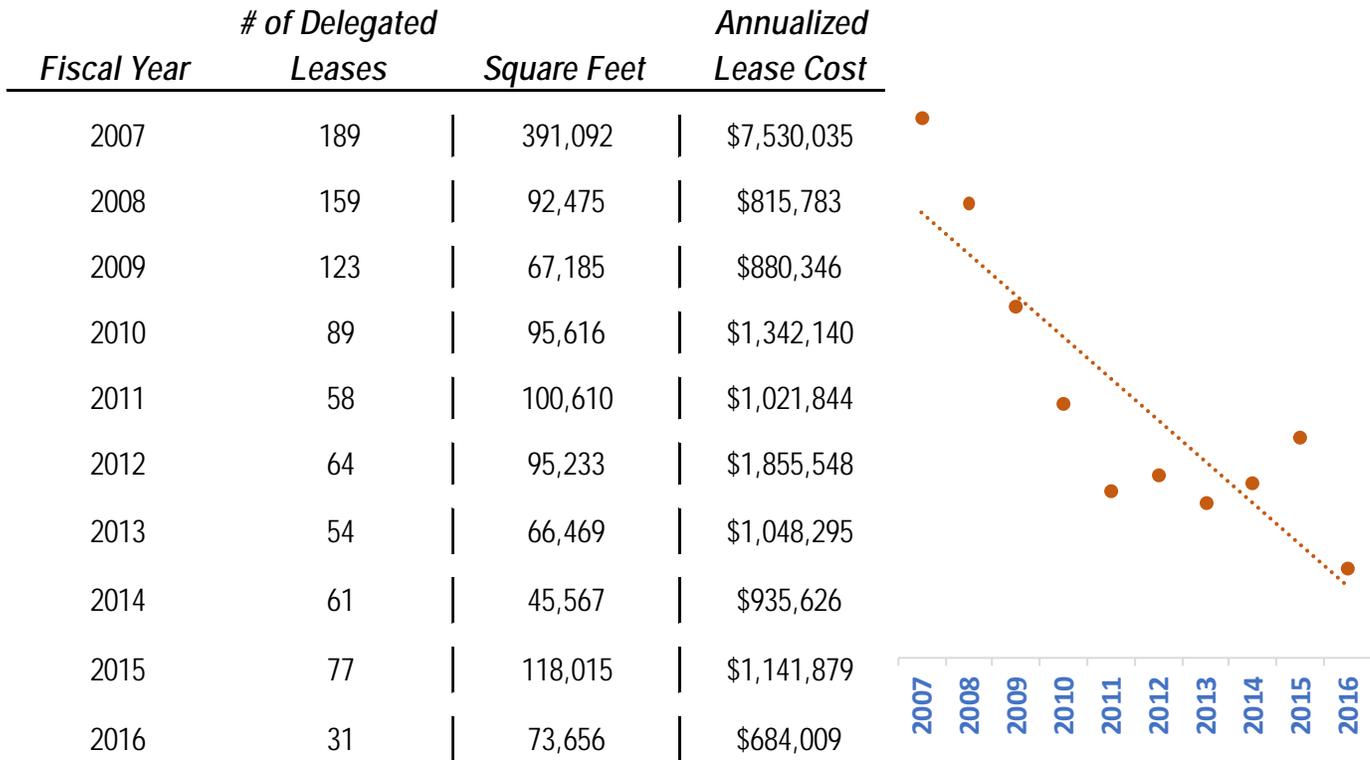


Figure 11: Number of Delegated Leases by Agency in FY 16 (*% of Total Delegated Leases*)

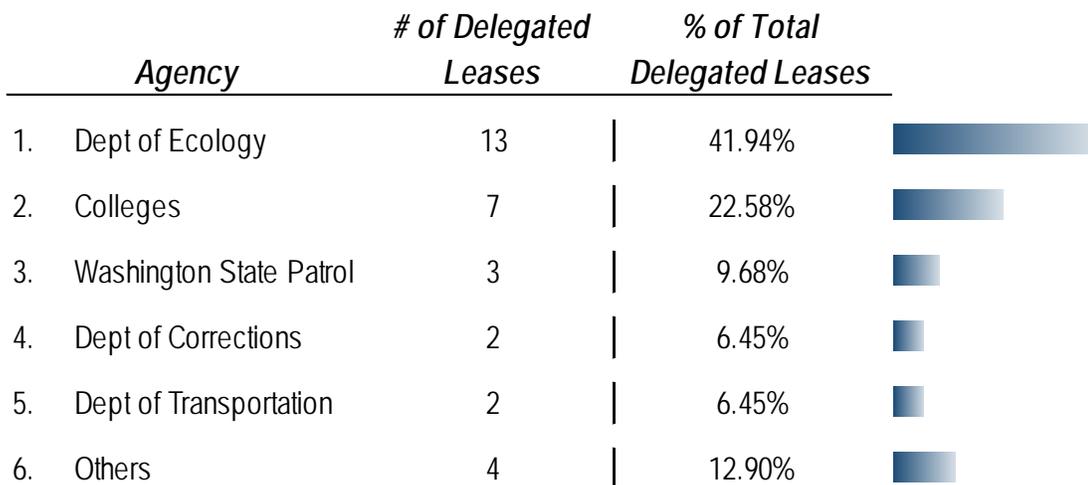
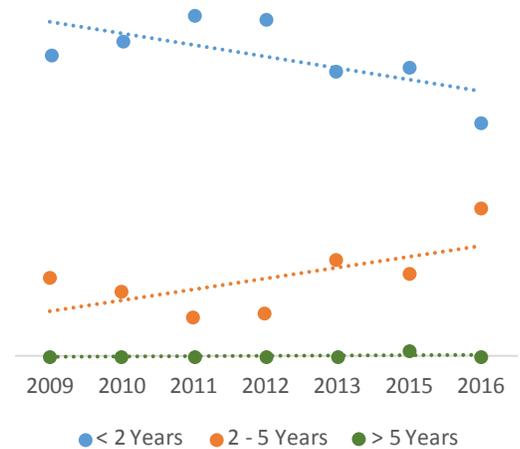


Figure 12: Number of Delegated Leases by Type of Use in FY 16 (% of Total Leases)

Type of Use	# of Leases	% of Total Leases
1. Air Monitoring	12	40.00%
2. Office	7	23.33%
3. Warehouse / Storage	4	13.33%
4. Classroom	2	6.67%
5. Land / Parking	2	6.67%
6. Residential	1	3.33%
7. Miscellaneous	2	6.67%

Figure 13: Duration of Delegated Leases

Fiscal Year	% < 2 Years	% 2-5 Years	% > 5 Years
2009	79.50%	20.50%	0.00%
2010	83.00%	17.00%	0.00%
2011	90.00%	10.00%	0.00%
2012	89.00%	11.00%	0.00%
2013	75.00%	25.00%	0.00%
2015	76.00%	21.30%	1.30%
2016	61.00%	39.00%	0.00%



Report 3: Exemptions to Facility Efficiency Standards

Background

Under state law (RCW 43.82.010), DES has authority to determine the location, size, and design of real estate or improvements to real estate for state agencies. Under state law, the department is required to:

- Adopt, with OFM approval, facility efficiency standards (RCW 43.82.010 (2)).
- Grant specific exemptions to the standards (RCW 43.82.010 (2)).
- Conduct space utilization studies to maximize utilization of space and to establish standards for use of space by state agencies (RCW 43.82.010 (9)).
- Provide an annual report of exemptions to facility efficiency standards (RCW 43.82.010 (2)).

