

**Project #:** 19-04-101  
**Agency:** Department of Corrections  
**Location:** Kent, Washington  
**Square footage:** 6,571 SQ FT BOMA Rentable Office Space  
**Date posted:** 4-30-2019  
**Contact agent:** Department of Corrections  
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**Description:**

The State of Washington is seeking 6,571 RSF of office space for Department of Corrections.

**Geographical Areas of Consideration:** Kent, Washington. 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". See Appendix C for RES definition 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 September 1, 2019 or as soon after as possible.

**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 this 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 build out clarification.
- c. Location close to county Jail may be advantageous to the Agency.
- d. Close proximity to public transportation is a must (easily walkable).
- e. Locations near sensitive sites such as schools, daycares, parks, etc. will be evaluated on a site by site basis.
- f. Proposed sites must be zoned appropriately for the intended use.

If you have any questions regarding this market search, please contact Guy Winkelman 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](#)

[Appendix C Definitions](#)

[Appendix D Lease Document](#)