

# Washington State Judicial Branch

## 2025-2027 Biennial Budget

### Agency Lease Increase

**Agency:** Office of Public Defense

**Decision Package Code/Title:** 8L – Lease Rate Adjustments

**Agency Recommendation Summary Text:**

The Office of Public Defense (OPD) requests ongoing funding to cover increased rent for the agency's leased office space in Olympia. The current lease expires June 30, 2025.

**Fiscal Summary:** Funding is requested to cover increased lease costs for agency office space.

|                               | FY 2026         | FY 2027         | Biennial         | FY 2028         | FY 2029         | Biennial         |
|-------------------------------|-----------------|-----------------|------------------|-----------------|-----------------|------------------|
| <b>Staffing</b>               |                 |                 |                  |                 |                 |                  |
| FTEs                          | 0 .00           | 0.00            | <b>0.00</b>      | 0.00            | 0.00            | <b>0.00</b>      |
| <b>Operating Expenditures</b> |                 |                 |                  |                 |                 |                  |
| Fund 001-1                    | \$70,000        | \$70,000        | <b>\$140,000</b> | \$70,000        | \$70,000        | <b>\$140,000</b> |
|                               | <b>\$70,000</b> | <b>\$70,000</b> | <b>\$140,000</b> | <b>\$70,000</b> | <b>\$70,000</b> | <b>\$140,000</b> |

**Package Description:**

The Office of Public Defense (OPD) leases office space and parking at the Evergreen Plaza Building in downtown Olympia. The current lease expires June 30, 2025. Evergreen Plaza has notified OPD that the rent will increase effective July 1, 2025 for a new five-year lease. Following a real estate market analysis by the Department of Enterprise Services (DES) last year, OPD learned that even with the expected rent increase Evergreen Plaza is the best value available for office space in the greater Olympia area. The 2024 Legislature funded OPD to expand the amount of office space it leases at Evergreen Plaza.

Through June 30, 2025 OPD is paying \$34,290 per month for office space and 27 parking spaces to serve 62.1 FTEs. Beginning July 1, 2025, the monthly rent will increase to \$40,129.

OPD requests \$140,000 in ongoing funding for the 2025-2027 biennium to cover the rent increase for the agency's existing leased office space.

**Fully describe and quantify expected impacts on state residents.**

OPD's leased office space is a good value for state taxpayers, according to a recent market analysis by the DES real estate division.

**Explain what alternatives were explored by the agency and why this was the best option.**

In consultation with the DES real estate division last year, OPD explored the option of moving from Evergreen Plaza to larger offices at a different state owned/leased building. However, a DES market analysis of commercial office space in the greater Olympia area showed that relocating OPD would be cost prohibitive, and that remaining at Evergreen Plaza would be more economical even with an anticipated rent increase.

**What are the consequences of not funding this request?**

If this request is not funded, OPD will not have adequate office space. OPD will have to require more agency staff to work remotely, which does not meet OPD's business needs.

**Is this an expansion or alteration of a current program or service?**

No. This request covers increased rental costs to maintain OPD's existing office space for July 1, 2025 through June 30, 2030.

**Decision Package expenditure, FTE and revenue assumptions:**

| If No, Explain Additional Costs | Round to Nearest \$1,000 |          |          |          | Description/Assumptions          |
|---------------------------------|--------------------------|----------|----------|----------|----------------------------------|
|                                 | FY 26                    | FY 27    | FY 28    | FY 29    |                                  |
| New Lease Increase              | \$70,000                 | \$70,000 | \$70,000 | \$70,000 | Five-year lease renewal increase |