Scope

Facility efficiency standards are workspace standards intended to promote space efficiency, consistency, and cost savings. State law (RCW 43.82.010) identifies design, location, size, and space as important facility efficiency factors. This report focuses on space allocation standards.

Space Allocation Standards

The Space Allocation Standards policy was last revised and updated in 2009 and establishes a standard of 215 rentable square feet per person for the allocation of office space, as well as a ratio of 10 percent enclosed offices to 90 percent open workspaces (cubicles for example). This policy includes an exemption process, whereby if an agency is not meeting the standards, the agency can request an exemption from DES with an explanation as to why the agency cannot meet the standards or why the standards should not be applied.

FY 16 Exemptions to Facility Efficiency Standards

In accordance with [RCW 43.82.035](#), OFM has established a modified predesign process for any agency requests to acquire, expand, or relocate a state facility. OFM reviews and approves the total costs and total square feet of each project, taking into account the agency's business, operations and facility's needs, including the number of people projected to occupy the space. Based on OFM's approval, the project is transmitted to DES to implement. In the past, DES accepted OFM's approval as being an approval for an agency to not meet the standards. In most cases, then there were no exemptions issued.

In FY 16, DES began to apply the Space Allocation Standards with more rigor, transparency, and accountability to applications for new space to ensure the state is making the most effective use of limited resources. The approved Modified Predesigns were reviewed to ascertain if they were consistent with the Standards as well as agency programming when a site was chosen. The result was that DES assisted a number of agencies to either reduce the square foot per employee or the number of enclosed private offices. In some cases, agencies were required to provide information describing why they could not meet the standards.

Changes to Space Standards and Space Management Practices

In 2015, the Legislature directed OFM to conduct space use studies and make recommendations on the state's space standards, including alternative workplace strategies. Based on this report, DES and OFM worked together to draft OFM agency request legislation for the 2017-19 legislative session to update [RCW 43.82.010](#).⁸ The report recognizes redundancy in the roles and responsibilities of DES and OFM and identifies opportunities to improve the efficiency of overseeing space use policies by consolidating this function within OFM.

⁸ [Building a Modern Work Environment: Washington Space Use and Standards Space Use Recommendations Report, July 2016.](#)

Figure 14: Agencies Seeking Exemptions to Space Allocation Standards in FY 16

<i>Agency</i>	<i>Date of Request</i>	<i>City</i>	<i>Request Type</i>	<i>Result</i>	<i>Date of Response</i>
1. Dept of Social & Health Services	10/16/2015	Walla Walla	Square Feet / Person Ratio	Approved	1/28/2016
2. Dept of Social & Health Services	11/17/2015	Lynnwood	Square Feet / Person Ratio Private Offices / Open Workspace Ratio	Approved	1/20/2016
3. Dept of Corrections	12/18/2015	Wenatchee	Private Offices / Open Workspace Ratio	Approved	1/11/2016
4. Dept of Corrections	1/16/2016	Yakima	Square Feet / Person Ratio Private Offices / Open Workspace Ratio	Approved	1/25/2016
5. Dept of Social & Health Services	2/26/2016	Puyallup	Private Offices / Open Workspace Ratio	Approved	3/3/2016
6. Dept of Corrections	3/25/2016	Puyallup	Square Feet / Person Ratio Private Offices / Open Workspace Ratio	Approved	4/12/2016
7. Dept of Licensing	4/20/2016	Kelso	Square Feet / Person Ratio Private Offices / Open Workspace Ratio	Approved	5/23/2016
8. Dept of Corrections	5/24/2016	Colville	Square Feet / Person Ratio Private Offices / Open Workspace Ratio	Approved	5/26/2016
9. Dept of Corrections	5/24/2016	Clarkston	Square Feet / Person Ratio Private Offices / Open Workspace Ratio	Approved	5/26/2016

Appendix A: Lease Transactions Related to Privately Owned Facilities in FY 16

Extensions:

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Corrections, Dept. of	Olympia	4/1/2016	3/31/2018	Office	3,982	\$5,607.98	\$67,295.76	\$16.90	\$2.71	\$19.61	Extension
Employment Security, Dept. of	Wenatchee	7/1/2015	9/30/2015	Office	10,800	\$18,708.75	\$224,505.00	\$20.79	\$2.17	\$22.96	Extension
Employment Security, Dept. of	Vancouver	10/1/2015	10/31/2015	Office	19,830	\$39,157.89	\$469,894.68	\$23.70	\$2.36	\$26.06	Extension
Fish & Wildlife, Dept. of	Kelso	3/1/2016	8/31/2016	Office	1,275	\$950.00	\$11,400.00	\$8.94	\$2.17	\$11.11	Extension
Fish & Wildlife, Dept. of	Vancouver	11/01/2015	10/31/2017	Office	25,782	\$38,673.00	\$464,076.00	\$18.00	\$3.28	\$21.28	Extension
Governor, Office of	Seattle	7/1/2015	6/30/2017	Office	1,993	\$4,318.17	\$51,818.04	\$26.00	\$0.00	\$26.00	Extension
Health, Dept. of	Richland	5/1/2016	8/31/2016	Office	4,709	\$7,310.72	\$87,728.64	\$18.63	\$1.15	\$19.78	Extension

Total Extensions: 68,371 \$114,726.51 \$1,376,718.12

New Space:

