

Project #: 18-11-248
Agency: Department of Social and Health Services
Location: Bremerton, WA
Square footage: 4,225 SQ FT BOMA rental office space.
Date posted: 1-28-2019
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Description:

The state of Washington is seeking 4,225 RSF for Department of Social and Health Services.

General Areas of Consideration: Bremerton area (Please see map marked: Appendix E). Properties submitted for consideration should be located within those 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." 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 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 expected to be November 1, 2019.

Location Characteristics:

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 for the intended use.
- 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. Office, equipment and storage, and special areas as depicted in Appendix B Space Planning Data with 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. An effective, efficient and welcoming customer lobby or reception area while also providing a clear delineation between public and staff areas.
- d. Electric Vehicle charging station and a bicycle rack may be advantageous to the AGENCY.

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

Attachments:

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