|                                                        |                     |                    |                     |                      |                     |                      |                     |                       |
|--------------------------------------------------------|---------------------|--------------------|---------------------|----------------------|---------------------|----------------------|---------------------|-----------------------|
| <b>Evergreen Plaza Lease - 7-1-2020 thru 6/30/2025</b> |                     |                    |                     |                      |                     |                      |                     |                       |
|                                                        | 6/21/2016           | 1/27/2020          | 4/21/2021           | 3/15/2022            | 1/1/2024            | 5/1/2024             | 5/1/2024            |                       |
| <b>Suite #</b>                                         | <b>Suite 106</b>    | <b>Suite 105</b>   | <b>Suite 104</b>    | <b>Suite 301/302</b> | <b>Suite 303</b>    | <b>Suite 102/103</b> | <b>Suite 304</b>    | <b>TOTAL</b>          |
| <b>Current Lease</b>                                   |                     |                    |                     |                      |                     |                      |                     |                       |
| RSF                                                    | 4,663               | 790                | 949                 | 5,275                | 1,278               | 2,341                | 4,175               | 19,471                |
| Current Monthly Payment                                | \$6,681.00          | \$1,225.30         | \$1,565.00          | \$9,451.00           | \$1,946.00          | \$4,289.00           | \$7,468.00          | \$32,625.30           |
| Parking                                                | \$640.00            | \$65.00            | \$50.00             | \$390.00             | \$65.00             | \$130.00             | \$325.00            | \$1,665.00            |
| <b>Total Lease/Parking</b>                             | <b>\$7,321.00</b>   | <b>\$1,290.30</b>  | <b>\$1,615.00</b>   | <b>\$9,841.00</b>    | <b>\$2,011.00</b>   | <b>\$4,419.00</b>    | <b>\$7,793.00</b>   | <b>\$34,290.30</b>    |
| Current Rate                                           | \$17.19             | \$18.61            | \$19.79             | \$21.52              | \$18.27             | \$21.99              | \$21.46             | \$19.83               |
| <b>Terms 6/30/2025</b>                                 |                     |                    |                     | <b>\$20,067.30</b>   |                     |                      | <b>\$14,223.00</b>  | <b>\$34,290.30</b>    |
| <b>New Lease</b>                                       |                     |                    |                     |                      |                     |                      |                     |                       |
| New RSF Rate                                           | \$23.65             | \$23.65            | \$23.65             | \$23.65              | \$23.65             | \$23.65              | \$23.65             |                       |
| Annual Lease                                           | \$110,279.95        | \$18,683.50        | \$22,443.85         | \$124,753.75         | \$30,224.70         | \$55,364.65          | \$98,738.75         | \$460,489.15          |
| 5 year Lease                                           | \$551,399.75        | \$93,417.50        | \$112,219.25        | \$623,768.75         | \$151,123.50        | \$276,823.25         | \$493,693.75        | \$2,302,445.75        |
| 5 Year Annual Parking                                  | \$42,900.00         | \$3,900.00         | \$3,900.00          | \$23,400.00          | \$3,900.00          | \$7,800.00           | \$19,500.00         | \$105,300.00          |
| <b>TOTAL 5 year Lease &amp; Parking</b>                | <b>\$594,299.75</b> | <b>\$97,317.50</b> | <b>\$116,119.25</b> | <b>\$647,168.75</b>  | <b>\$155,023.50</b> | <b>\$284,623.25</b>  | <b>\$513,193.75</b> | <b>\$2,407,745.75</b> |
| New Monthly                                            | \$9,190.00          | \$1,556.96         | \$1,870.32          | \$10,396.15          | \$2,518.73          | \$4,613.72           | \$8,228.23          | \$38,374.10           |
| Parking                                                | \$715.00            | \$65.00            | \$65.00             | \$390.00             | \$65.00             | \$130.00             | \$325.00            | \$1,755.00            |
| <b>New Monthly</b>                                     | <b>\$9,905.00</b>   | <b>\$1,621.96</b>  | <b>\$1,935.32</b>   | <b>\$10,786.15</b>   | <b>\$2,583.73</b>   | <b>\$4,743.72</b>    | <b>\$8,553.23</b>   | <b>\$40,129.10</b>    |
| <b>5 years 7/1/2025-6/30/2030</b>                      | <b>\$594,299.75</b> | <b>\$97,317.50</b> | <b>\$116,119.25</b> | <b>\$647,168.75</b>  | <b>\$155,023.50</b> | <b>\$284,623.25</b>  | <b>\$513,193.75</b> | <b>\$2,407,745.75</b> |
| # of paid parking included w/suite                     | 11                  | 1                  | 1                   | 6                    | 1                   | 2                    | 5                   | 27                    |
| Monthly Increase per suits                             | \$2,584.00          | \$331.66           | \$320.32            | \$945.15             | \$572.73            | \$324.72             | \$760.23            | \$5,838.80            |
| Annual Increase                                        | \$31,007.95         | \$3,979.90         | \$3,843.85          | \$11,341.75          | \$6,872.70          | \$3,896.65           | \$9,122.75          | \$70,065.55           |
| New lease term (5 years) increase                      | \$155,039.75        | \$19,899.50        | \$19,219.25         | \$56,708.75          | \$34,363.50         | \$19,483.25          | \$45,613.75         | \$350,327.75          |
|                                                        | FY26                | FY27               | 25-27 Bi            | FY28                 | FY29                | 27-29 Bi             |                     |                       |
| <b>Annual Increase</b>                                 |                     |                    |                     |                      |                     |                      |                     |                       |
| \$5,838.80 per month * 12 months                       | \$70,065.55         | \$70,065.55        | \$140,131.10        | \$70,065.55          | \$70,065.55         | \$140,131.10         |                     |                       |

