

Project #: 19-01-023
Agency: Health Care Authority
Location: Olympia, WA.
Square footage: 3,402 SF of BOMA Rentable office space.
Date posted: 02-01-2019
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Description:

The state of Washington is seeking 3,402 RSF for Health Care Authority

Areas of Consideration: Within the Olympia, Lacey and Tumwater Preferred Leasing Areas. Properties submitted for consideration must be located in the 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.
- 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 July1, 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 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. Office, equipment and ample 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. Good access to public transportation, and EV charging stations may be advantageous to the AGENCY.
 - e. Clear delineation between the public/customer and staff entrances.

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

Attachments:

[Appendix A Space Requirements](#)

[Appendix B Space Planning Data](#)

[Appendix C Definitions](#)

[Appendix D Lease Document](#)