

Idaho Health Insurance Exchange
dba Your Health Idaho (YHI)

RE: RFQ for Commercial Real Estate Services/Questions from potential respondents

1. Preferred location.

YHI>> Cost will be the primary driver of location. Costs used to determine the location will include, but not be limited to:

- Cost per square foot;
- Parking;
- Technology needs and current availability of technology and current vendors into the building. We operate typical business operations as well as a support center which require redundant and high-speed internet capabilities; and
- Downtown or near the downtown corridor is preferred but cost, as discussed above, will be a big factor.

2. Location amenities needed (parking requirements, ADA accessibility, bus route, etc.)

YHI>> Onsite parking is preferred, ADA accessibility to code – no special accommodations, proximity to bus route is preferred.

3. Square footage requirement range.

YH>> Current square footage need is approximately 15,000 rentable/14,000 usable. Expansion to at least 30,000 square feet and potentially to 45,000 square feet.

4. Total annual lease budget range and/or purchase budget

YHI>> Current cost per sf \$16.25 plus parking. We would be looking to the successful respondent for guidance on market rates, purchase and/or build prices.

5. Approximate number of employees within the location

YHI>> 55 full time equivalents. We do add about 25 or 30 seasonal workers from September to February to handle business requirements of open enrollment.

6. Milestone dates (e.g. process start, place secured, move date, etc.)

YHI>> Our current lease expires on July 31, 2021. We would look to engage with the successful respondent in May/June 2019 to determine reasonable date for this project.

7. What is driving the search for your new space?

YHI>> Our current landlord will not be renewing our lease which expires on July 31, 2021.

8. What is your current real estate footprint in Idaho?

a. How many locations?

YHI>> One location in Boise, Idaho

b. How many square feet?

YHI>> Current square footage need is approximately 15,000 rentable/14,000 usable. Expansion to at least 30,000 square feet and potentially to 45,000 square feet.

c. How many locations do you own/lease?

YHI>> One leased location in Boise, Idaho

9. What is the geographic parameters for the new office space?

YHI>> Cost will be the primary driver of location. Costs used to determine the location will include, but not be limited to:

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- Parking;

- Technology needs and current availability into the building of technology and current vendors. We operate typical business operations as well as a support center which require redundant and high-speed internet capabilities; and
- Downtown or near the downtown corridor is preferred but cost, as discussed above, will be a big factor.

10. What is the preferred square footage of the new office space?

YHI>> Current square footage need is approximately 15,000 rentable/14,000 usable. Expansion to at least 30,000 square feet and potentially to 45,000 square feet.

11. Does your new office space need to be a single-tenant property, or will a multi-tenant building work?

YHI>> Given that the potential to expand will occur over time, and under a building purchase/build option, YHI would need the ability to lease portions of a building until such time as YHI's expansion occurs.