**How does the package relate to the Judicial Branch principal policy objectives?**

**Sufficient Staffing and Support**

This decision package ensures that agency staff have adequate office space to perform their jobs well.

**How does the package impact equity in the state?**

**Address any target populations or communities that will benefit from this proposal.**

N/A

**Describe how the agency conducted community outreach and engagement.**

OPD consulted with DES real estate division, which performed a market analysis of commercial office space in the greater Olympia area.

**Consider which target populations or communities would be disproportionately impacted by this proposal.**

**Explain why and how these equity impacts will be mitigated.**

This decision package does not create disproportionate impacts.

**Are there impacts to other governmental entities?**

No.

**Stakeholder response:**

At its September 12, 2024 meeting, the OPD Advisory Committee voted to approve this decision package. OPD staff support this decision package, which ensures they have adequate office space to perform their jobs well.

**Are there legal or administrative mandates that require this package to be funded?**

No.

**Does current law need to be changed to successfully implement this package?**

No.

**Are there impacts to state facilities?**

No.

**Are there other supporting materials that strengthen the case for this request?**

- Communication between Evergreen Plaza Building owner and OPD.  
See Attachment A: 8L Lease Rate Adjustments – Upcoming Lease Renewal E-mail

**Are there information technology impacts?**

No.

**Agency Contacts:**

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**From:** [loehriat LAST\\_NAME](#)  
**To:** [Michele Young](#)  
**Subject:** Re: Upcoming Lease renewal - increased costs - funding request  
**Date:** Monday, August 5, 2024 11:36:10 AM  
**Attachments:** [image001.jpg](#)

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**Yes**

On 08/03/2024 7:22 AM PDT Michele Young <michele.young@opd.wa.gov> wrote:

Ok – I updated the RSW from 4,204 to 4,175 – and thank you for the heads up!!

Do these numbers look correct now?

Thank you so much!

Missy



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**From:** loehriat LAST\_NAME <vicwithsatocorporation@comcast.net>  
**Sent:** Wednesday, July 31, 2024 3:46 PM  
**To:** Michele Young <Michele.Young@opd.wa.gov>  
**Subject:** RE: Monthly Lease Increase 7-28-24.xlsx

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**Missy - the square footage for Suite 304 should be 4,175 in lieu of the 4,204 shown on your breakdown. The current rents are correct it is just the square footage number that is wrong. However - when you used the higher square footage number in your projected payments that did affect that number (i.e. monthly rent projected for Suite 304 should**

**be \$8,228.23). We can use the breakdown of various suites in any new lease that is executed if this makes it easier for you to allocate responsibilities for those suites - Vic**

On 07/30/2024 4:54 AM PDT Michele Young <[michele.young@opd.wa.gov](mailto:michele.young@opd.wa.gov)> wrote:

The numbers haven't changed since the last time I sent it to you – just the format changed. More succinct, or so I think

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**From:** loehriat LAST\_NAME <[vicwithsatocorporation@comcast.net](mailto:vicwithsatocorporation@comcast.net)>

**Sent:** Tuesday, July 30, 2024 4:50 AM

**To:** Michele Young <[Michele.Young@opd.wa.gov](mailto:Michele.Young@opd.wa.gov)>

**Subject:** Re: Monthly Lease Increase 7-28-24.xlsx

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Missy - I will be back in office Wednesday afternoon and will look at this - Vic

On 07/28/2024 11:14 AM EDT Michele Young <[michele.young@opd.wa.gov](mailto:michele.young@opd.wa.gov)> wrote:

Sorry – here is the attachment again – I accidentally wiped out the title for the new projected lease section – highlighted in green.

My apologies.