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Agriculture, Dept. of	Chehalis	9/1/2015	12/31/2016	Office	200	\$183.33	\$2,199.96	\$11.00	\$0.00	\$11.00	New
Community & Technical Colleges Board	Olympia	1/1/2016	12/30/2016	Office	12,116	\$19,183.67	\$250,204.04	\$19.00	\$2.71	\$21.71	New
Consolidated Technology Services	Seattle	10/01/2015	9/30/2016	Office	666	\$1,369.74	\$16,436.88	\$24.68	\$0.00	\$24.68	New
Corrections, Dept. of	Auburn	09/01/2015	8/31/2025	Office	5,667	\$9,435.56	\$113,226.72	\$19.98	\$3.53	\$23.51	New
Corrections, Dept. of	Tumwater	3/18/2016	3/17/2017	Parking	0	\$4,000.00	\$98,000.00	N/A	\$0.00	N/A	New
Early Learning, Dept. of	Everett	2/1/2016	1/31/2021	Office	2,831	\$5,662.00	\$67,944.00	\$24.00	\$0.00	\$24.00	New
Early Learning, Dept. of	Olympia	4/1/2016	3/31/2021	Office	5,574	\$7,315.88	\$87,790.56	\$15.75	\$1.53	\$17.28	New
Early Learning, Dept. of	Port Angeles	8/1/2015	7/31/2020	Office	502	\$907.92	\$10,895.04	\$21.70	\$2.51	\$24.21	New
Early Learning, Dept. of	Silverdale	6/1/2016	5/31/2017	Office	282	\$528.83	\$6,345.96	\$22.50	\$0.00	\$22.50	New
Ecology, Dept. of	Union Gap	7/1/2015	6/30/2025	Office/Lab	41,200	\$61,285.00	\$723,163.00	\$17.55	\$2.51	\$20.06	New
Employment Security, Dept. of	E. Wenatchee	10/01/2015	9/30/2020	Office	8,211	\$13,685.00	\$164,220.00	\$20.00	\$2.51	\$22.51	New
Employment Security, Dept. of	Lynnwood	4/1/2016	3/31/2021	Office	3,982	\$7,350.11	\$88,201.32	\$22.15	\$2.17	\$24.32	New
Employment Security, Dept. of	Vancouver	11/01/2015	10/31/2020	Office	13,638	\$22,161.75	\$265,941.00	\$19.50	\$0.00	\$19.50	New
Financial Management, Office of	Olympia	1/1/2016	12/31/2020	Office	21,000	\$28,000.00	\$336,000.00	\$16.00	\$1.53	\$17.53	New
Health Care Authority	Olympia	8/1/2015	7/31/2020	Office	7,235	\$11,304.69	\$135,656.28	\$18.75	\$2.71	\$21.46	New
Health, Dept. of	Tumwater	3/1/2016	2/28/2021	Office	93,509	\$167,536.95	\$2,010,443.40	\$21.50	\$2.71	\$24.21	New
Licensing, Dept. of	Kent	1/1/2016	12/31/2020	Office	4,780	\$8,564.17	\$102,770.04	\$21.50	\$0.00	\$21.50	New
Liquor & Cannabis Board	Lacey	1/1/2016	12/31/2019	Office	2,142	\$3,370.00	\$40,440.00	\$18.88	\$0.00	\$18.88	New
Liquor & Cannabis Board	Yakima	4/1/2016	12/31/2017	Office	1,444	\$2,045.95	\$24,551.40	\$17.00	\$0.00	\$17.00	New
Social & Health Services, Dept. of	Colville	4/1/2016	2/29/2020	Office	172	\$267.17	\$3,206.04	\$18.64	\$0.00	\$18.64	New
Social & Health Services, Dept. of	Lakewood	09/01/2015	8/31/2025	Office	21,504	\$40,230.40	\$450,582.18	\$20.95	\$2.69	\$23.64	New

Annual Leased Facilities Report
July 1, 2015 through June 30, 2016

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Social & Health Services, Dept. of	Lynnwood	5/1/2016	4/30/2021	Office	13,177	\$23,180.54	\$250,351.03	\$19.00	\$2.51	\$21.51	New
Social & Health Services, Dept. of	Moses Lake	08/01/2015	7/31/2025	Office	32,800	\$44,799.33	\$537,591.96	\$16.39	\$2.51	\$18.90	New
Social & Health Services, Dept. of	Seattle	5/1/2016	4/30/2026	Office	6,638	\$14,869.12	\$214,059.60	\$32.25	\$0.00	\$32.25	New
Social & Health Services, Dept. of	Tumwater	6/1/2016	5/31/2021	Office	5,191	\$8,110.94	\$97,334.28	\$18.75	\$2.71	\$21.46	New
Social & Health Services, Dept. of	Vancouver	3/10/2016	7/31/2018	Office	7,817	\$8,783.72	\$86,139.47	\$11.02	\$3.28	\$14.30	New
Social & Health Services, Dept. of	Walla Walla	6/1/2016	5/31/2026	Office	8,144	\$12,860.73	\$154,328.76	\$18.95	\$2.51	\$21.46	New
Social & Health Services, Dept. of	Walla Walla	2/16/2016	1/31/2021	Office	631	\$368.08	\$4,416.96	\$7.00	\$0.00	\$7.00	New
Social & Health Services, Dept. of	Olympia	10/1/2015	9/30/2016	Warehouse	20,000	\$8,400.00	\$100,800.00	\$5.04	\$0.00	\$5.04	New
Social & Health Services, Dept. of	Walla Walla	2/16/2016	1/31/2021	Office	631	\$368.08	\$4,416.96	\$7.00	\$0.00	\$7.00	New
Social & Health Services, Dept. of	Olympia	10/1/2015	9/30/2016	Warehouse	20,000	\$8,400.00	\$100,800.00	\$5.04	\$0.00	\$5.04	New
Utilities & Transportation Commission	Seattle	2/1/2016	7/31/2018	Office	1,205	\$2,309.58	\$27,714.96	\$23.00	\$0.00	\$23.00	New
Veterans Affairs, Dept of	Seattle	10/1/2015	9/30/2020	Office	3,378	\$6,615.25	\$79,383.00	\$23.50	\$0.09	\$23.59	New
Workforce Development Council (PVT)	Vancouver	11/01/2015	10/31/2020	Office	4,005	\$6,503.18	\$78,038.16	\$19.49	\$0.00	\$19.49	New

Total New Space: 349,641 \$551,188.59 \$6,628,376.00

Renewals:

