

**Project #:** 1001775  
**Agency:** Department of Corrections  
**Location:** Marysville, Arlington, Stanwood, WA  
**Square footage:** 6,000 BOMA Rentable Square Feet (RSF) of Office Space  
**Date posted:** June 26, 2019  
**Contact agent:** Guy Winkelman  
**Email:** [guy.winkelman@des.wa.gov](mailto:guy.winkelman@des.wa.gov)  
**Phone number:** 360-407-9294  
**Fax number:** 360-586-9088

**Description:**

The state of Washington is seeking 6,000 RSF for Department of Corrections.

**Geographical Areas of Consideration:** Marysville, Arlington and Stanwood, WA. Properties submitted for consideration should be located within these General Area of Consideration.

**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”, “Space Under Construction” or “Planned Space”. See Appendix C for RES definitions of “Existing Space”, “Space Under Construction” or “Planned Space”.
- c. Parking requirement – code required. Proposals that provide access to additional parking may be advantageous to the agency.
- 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 desired to be May 1, 2021 or after

**Location Characteristics:**

In addition, within that general geographical areas of consideration, the agency has identified a number of characteristics as important to the delivery of service by this agency.

These characteristics include, but are not limited to the following:

- a. Proposed facilities should be in an appropriately zoned area and in some cases, should not be located in an area that is of a heavy industrial, large or busy retail, or of a residential character (as agency needs dictate).
- b. Preference may be given to a 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. 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.
- d. 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. Please refer to Appendix B “Space Planning Data” sheets for specific needs of the agency. A highly efficient load factor will could be a consideration depending on agency needs.
- b. Please refer to Appendix A “Space Requirements” for further clarification.
- c. Dedicated fenced fleet vehicle parking may be advantageous to the Agency.
- d. Level II EV Chargers are preferred buy not a requirement.

If you have any questions regarding this market search, please contact Guy at 360-407-9294, or via email at [guy.winkelman@des.wa.gov](mailto:guy.winkelman@des.wa.gov).

**Attachments:**

[Appendix A Space Requirements](#)

Appendix B Space Planning Data – not applicable for this project

[Appendix C Definitions](#)

[Appendix D Lease Document](#)