

**Project #:** 18-10-227  
**Agency:** Department of Corrections (DOC)  
**Location:** Renton/King County, WA  
**Square footage:** 6000 SF BOMA Rentable Office Space  
**Date posted:** October 18, 2018 (*contact information updated 2/5/2019*)  
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**Description:**

The state of Washington is seeking 6,000 Square feet of office space for DOC.

**General Areas of Consideration:**

Renton, 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 – code required, whichever is greater. Proposals that provide access to additional parking that will accommodate up to 10 hearings participants 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 a 5 year lease.
- f. Occupancy is expected to be January 1, 2019, of as soon as possible.

**Location Characteristics:**

Properties submitted for consideration should be located in the General Area of Consideration noted in Section 2.1. Facilities within the preferred area as described in Section 2.1 would 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. Preference may be given to a locations that are in close proximity to an 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. DOC is seeking to relocate their existing facility and any proposed sites must be within the City limits of Renton.
- b. Space will be used to office to services DOC clients
- c. Parking requirement – Code parking Term will be for five years with no option for early cancellation. Ten-year terms can be considered but must be accompanied with a five-year option for purposes of comparison.

If you have any questions regarding this market search, please contact Andrew Jenkins at (360) 407-9291, or via email at [andrew.jenkins@des.wa.gov](mailto:andrew.jenkins@des.wa.gov).

Attachments:

[Appendix A Space Requirements](#)

Appendix B Space Planning Data – Not provided for this market search

[Appendix C Definitions](#)

[Appendix D Lease Document](#)