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Attorney General, Office of	Yakima	8/1/2015	7/31/2020	Office	5,870	\$8,315.83	\$99,789.96	\$17.00	\$2.20	\$19.20	Renewal
Agriculture, Dept. of	Chelan	8/1/2015	7/31/2020	Office	960	\$1,009.65	\$12,115.80	\$12.62	\$1.05	\$13.67	Renewal
Agriculture, Dept. of	Moses Lake	7/1/2015	6/30/2020	Office	992	\$1,225.00	\$14,700.00	\$14.82	\$2.51	\$17.33	Renewal
Agriculture, Dept. of	Tumwater	8/1/2015	7/31/2020	Office/Lab	3,452	\$3,304.00	\$39,648.00	\$11.49	\$2.34	\$13.83	Renewal
Agriculture, Dept. of	Spokane	6/1/2016	5/31/2021	Office	3,026	\$2,519.82	\$30,237.84	\$9.99	\$2.34	\$12.33	Renewal
Attorney General, Office of	Kent	5/1/2016	4/30/2021	Office	190	\$227.52	\$2,730.24	\$14.37	\$0.00	\$14.37	Renewal
Attorney General, Office of	Olympia	8/1/2015	7/31/2020	Office	54,744	\$51,872.00	\$871,680.00	\$15.92	\$2.71	\$18.63	Renewal
Clover Park Technical College	Lakewood	7/1/2015	6/30/2020	Miscellaneous	0	\$1,330.46	\$20,095.56	N/A	\$0.00	N/A	Renewal
Commerce, Dept. of	Olympia	3/1/2016	2/28/2021	Office	3,687	\$4,608.75	\$55,305.00	\$15.00	\$0.00	\$15.00	Renewal
Corrections, Dept. of	Ellensburg	12/01/2015	11/30/2020	Office	1,728	\$1,550.00	\$18,600.00	\$10.76	\$2.51	\$13.27	Renewal
Corrections, Dept. of	Everett	6/1/2016	5/31/2021	Office	9,786	\$17,941.00	\$215,292.00	\$22.00	\$0.00	\$22.00	Renewal
Corrections, Dept. of	Everett	10/01/2015	9/30/2020	Office	12,355	\$19,047.29	\$228,567.48	\$18.50	\$2.17	\$20.67	Renewal
Corrections, Dept. of	Longview	7/1/2015	6/30/2020	Office	5,423	\$9,490.25	\$113,883.00	\$17.63	\$2.17	\$19.80	Renewal
Corrections, Dept. of	Marysville	5/1/2016	4/30/2019	Office	4,214	\$6,663.39	\$79,960.68	\$18.98	\$2.17	\$21.15	Renewal
Corrections, Dept. of	Port Angeles	10/01/2015	9/30/2020	Office	3,402	\$3,730.86	\$44,770.32	\$13.16	\$2.17	\$15.33	Renewal
Corrections, Dept. of	Port Orchard	4/1/2016	3/31/2021	Office	5,282	\$8,803.22	\$105,638.64	\$20.00	\$1.18	\$21.18	Renewal
Corrections, Dept. of	Port Orchard	11/01/2015	10/31/2017	Office	100	\$130.42	\$1,565.04	\$15.65	\$0.00	\$15.65	Renewal
Corrections, Dept. of	Raymond	1/1/2016	12/31/2020	Office	1,843	\$1,500.00	\$18,000.00	\$9.77	\$2.51	\$12.28	Renewal
Corrections, Dept. of	Seattle	8/1/2015	7/31/2020	Office	40,790	\$104,948.67	\$1,259,384.04	\$30.87	\$2.30	\$33.17	Renewal

Annual Leased Facilities Report
July 1, 2015 through June 30, 2016

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Corrections, Dept. of	Seattle	7/1/2015	6/30/2020	Office	3,854	\$6,914.72	\$82,936.64	\$21.53	\$0.00	\$21.53	Renewal
Corrections, Dept. of	Shelton	4/1/2016	3/31/2021	Office	3,806	\$5,480.64	\$65,767.60	\$17.28	\$2.51	\$19.79	Renewal
Corrections, Dept. of	Spokane	1/1/2016	12/31/2020	Office	21,501	\$19,980.82	\$239,769.84	\$11.15	\$1.05	\$12.20	Renewal
Corrections, Dept. of	Spokane	12/1/2015	11/30/2020	Office	15,786	\$16,680.54	\$200,166.48	\$12.68	\$2.21	\$14.89	Renewal
Corrections, Dept. of	Spokane	1/1/2016	12/31/2020	Office	7,990	\$11,652.08	\$139,824.96	\$17.50	\$0.00	\$17.50	Renewal
Corrections, Dept. of	Tacoma	7/1/2015	6/30/2020	Office	13,008	\$22,500.00	\$294,976.80	\$22.68	\$0.00	\$22.68	Renewal
Corrections, Dept. of	Yakima	1/1/2016	12/31/2020	Office	6,150	\$6,472.88	\$77,674.56	\$12.63	\$2.45	\$15.08	Renewal
Corrections, Dept. of	Goldendale	5/1/2016	4/30/2017	Office	1,398	\$1,776.63	\$21,319.56	\$15.25	\$2.27	\$17.52	Renewal
Corrections, Dept. of	Walla Walla	4/1/2016	3/31/2021	Office/Classroom	8,500	\$11,659.16	\$139,909.92	\$16.46	\$2.71	\$19.17	Renewal
County Road Administration Board	Olympia	1/1/2016	12/31/2020	Office	7,349	\$9,798.67	\$117,584.04	\$16.00	\$1.53	\$17.53	Renewal
Eastern Washington University	Colville	7/1/2015	6/30/2020	Office	6,097	\$6,350.00	\$76,200.00	\$12.50	\$1.16	\$13.66	Renewal
Ecology, Dept. of	Spokane	1/1/2016	12/31/2020	Storage	2,328	\$1,250.00	\$15,000.00	\$6.44	\$0.39	\$6.83	Renewal
Employment Security, Dept. of	Chehalis	11/01/2015	10/31/2018	Office	5,892	\$9,329.00	\$111,948.00	\$19.00	\$0.00	\$19.00	Renewal
Employment Security, Dept. of	Colville	8/1/2015	7/31/2020	Office	3,447	\$3,447.00	\$41,364.00	\$12.00	\$2.51	\$14.51	Renewal
Employment Security, Dept. of	Kelso	6/1/2016	5/31/2021	Office	6,635	\$12,468.27	\$149,619.24	\$22.55	\$0.00	\$22.55	Renewal
Employment Security, Dept. of	Kennewick	7/1/2015	6/30/2018	Office	9,193	\$11,039.26	\$136,485.44	\$14.85	\$0.00	\$14.85	Renewal
Employment Security, Dept. of	Long Beach	12/01/2015	11/30/2020	Office	485	\$849.39	\$10,192.68	\$21.02	\$0.00	\$21.02	Renewal
Employment Security, Dept. of	Omak	5/1/2016	4/30/2021	Office	7,989	\$11,817.06	\$141,804.72	\$17.75	\$0.00	\$17.75	Renewal
Employment Security, Dept. of	Port Angeles	1/1/2016	12/31/2020	Office	4,689	\$6,423.93	\$77,078.18	\$16.44	\$2.17	\$18.61	Renewal
Employment Security, Dept. of	Port Hadlock	10/01/2015	9/30/2017	Office	778	\$1,034.36	\$12,412.32	\$15.95	\$0.00	\$15.95	Renewal
Employment Security, Dept. of	Pullman	1/1/2016	23/31/2018	Office	171	\$650.00	\$7,800.00	\$45.61	\$0.00	\$45.61	Renewal
Employment Security, Dept. of	Tacoma	6/1/2016	5/31/2021	Office	18,122	\$27,787.00	\$373,444.00	\$18.40	\$0.00	\$18.40	Renewal
Employment Security, Dept. of	Tumwater	1/1/2016	12/31/2020	Office	28,346	\$44,881.17	\$538,574.04	\$19.00	\$2.71	\$21.71	Renewal
Employment Security, Dept. of	Bellingham	7/1/2015	6/30/2016	Office	7,739	\$15,496.35	\$185,956.20	\$24.03	\$0.00	\$24.03	Renewal
Enterprise Services, Dept. of	Olympia	4/1/2016	3/31/2021	Miscellaneous	13,349	\$15,307.00	\$183,684.00	\$13.76	\$2.71	\$16.47	Renewal
Environment/Land Use Hearing Office	Tumwater	9/1/2015	8/31/2020	Office	5,653	\$10,175.40	\$122,104.80	\$21.60	\$0.00	\$21.60	Renewal
Evergreen State College, The	Tacoma	12/1/2015	5/31/2016	Office/Classroom	32,649	\$68,018.75	\$816,225.00	\$25.00	\$2.69	\$27.69	Renewal
Financial Mgmt Office of	Olympia	11/1/2015	9/30/2020	Office	2,000	\$4,535.00	\$54,420.00	\$27.21	\$0.00	\$27.21	Renewal
Green River Community College	Auburn	7/1/2015	6/30/2017	Classroom	4,738	\$6,119.92	\$73,439.04	\$15.50	\$0.99	\$16.49	Renewal
Green River Community College	Enumclaw	3/1/2016	2/28/2021	Classroom	11,518	\$8,744.08	\$104,928.96	\$9.11	\$2.69	\$11.80	Renewal
Health Care Facilities Authority	Olympia	5/1/2016	4/30/2021	Office	2,780	\$3,690.00	\$44,280.00	\$15.93	\$2.71	\$18.64	Renewal
Health, Dept. of	Tumwater	3/1/2016	2/28/2021	Office	99,621	\$178,487.62	\$2,141,851.44	\$21.50	\$2.71	\$24.21	Renewal
Health, Dept. of	Tumwater	3/1/2016	2/28/2021	Office	130,720	\$234,206.67	\$2,810,480.04	\$21.50	\$2.71	\$24.21	Renewal
Health, Dept. of	Tumwater	10/01/2015	9/30/2020	Warehouse	7,632	\$3,549.00	\$42,588.00	\$5.58	\$0.39	\$5.97	Renewal
Health, Dept. of	Tumwater	8/1/2015	11/30/2016	Warehouse	4,000	\$1,600.00	\$19,200.00	\$4.80	\$2.18	\$6.98	Renewal
Higher Education Coordinating Board	Olympia	9/1/2015	8/31/2020	Office	15,300	\$23,460.00	\$281,520.00	\$18.40	\$2.71	\$21.11	Renewal
Higher Education Coordinating Board	Olympia	9/1/2015	8/31/2020	Office	12,376	\$18,976.53	\$227,718.36	\$18.40	\$2.71	\$21.11	Renewal
Highline Community College	Kent	10/01/2015	9/30/2020	Classroom	33,832	\$67,664.00	\$811,968.00	\$24.00	\$3.53	\$27.53	Renewal
Highline Community College	Des Moines	9/1/2015	8/31/2020	Miscellaneous	14,330	\$26,694.89	\$320,338.68	\$22.35	\$3.53	\$25.88	Renewal
Human Rights Commission	Olympia	4/1/2016	3/31/2021	Office	6,719	\$9,378.60	\$112,543.20	\$16.75	\$0.00	\$16.75	Renewal

