

March 9, 2016

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in Greenville County. Attached is a summary of specifications and lease criteria. You are invited to submit a proposal to lease property to the State which may meet the criteria.

All proposals must be received by the Division of General Services, Real Property Services on or before **4:00 PM, March 31, 2016**.

The agency and Real Property Services will determine which proposals best suit the agency's needs. After the deadline, we will review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property.

All inquiries regarding this lease solicitation should be directed to Cynthia Young via e-mail at [cynthia.young@admin.sc.gov](mailto:cynthia.young@admin.sc.gov).

To be eligible to submit a proposal, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of S.C. Code of Regulations §19-447.1000. If you have not done so and wish to respond with a proposal, you may download the applicable form from our website at: <http://admin.sc.gov/generalservices/leasing/procedures-and-forms>.

Sincerely,  
Cynthia Young  
Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR  
GREENVILLE TECHNICAL COLLEGE**

**OFFICE SPACE IN GREENVILLE COUNTY**

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. The Division of General Services reserves the right to negotiate lease terms with submitting parties until such final approval is granted. State law prohibits any party participating in this solicitation process from making direct contact with the agency seeking space until a final lease has been approved. All correspondence should be directed to the Division of General Services.

Properties selected for site visits will be chosen based on a cost analysis of the submitted proposals, the responsiveness of the proposals to the stated requirements, and the space efficiency of proposed floor plans submitted; therefore, best proposals should be submitted initially.

**LEASE CRITERIA – Greenville Technical College**

- **The space will used by the Greenville Technical College cost centers that perform separate and distinct functions under contract with the South Carolina Department of Social Service's Division of Early Care and Education from a central-located site in Greenville: (1) ABC Quality-Greenville Office, (2) Center for Child Care Career Development, and (3) Child Care Licensing Region 1-Greenville. The 3 cost centers should be co-located to achieve multiple operational efficiencies.**
- Location: City of Greenville, centrally located with easy access to I-85 & I-385
- Expected occupancy date: June 1, 2016
- Total space needed is approximately 14,500 rentable square feet +/- depending on circulation and common area factor. Please include both rentable and usable square feet in proposal include the common area factor (%).
- Ideal set up should include, but is not limited to:
  - 20 private offices for professional staff
  - Space to accommodate 35 employees in private offices or cubicles of various sizes (Cubicles to be provided by Landlord)
  - 3 large-sized conference rooms of approximately 435 square feet each
  - 1 medium-sized workroom of approximately 435 square feet
  - 1 break room (to include sink and counter tops) accommodate 15 people at a time
  - 1 copy/fax/printer area (to include cabinets or storage space for supplies)
  - 2 library rooms of approximately 150 square feet each
  - 2 storage areas/rooms of approximately 400 square feet each
  - 1 large reception area, to accommodate up to 10 people at a time
  - 1 computer room of approximately 100 square feet with separate HVAC system or separate thermostat for temperature control and backup power, server rooms must provide 24/7/365 maximum temperature of 85 degrees



- Space must be ADA compliant. Landlord is responsible for all costs associated with ADA compliance.
- Cabling must be certified to CAT-6 standards, with all terminations by the Landlord. All internet connections, phone/data connections, electrical and other outlets to be provided by the Landlord throughout the space as specified by the Tenant.
- 87 parking spaces are required. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 5 year, 7 year and 10 year terms.
- Proposals that require reimbursement of tenant improvement costs upon an early termination will not be considered.

#### MINIMUM STATE REQUIREMENTS

- **Standard State lease must be used – a copy is available on our website at: <http://admin.sc.gov/generalservices/leasing/procedures-and-forms> or can be provided upon request.**
- Property must be barrier free, hazard free and smoke free
- Property must meet zoning requirements for proposed use
- Economical and efficient space utilization

#### PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Division of General Services, Real Property Services by 4:00 PM, March 31, 2016.
- All proposals must be in writing and may be submitted by mail or e-mail. (It is agent's responsibility to ensure receipt).
- Proposals should specify floor usable and rentable square feet (if applicable) and must be calculated according to the ANSI/BOMA-Z65.1-1996 standard.
- Proposals should be for a GROSS lease to include all operating expenses, including utilities, janitorial services and supplies, grounds maintenance, repairs, taxes, insurance, general building maintenance, building equipment maintenance, electrical systems maintenance, HVAC maintenance, plumbing maintenance and any other service necessary to maintain and operate all building and site improvements. Proposals should disclose the rate per square foot allocated for operating expenses (used to compare proposals).
- If GROSS lease is not possible, submit an estimate of utility costs for property. Please specify whether operating expenses are subject to increases. If the proposal is submitted with the tenant being responsible for increases in operating expenses after the first year, tenant's responsibility for any increases will be limited to a 3% cap.
- Unless express exception is taken with regard to this requirement, any proposal will be for a gross lease and will include all referenced expenses.
- Please attach a proposed floor plan.





**Nikki R. Haley**, Governor  
**Marcia S. Adams**, Executive Director

**DIVISION of GENERAL SERVICES**  
Nolan Wiggins, Director  
1200 Senate Street, Suite 408  
Columbia, SC 29201  
803.737.3880  
803.737.0592 fax

## **CONTACT INFORMATION**

All information and questions should be directed to the following person – no direct contact can be made with Greenville Technical College (agency). Direct contact can be cause for automatic disqualification.

### **RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:**

CYNTHIA YOUNG  
DEPARTMENT OF ADMINISTRATION  
DIVISION OF GENERAL SERVICES  
REAL PROPERTY SERVICES  
1200 SENATE STREET, SUITE 460  
COLUMBIA, SC 29201  
PHONE: 803-737-2363 FAX: 803-737-7178  
EMAIL: [Cynthia.young@admin.sc.gov](mailto:Cynthia.young@admin.sc.gov)

