

Project #: 18-03-003
Agency: Washington State Department of Transportation (DOT)
Location: Silverdale, WA
Square footage: Approximately 6,923 SF BOMA Rentable
Date posted: May 23, 2018
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Amended 3.14.2022

Description:

The state of Washington is seeking approximately 6,923 square feet for DOT Office and Laboratory Space.

General Areas of Consideration:

South Tacoma / Lakewood areas

Preferred Area

Within 1 mile proximity to 1·5 and / or SR 512.

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 Development**” or “**Planned Space**”. See Appendix C for RES definition of “Existing Space”, “Space under Construction” or “Planned Space”.
- c. Parking requirement – **code required** parking plus parking for 13 AGENCY vehicles. Secured parking for the agency vehicles 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. (Proposers may, at their discretion, include a 10-year term as an option.)
- f. Occupancy is expected to be as early as January 1, 2019.
- g. Governor’s Proclamation 21.14: On August 9, 2021, pursuant to the governor’s emergency powers authorized in RCW 43.06.220, Washington Governor Jay Inslee issued Proclamation 21-14 – COVID-19 Vaccination Requirement, (“Proclamation”). Effective October 18, 2021 (November 30,2021 for Office of the Attorney General, the Office of the Commissioner of Public Lands and the Department of Natural Resources, the Office of Insurance Commissioner, the Office of the Lieutenant Governor, and the Office of Superintendent of Public Instruction), the Proclamation prohibits state agencies from permitting contractors to engage in work for the agency if the personnel performing the work (including subcontractor personnel) have not been fully vaccinated against COVID-19 as set forth in the Proclamation. The ASP must comply with all provisions of the Proclamation and its amendments and will certify that they have a plan in place to

do so prior to lease execution. A Declaration Form will be provided to the ASP, confirming their intent to comply. The governor's proclamations are located here: <https://www.governor.wa.gov/office-governor/official-actions/proclamations>.

h.

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 and should not be located in an area that is of a heavy industrial, large or busy retail, or 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 and 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 proposed site must provide or be improved to provide the infrastructure to support up to two "Level 2" charging stations, with two charging heads on each station, serving a total of four designated parking stalls.

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

If you have any questions regarding this market search, please contact Amber Dixon at (360) 407-9320, or via email at amber.dixon@des.wa.gov.

Attachments:

- [Appendix A Space Requirements](#)
- [Appendix B Space Planning Data](#)
- [Appendix C Definitions](#)
- [Appendix D Lease Document](#)