Annual Leased Facilities Report
July 1, 2015 through June 30, 2016

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Industrial Insurance Appeals Board	Everett	11/01/2015	10/31/2018	Office	1,658	\$3,455.00	\$41,460.00	\$25.01	\$0.00	\$25.01	Renewal
Industrial Insurance Appeals Board	Olympia	6/1/2016	5/31/2021	Office	48,874	\$78,402.04	\$940,824.48	\$19.25	\$1.53	\$20.78	Renewal
Industrial Insurance Appeals Board	Vancouver	11/01/2015	10/31/2018	Office	1,589	\$1,961.09	\$25,412.36	\$15.99	\$2.36	\$18.35	Renewal
Institute for Public Policy	Olympia	2/1/2016	12/31/2016	Office	7,318	\$6,464.48	\$77,573.76	\$10.60	\$0.00	\$10.60	Renewal
Labor & Industries, Dept. of	E. Wenatchee	4/1/2016	3/31/2021	Office	10,158	\$14,400.00	\$172,800.00	\$17.01	\$2.51	\$19.52	Renewal
Labor & Industries, Dept. of	White Salmon	12/01/2015	11/30/2017	Office	201	\$350.00	\$4,200.00	\$20.90	\$1.16	\$22.06	Renewal
Law Library	Olympia	8/1/2015	7/31/2020	Warehouse	3,050	\$1,281.00	\$15,372.00	\$5.04	\$0.38	\$5.42	Renewal
Licensing, Dept. of	Goldendale	6/1/2016	5/31/2017	Office	1,000	\$1,000.00	\$12,000.00	\$12.00	\$2.20	\$14.20	Renewal
Licensing, Dept. of	Ellensburg	2/1/2016	1/31/2021	Office	2,077	\$2,861.58	\$34,338.96	\$16.53	\$2.21	\$18.74	Renewal
Licensing, Dept. of	Arlington	12/01/2015	11/30/2020	Office	5,931	\$9,143.63	\$109,223.56	\$18.50	\$2.17	\$20.67	Renewal
Licensing, Dept. of	Bellingham	1/1/2016	12/31/2020	Office	5,827	\$7,312.89	\$87,754.68	\$15.06	\$2.26	\$17.32	Renewal
Licensing, Dept. of	Chelan	7/1/2015	6/30/2020	Office	861	\$1,458.00	\$17,496.00	\$20.32	\$0.00	\$20.32	Renewal
Licensing, Dept. of	Colville	5/1/2016	4/30/2021	Office	1,761	\$2,163.16	\$25,957.92	\$14.74	\$1.16	\$15.90	Renewal
Licensing, Dept. of	Newport	9/1/2015	8/31/2020	Office	277	\$504.36	\$6,076.32	\$21.94	\$0.00	\$21.94	Renewal
Licensing, Dept. of	Olympia	7/1/2015	6/30/2020	Office	17,902	\$26,703.82	\$320,445.84	\$17.90	\$2.71	\$20.61	Renewal
Licensing, Dept. of	Pacific	10/01/2015	9/30/2018	Parking	0	\$11,520.00	\$138,240.00	N/A	\$0.00	N/A	Renewal
Licensing, Dept. of	Poulsbo	10/01/2015	9/30/2020	Office	3,222	\$5,101.50	\$61,218.00	\$19.00	\$0.99	\$19.99	Renewal
Licensing, Dept. of	Pullman	3/1/2016	2/28/2021	Office	1,367	\$1,525.00	\$18,300.00	\$13.39	\$2.21	\$15.60	Renewal
Licensing, Dept. of	Seattle	11/1/2015	10/31/2020	Office	9,604	\$17,447.27	\$209,367.24	\$21.80	\$3.53	\$25.33	Renewal
Licensing, Dept. of	Tacoma	7/1/2015	6/30/2020	Office	5,800	\$7,370.83	\$88,449.96	\$15.25	\$2.69	\$17.94	Renewal
Liquor & Cannabis Board	Mount Vernon	9/1/2015	8/31/2020	Office	1,466	\$2,003.53	\$24,042.36	\$16.40	\$2.17	\$18.57	Renewal
Liquor & Cannabis Board	Tacoma	12/01/2015	11/30/2020	Office	3,850	\$5,650.00	\$67,800.00	\$17.61	\$0.00	\$17.61	Renewal
Lottery Commission	Lacey	4/1/2016	3/31/2021	Warehouse	13,923	\$7,889.70	\$94,676.40	\$6.80	\$0.39	\$7.19	Renewal
Natural Resources, Dept. of	Hoquiam	11/01/2015	10/31/2020	Office/Warehouse	2,356	\$1,165.31	\$13,983.72	\$5.94	\$0.38	\$6.32	Renewal
Patrol WA State	Olympia	4/1/2016	3/31/2021	Office	944	\$1,082.00	\$12,984.00	\$13.75	\$0.00	\$13.75	Renewal
Public Employee Relations Commission	Kirkland	12/01/2015	11/30/2020	Office	2,705	\$6,762.50	\$81,150.00	\$30.00	\$0.00	\$30.00	Renewal
Retirement Systems, Dept. of	Tumwater	3/1/2016	2/28/2021	Warehouse	5,250	\$3,900.00	\$46,800.00	\$8.91	\$0.39	\$9.30	Renewal
Revenue, Dept. of	Bellingham	3/1/2016	2/28/2021	Office	5,088	\$6,598.00	\$79,176.00	\$15.56	\$2.17	\$17.73	Renewal
Revenue, Dept. of	Kent	9/1/2015	8/31/2020	Office	10,508	\$19,702.50	\$236,430.00	\$22.50	\$0.00	\$22.50	Renewal
Revenue, Dept. of	Olympia	5/1/2016	11/30/2016	Office	58,845	\$92,632.00	\$1,111,584.00	\$18.89	\$2.71	\$21.60	Renewal
Revenue, Dept. of	Spokane	6/1/2016	5/31/2021	Office	8,677	\$14,564.23	\$168,945.07	\$19.47	\$0.00	\$19.47	Renewal
Seattle Community Colleges	Seattle	10/1/2015	9/30/2020	Office	7,201	\$4,947.92	\$59,375.04	\$8.25	\$2.22	\$10.47	Renewal
Social & Health Services, Dept. of	Arlington	5/1/2016	4/30/2021	Office	31,394	\$51,015.25	\$612,183.00	\$19.50	\$2.51	\$22.01	Renewal
Social & Health Services, Dept. of	Auburn	9/1/2015	8/31/2020	Office	8,741	\$12,565.19	\$150,782.28	\$17.25	\$3.53	\$20.78	Renewal
Social & Health Services, Dept. of	Buckley	2/1/2016	1/31/2021	Office/Miscellaneous	7,600	\$6,016.67	\$83,000.04	\$10.92	\$2.15	\$13.07	Renewal
Social & Health Services, Dept. of	Centralia	4/1/2016	3/31/2021	Office	19,292	\$28,874.00	\$346,488.00	\$17.96	\$2.51	\$20.47	Renewal
Social & Health Services, Dept. of	Chehalis	7/1/2015	6/30/2020	Office	10,737	\$15,434.44	\$154,356.44	\$14.38	\$0.00	\$14.38	Renewal
Social & Health Services, Dept. of	Everett	8/1/2015	8/15/2016	Office	500	\$0.00	N/A	N/A	\$0.00	N/A	Renewal
Social & Health Services, Dept. of	Everett	5/1/2016	4/30/2021	Office	274	\$622.21	\$7,466.52	\$27.25	\$0.00	\$27.25	Renewal
Social & Health Services, Dept. of	Federal Way	2/1/2016	1/31/2021	Office	22,590	\$37,650.00	\$451,800.00	\$20.00	\$3.53	\$23.53	Renewal

