

Project #: 1001649
Agency: Department of Agriculture (AGR)
Location: Pasco, WA
Square footage: 8,714 SF BOMA Rentable Office and laboratory space
Date posted: October 12, 2017
Contact agent: Crystal Skinner
Email: crystal.skinner@des.wa.gov
Phone number: (360) 407- 9215
Fax number: (360) 586-9088

Description:

The state of Washington is seeking approximately 8,714 SF BOMA Rentable Office and laboratory space for AGR.

General Areas of Consideration:

Greater Pasco area

Preferred Area

Within or near the city limits of Pasco, WA

General Considerations:

- a. Leased space must meet the requirements of Appendix A (Space Requirements) which includes the RES Leased Space Requirements (July 2005 edition) along with the RES Accessibility Addendum (Issued June 2007) except as expressly exempted by the RES Design manager.
- b. Space should meet the RES definition of "Existing Space". See Appendix C for RES definition of "Existing Space", "Space under Construction" or "Planned Space".
- c. Parking requirement – 31 parking stalls or code required parking (whichever is greater) for employee and visitor parking.
- d. Lease will be written on the State of Washington's approved lease documents. See Appendix D.
- e. Desired term is five (5) years.
- f. Occupancy is expected to be May 1, 2019.

Location Characteristics:

Properties submitted for consideration should be located in the General Area of Consideration noted above. Proposals located within the preferred area may be advantageous to the AGENCY. In addition, within that general area, the AGENCY has identified a number of characteristics as important to the delivery of service by this field office. These characteristics include, but are not limited to the following:

- a. Proposed facilities should be in an appropriately zoned area. Appropriate areas may include, (but are not limited to) commercial and light industrial. Proposed facilities should not be located in an area that is of a residential character.
- b. Proposed facilities that are in close proximity to existing public transportation route or routes may be advantageous to the AGENCY.
- c. Proposed facilities that provide ready access to freeway or other major arterial roads may be advantageous.

- d. Proposals that are not located within or in close proximity to 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA) may be advantageous.
- e. Proposed facilities must be in areas with sufficient infrastructure in place to support the AGENCY operational needs to include high-speed data and telephone infrastructure. (See also Appendix A, Space Requirements.)

Building Characteristics:

- a. Contiguous office space and a highly efficient load factor.
- b. A facility with a single floor plate and on the ground floor of a building may be advantageous to the AGENCY.
- c. Adequate meeting spaces for both customers and staff.
- d. Clear delineation between the public/customer and staff entrances.
- e. The laboratory space will require specialized HVAC and air filtration systems. The AGENCY will either provide those systems to the lessor for installation or contract with the lessor (through the lease document) to acquire the necessary components. In either case, the AGENCY will contract with the lessor (through the lease document) for installation of the necessary components.

Further details on the AGENCY's unique requirements and desired characteristics are found in **Appendix A** SPACE REQUIREMENTS and **Appendix B**, Space Data Sheet.

If you have any questions regarding this market search, please contact Crystal Skinner, (360) 407- 9215, crystal.skinner@des.wa.gov.

Attachments:

[Appendix A Space Requirements](#)

[Appendix B Space Planning Data](#)

[Appendix C Definitions](#)

[Appendix D Lease Document](#)