

May 5, 2016

Dear Property Owner or Agent:

The State of South Carolina is seeking light manufacturing/warehouse and office space in Cherokee 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 Real Property Services on or before **4:00 PM, May 19, 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.

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
SOUTH CAROLINA VOCATIONAL REHABILITATION DEPARTMENT**

**LIGHT MANUFACTURING/WAREHOUSE AND OFFICE SPACE IN
CHEROKEE COUNTY**

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. Real Property 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 Real Property 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 – South Carolina Vocational Rehabilitation Department

- Location: In the town of Gaffney near the South Carolina Vocational Rehabilitation Department home office located at 364 Huntington Road, Gaffney.
- Expected occupancy date: as soon as available
- Total space needed is approximately 33,250 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 (%).
 - Space will accommodate a breakout of offices, cubicles, meeting space, breakroom and approximately 30,000 square feet of warehouse space for light manufacturing/training
 - Warehouse space would require two loading docks and 12' ceilings
- 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.
- 22 parking spaces are required. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for one (1) year initial term with two (2) optional one (1) year extended terms at stated rates.
- 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 Real Property Services by 4:00 PM, May 19, 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.

CONTACT INFORMATION

All information and questions should be directed to the following person – no direct contact can be made with South Carolina Vocational Rehabilitation Department. Direct contact can be cause for automatic disqualification.





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

REAL PROPERTY SERVICES
Ashlie Lancaster, Director
1200 Senate Street, Suite 460
Columbia, SC 29201
803.734.8120
803.734.9002 fax

RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

CYNTHIA YOUNG
DEPARTMENT OF ADMINISTRATION
REAL PROPERTY SERVICES
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