Annual Leased Facilities Report
July 1, 2015 through June 30, 2016

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	White-stone Estimate of Opex	Full Service Net Effective Rent/SF/Year	Lease Kind
Social & Health Services, Dept. of	Long Beach	12/01/2015	11/30/2020	Office	10,280	\$14,743.23	\$176,918.76	\$17.21	\$2.51	\$19.72	Renewal
Social & Health Services, Dept. of	Mattawa	10/01/2015	9/30/2020	Office	130	\$300.00	\$3,600.00	\$27.69	\$0.00	\$27.69	Renewal
Social & Health Services, Dept. of	Newport	9/1/2015	8/31/2020	Office	7,752	\$12,688.00	\$152,256.00	\$19.64	\$2.51	\$22.15	Renewal
Social & Health Services, Dept. of	Olympia	1/1/2016	12/31/2020	Residential	7,506	\$7,600.00	\$92,280.00	\$12.29	\$0.00	\$12.29	Renewal
Social & Health Services, Dept. of	Olympia	11/01/2015	10/31/2020	Office	53,905	\$79,734.48	\$956,813.76	\$17.75	\$2.71	\$20.46	Renewal
Social & Health Services, Dept. of	Port Angeles	8/1/2015	7/31/2025	Office	27,906	\$50,440.09	\$605,281.08	\$21.69	\$2.51	\$24.20	Renewal
Social & Health Services, Dept. of	Pullman	1/1/2016	12/31/2020	Office	226	\$315.79	\$3,789.48	\$16.77	\$0.00	\$16.77	Renewal
Social & Health Services, Dept. of	Puyallup	4/1/2016	3/31/2021	Office	27,361	\$47,311.73	\$567,740.76	\$20.75	\$2.69	\$23.44	Renewal
Social & Health Services, Dept. of	Seattle	9/1/2015	8/31/2020	Office	5,348	\$10,094.35	\$121,132.20	\$22.65	\$0.00	\$22.65	Renewal
Social & Health Services, Dept. of	Seattle	10/01/2015	9/30/2020	Office	43,139	\$68,157.98	\$795,259.97	\$18.43	\$2.22	\$20.65	Renewal
Social & Health Services, Dept. of	Silverdale	3/1/2016	2/28/2021	Office	4,287	\$8,038.13	\$107,257.56	\$25.02	\$1.18	\$26.20	Renewal
Social & Health Services, Dept. of	Spokane	9/1/2015	8/31/2020	Office	39,039	\$57,484.93	\$689,819.16	\$17.67	\$0.00	\$17.67	Renewal
Social & Health Services, Dept. of	Spokane	9/1/2015	8/31/2020	Office	8,538	\$13,696.38	\$164,356.56	\$19.25	\$0.00	\$19.25	Renewal
Social & Health Services, Dept. of	Spokane Valley	8/1/2015	7/31/2020	Residential	1,850	\$1,465.00	\$17,580.00	\$9.50	\$0.00	\$9.50	Renewal
Social & Health Services, Dept. of	Steilacoom	9/1/2015	8/31/2020	Office	4,000	\$6,825.00	\$81,900.00	\$20.48	\$2.69	\$23.17	Renewal
Social & Health Services, Dept. of	Steilacoom	5/1/2016	4/30/2021	Parking	0	\$9,600.00	\$115,200.00	N/A	\$0.00	N/A	Renewal
Social & Health Services, Dept. of	White Salmon	7/1/2015	6/30/2020	Office	4,566	\$4,500.00	\$54,000.00	\$11.83	\$2.51	\$14.34	Renewal
Social & Health Services, Dept. of	Omak	6/1/2016	4/30/2021	Office	910	\$0.00	\$15,614.04	\$17.16	NONE	\$17.16	Renewal
Social & Health Services, Dept. of	Bellingham	7/1/2015	6/30/2016	Office	1,840	\$3,684.60	\$44,215.20	\$24.03	\$0.00	\$24.03	Renewal
Social & Health Services, Dept. of	Bellingham	11/1/2015	10/31/2020	Office	1,920	\$2,880.00	\$34,560.00	\$18.00	\$0.00	\$18.00	Renewal
Social & Health Services, Dept. of	Lynnwood	2/1/2016	7/1/2016	Office	3,753	\$6,602.15	\$72,624.65	\$19.35	\$2.51	\$21.86	Renewal
Social & Health Services, Dept. of	Bellingham	7/1/2015	6/30/2020	Office	15,840	\$24,090.00	\$289,080.00	\$18.25	\$0.00	\$18.25	Renewal
Social & Health Services, Dept. of	Auburn	9/1/2015	8/31/2020	Office	99	\$160.38	\$1,924.56	\$19.44	\$0.00	\$19.44	Renewal
Social & Health Services, Dept. of	Moses Lake	8/1/2015	7/31/2020	Office	219	\$339.00	\$4,068.00	\$18.58	\$0.00	\$18.58	Renewal
South Puget Sound Community College	Lacey	7/1/2015	9/30/2015	Office	21,211	\$28,281.33	\$339,375.96	\$16.00	\$2.71	\$18.71	Renewal
Spokane Community Colleges	Spokane	9/1/2015	8/31/2020	Classroom	41,677	\$32,399.30	\$388,791.60	\$9.33	\$0.00	\$9.33	Renewal
Spokane Community Colleges	Spokane	8/1/2015	7/31/2020	Office/Classroom	6,600	\$4,080.00	\$50,957.95	\$7.72	\$2.51	\$10.23	Renewal
Spokane Community Colleges	Spokane	7/1/2015	6/30/2018	Warehouse	6,450	\$2,105.36	\$25,264.32	\$3.92	\$0.40	\$4.32	Renewal
Spokane Community Colleges	Spokane	7/1/2015	6/30/2020	Classroom	20,036	\$17,975.54	\$226,062.13	\$11.28	\$0.00	\$11.28	Renewal
Transportation, Dept. of	Seattle	9/1/2015	8/31/2020	Office	86,510	\$180,229.16	\$2,162,749.92	\$25.00	\$0.00	\$25.00	Renewal
Washington State Patrol	Oak Harbor	2/1/2016	1/31/2021	Office	1,270	\$1,600.00	\$19,200.00	\$15.12	\$2.17	\$17.29	Renewal
Washington State Patrol	Tumwater	4/1/2016	3/31/2021	Office	6,000	\$7,293.00	\$87,516.00	\$14.59	\$2.18	\$16.77	Renewal
Washington State Patrol	Tumwater	7/1/2015	6/30/2020	Aircraft Hangar	11,080	\$5,766.21	\$69,194.52	\$6.24	\$2.71	\$8.95	Renewal

