

Project #: 19-06-202
Agency: Department of Licensing
Location: South Bend, Raymond WA
Square footage: 499 SQ FT BOMA Rentable Office Space
Date posted: 07-02-2019
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Description:

The state of Washington is seeking 499 RSF for Department of Licensing.

Geographical Areas of Consideration: South Bend or Raymond, WA. 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, and must include a cancellation clause.
- f. Occupancy is desired to be as soon 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 A "Space Requirements" for further clarification.
- b. Agency is open to collocating with another State or governmental Agency.
- c. Space must be suitable to conduct Drivers Licensing services.
- d. The operation would require enough storage for a small safe and some document storage.

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

Attachments:

[Appendix A Space Requirements](#)

[Appendix B Definitions](#)

[Appendix C Lease Document](#)