Total Renewals: 1,567,980 \$2,424,546.74 \$29,402,980.42

Grand Total for Privately-Owned Facilities: 1,985,992 \$3,090,461.84 \$37,408,074.54

Appendix B: Lease Transactions Related to State Owned Facilities in FY 16

New Space:

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Lease Kind
Enterprise Services, Dept. of, leasing to Social & Health Services, Dept. of	Tumwater	7/1/2015	6/30/2017	Storage	3,689	\$2,118.11	\$25,417.32	\$6.89	New
Enterprise Services, Dept. of, leasing to Private Entity	Tacoma	1/1/2016	12/31/2019	Miscellaneous	82	\$169.26	\$2,031.12	\$24.77	New

Total New Space: 3,771 \$2,287.37 \$27,448.44

Renewals:

Administrative Office of the Courts	Olympia	7/1/2015	6/30/2017	Office	4,429	\$4,852.14	\$58,225.68	\$13.15	Renewal
Agriculture, Dept. of	Olympia	7/1/2015	6/30/2017	Office/Lab	47,946	\$72,478.37	\$869,740.44	\$18.14	Renewal
Attorney General, Office of	Olympia	7/1/2015	6/30/2017	Office	72,639	\$73,607.52	\$883,290.24	\$12.16	Renewal
Auditor, Office of the State	Olympia	7/1/2015	6/30/2017	Office	6,412	\$7,024.58	\$84,294.96	\$13.15	Renewal
Auditor, Office of the State	Tacoma	7/1/2015	6/30/2017	Office	4,422	\$6,062.00	\$72,744.00	\$16.45	Renewal
Enterprise Services, Dept. of, leasing to Private Entity	Olympia	1/1/2016	12/31/2017	Office	284	\$364.46	\$4,373.52	\$15.40	Renewal
Financial Management, Office of	Olympia	7/1/2015	6/30/2017	Office	41,707	\$51,299.31	\$615,591.72	\$14.76	Renewal
Fish & Wildlife, Dept. of	Olympia	7/1/2015	6/30/2017	Office	140,169	\$140,355.89	\$1,684,270.68	\$12.02	Renewal
Governor, Office of	Olympia	7/1/2015	6/30/2017	Office	17,257	\$18,905.65	\$226,867.80	\$13.15	Renewal
Insurance Commissioner, Office of	Olympia	7/1/2015	6/30/2017	Office	6,989	\$7,656.69	\$91,880.28	\$13.15	Renewal
Law Library	Olympia	7/1/2015	6/30/2017	Office	16,065	\$17,599.77	\$211,197.24	\$13.15	Renewal
Licensing, Dept. of	Olympia	7/1/2015	6/30/2017	Office	104,161	\$105,549.81	\$1,266,597.72	\$12.16	Renewal
Lieutenant Governor, Office of	Olympia	7/1/2015	6/30/2017	Office	4,096	\$4,487.32	\$53,847.84	\$13.15	Renewal
Minority and Women's Business Enterprises, Office of	Olympia	7/1/2015	6/30/2017	Office	8,125	\$7,732.00	\$92,784.00	\$11.42	Renewal
Natural Resources, Dept. of	Olympia	7/1/2015	6/30/2017	Storage	131	\$133.30	\$1,599.60	\$12.21	Renewal
Natural Resources, Dept. of	Sedro-Woolley	7/1/2015	6/30/2018	Office	1,790	\$1,187.00	\$14,244.00	\$7.96	Renewal
Secretary of State, Office of	Tumwater	7/1/2015	6/30/2017	Warehouse	6,382	\$3,664.33	\$43,971.96	\$6.89	Renewal
Secretary of State, Office of	Olympia	7/1/2015	6/30/2017	Office/Storage	47,900	\$52,479.14	\$629,749.68	\$13.15	Renewal
Services to the Blind, Dept. of	Olympia	7/1/2015	6/30/2017	Miscellaneous	591	\$507.52	\$6,090.24	\$10.30	Renewal
Services to the Blind, Dept. of	Olympia	7/1/2015	6/30/2017	Miscellaneous	868	\$156.24	\$1,874.88	\$2.16	Renewal
Services to the Blind, Dept. of	Olympia	7/1/2015	6/30/2017	Miscellaneous	1,515	\$1,532.00	\$18,384.00	\$12.13	Renewal
Services to the Blind, Dept. of	Olympia	7/1/2015	6/30/2017	Miscellaneous	1,851	\$1,875.68	\$22,508.16	\$12.16	Renewal
Services to the Blind, Dept. of	Olympia	7/1/2015	6/30/2017	Miscellaneous	3,010	\$3,050.13	\$36,601.56	\$12.16	Renewal
Social & Health Services, Dept. of	Olympia	7/1/2015	6/30/2017	Office	230,483	\$233,556.11	\$2,802,673.32	\$12.16	Renewal
Supreme Court of Washington	Olympia	7/1/2015	6/30/2017	Office	33,940	\$37,182.46	\$446,189.52	\$13.15	Renewal
Treasurer, Office of	Olympia	7/1/2015	6/30/2017	Office	10,731	\$11,756.19	\$141,074.28	\$13.15	Renewal
Washington Indian Gaming Commission	Olympia	7/1/2015	6/30/2017	Office	1,182	\$3,167.70	\$38,012.40	\$32.16	Renewal
Washington State Patrol	Olympia	7/1/2015	6/30/2017	Office	520	\$569.69	\$6,836.28	\$13.15	Renewal

Total Renewals: 815,595 \$868,793.00 \$10,425,516.00

Grand Total for State-Owned Facilities: 819,366 \$871,080.37 \$10,452,964.44

Appendix C: Lease Transactions Delegations of Authority in FY 16

New Space:

Agency	City	Start Date	Stop Date	Uses	Square Feet	Monthly Rent	Net Effective Annual Base Rent	Net Effective Annual Base Rent/SF	Lease Kind
Ecology, Dept. of	Colville	9/1/2015	8/31/2016	Air Monitoring	0	\$150.00	\$1,800.00	N/A	New
Ecology, Dept. of	Sunnyside	9/1/2015	8/31/2016	Air Monitoring	0	\$75.00	\$900.00	N/A	New
Everett CC leasing to Private Entity	Everett	12/1/2016	11/30/2018	Miscellaneous	27,447	\$11,803.05	\$141,636.60	\$5.16	New
Secretary of State, Office of	Tumwater	7/1/2015	6/30/2020	Warehouse	25,000	\$11,750.00	\$141,000.00	\$5.64	New

Total New Space: 52,447 \$23,778.05 \$285,336.60

Renewals:

Clark College	Bingen	8/25/2015	8/24/2016	Classroom	1,620	\$2,430.00	\$29,160.00	\$18.00	Renewal
Corrections, Dept. of	Everett	3/1/2016	2/28/2017	Office	851	\$0.00	\$0.00	\$0.00	Renewal
Corrections, Dept. of	Spokane	1/1/2016	12/31/2016	Parking	0	\$900.00	\$10,800.00	N/A	Renewal
Ecology, Dept. of	Oroville	9/1/2015	8/31/2016	Air Monitoring	0	\$50.00	\$600.00	N/A	Renewal
Ecology, Dept. of	Wenatchee	9/1/2015	8/31/2016	Air Monitoring	0	\$100.00	\$1,200.00	N/A	Renewal
Ecology, Dept. of	Ellensburg	1/1/2016	12/31/2016	Air Monitoring	0	\$100.00	\$1,200.00	N/A	Renewal
Ecology, Dept. of	Vancouver	2/1/2016	1/31/2017	Air Monitoring	0	\$75.00	\$900.00	N/A	Renewal
Ecology, Dept. of	Port Angeles	2/1/2016	1/31/2017	Air Monitoring	0	\$45.83	\$549.96	N/A	Renewal
Ecology, Dept. of	Mead	4/1/2016	3/31/2017	Air Monitoring	0	\$75.00	\$900.00	N/A	Renewal
Ecology, Dept. of	Rosalia	5/1/2016	4/30/2017	Air Monitoring	0	\$60.00	\$720.00	N/A	Renewal
Ecology, Dept. of	Bellevue	5/1/2016	4/30/2017	Air Monitoring	0	\$225.00	\$2,700.00	N/A	Renewal
Ecology, Dept. of	Lacey	8/1/2015	7/31/2017	Storage	1,625	\$1,100.00	\$13,200.00	\$8.12	Renewal
Ecology, Dept. of	Moses Lake	1/1/2016	12/31/2016	Air Monitoring	0	\$150.00	\$1,800.00	N/A	Renewal
Ecology, Dept. of	Chehalis	1/1/2016	12/31/2016	Air Monitoring	0	\$25.00	\$300.00	N/A	Renewal
Everett CC leasing to Private Entity	Everett	12/01/2015	7/31/2019	Miscellaneous	1,295	\$1,865.25	\$22,383.00	\$17.28	Renewal
Everett CC leasing to Private Entity	Everett	9/1/2015	7/31/2019	Office	1,836	\$2,719.44	\$32,633.28	\$17.77	Renewal
Fish & Wildlife, Dept. of	Port Angeles	8/1/2015	7/31/2017	Office	650	\$543.00	\$6,516.00	\$10.02	Renewal
Licensing, Dept. of	Friday Harbor	1/1/2016	12/31/2016	Office	1,016	\$250.00	\$3,000.00	\$2.95	Renewal
Revenue, Dept. of	Seattle	6/1/2016	5/31/2017	Parking	0	\$8,415.00	\$100,980.00	N/A	Renewal
Transportation, Dept. of	Friday Harbor	1/1/2016	12/31/2016	Residential	1,800	\$1,810.00	\$21,720.00	\$12.07	Renewal
Transportation, Dept. of	Tumwater	9/1/2015	8/31/2020	Warehouse	6,260	\$4,080.00	\$48,960.00	\$7.82	Renewal
Walla Walla CC	Walla Walla	7/1/2015	6/30/2017	Classroom	0	\$4,778.00	\$57,336.00	N/A	Renewal
Walla Walla CC leasing to Private Entity	Walla Walla	10/1/2015	9/30/2017	Office	650	\$1,382.00	\$16,584.00	\$25.51	Renewal
Walla Walla CC leasing to Private Entity	Walla Walla	10/1/2015	9/30/2017	Office	625	\$1,094.18	\$13,130.16	\$21.01	Renewal
Washington State Patrol	Moses Lake	2/1/2016	1/31/2017	Storage	600	\$275.00	\$3,300.00	\$5.50	Renewal
Washington State Patrol	Bremerton	10/01/2015	9/30/2020	Office	181	\$175.00	\$2,100.00	\$11.60	Renewal
Washington State Patrol	Ephrata	11/01/2015	10/31/2017	Aircraft Hangar	2,200	\$500.00	\$6,000.00	\$2.73	Renewal

Total Renewals: 21,209 \$33,222.70 \$398,672.40

Grand Total for Delegations of Authority: 73,656 \$57,000.75 \$684,009.00