

October 24, 2024

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in Charleston 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.

Please submit proposals to the Department of Administration, Real Property Services on or before **4:00 PM, November 18, 2024**.

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 Real Property Services via e-mail at rps@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 Laws, 1976, as amended, §§1-11-55, 1-11-56, and 1-11-65 and 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: [FMPS-202C.docx](#).

Sincerely,

Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR
COLLEGE OF CHARLESTON**

OFFICE AND CLASSROOM SPACE IN CHARLESTON 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 Real Property Services. Prior to lease negotiation, Landlord may be required to provide a list of all partners or members where Landlord is an LLC or partnership (to include all tiers so that individuals are named).

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 – COLLEGE OF CHARLESTON

- Location: Charleston County, Charleston, South Carolina prefer to be near the main campus (66 George Street) or on a CARTA line. Students will need to be able to move easily between this location and the main campus during class change times.
- Expected occupancy date: January 1, 2026
- Total space needed is approximately 64,000 rentable square feet +/- depending on circulation and common area factor. Please include both rentable and usable square feet in proposal and include the common area factor (%).
- Ideal set up should include, but is not limited to:
 - 50 private office(s) for professional staff of approximately 120 square feet each.
 - Space to accommodate 15 workstations of approximately 48 square feet each.
 - 2 medium-sized reception areas, to accommodate up to 6 people of approximately 100 square feet.
 - 1 beverage alcove (to include 6 linear feet of cabinet with U.C. refrigerator sink and microwave) of approximately 24 square feet.
 - 2 break rooms (to include sink and countertops) to accommodate 4 people at a time of approximately 120 square feet each.
 - 2 LAN Rooms with floor-mounted racks, of approximately 100 square feet.
 - 2 storage areas/rooms of approximately 120 square feet
 - 1 board room of approximately 600 square feet to accommodate 18 to 20 people at a time.
 - 1 large conference room of approximately 350 square feet to accommodate 10 to 12 people at a time.
 - 3 medium conference rooms of approximately 250 square feet to accommodate 6 to 8 people at a time.
 - 5 small classrooms of approximately 800 square feet each.
 - 12 medium classrooms of approximately 1500 square feet each.
 - 2 large classrooms of approximately 2400 square feet each.
 - 15 faculty labs of approximately 300 square feet each, to be temperature and humidity controlled.
 - 1 study lounge of approximately 350 square feet each.
 - 2 study lounges of approximately 300 square feet each.
 - 3 study lounges of approximately 250 square feet each.

- Landlord is responsible for ensuring that any space proposed meets all American Disabilities Act (ADA) requirements and shall be 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 Agency.
- Ability to add College of Charleston signage, may include identification and directional signs.
- Ability to place security cameras and have a security guard office.
- 2 reserved parking spaces are required in a paved and well-lit lot
- Exterior security lighting to ensure safety.
- 1 loading dock with a freight elevator and access for truck parking.
- 1 dock slip for a marine research vessel preferred, with the ability to launch paddle boards and kayaks from the dock.
- Agency will require 24/7/365 access to the premises.
- Term: Please provide proposed rates for 1, 2, 3, 5, 7 or 10-year terms.
- 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.
- The following proposals are not preferred and may be eliminated from consideration. Proposals that require:
 - the pass-through of any increases in operating expenses above the amount included in the rent rate.
 - reimbursement of tenant improvement costs upon early termination
 - use of a lease form that differs from the Standard State Lease form (standard state lease form [found here](#) or available upon request).

MINIMUM STATE REQUIREMENTS

- 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:

- Please submit proposals to the Department of Administration, Real Property Services on or before **4:00 PM, November 18th**.
- All proposals must be in writing and may be submitted by mail or e-mail. (It is agent's responsibility to ensure receipt). Please submit proposals on the [FMPS-202E form](#).
- Proposals should specify floor usable and rentable square feet (if applicable) and should be calculated according to the ANSI/BOMA-Z65.1-1996 standard.
- Please attach a proposed floor plan.

CONTACT INFORMATION

All information and questions should be directed to Real Property Services – no direct contact can be made with the College of Charleston. Direct contact can be cause for automatic disqualification.

RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

DEPARTMENT OF ADMINISTRATION
REAL PROPERTY SERVICES
1200 SENATE STREET, 6th Floor
COLUMBIA, SC 29201
PHONE: 803-737-0644 or 803-737-8731; FAX: 803-737-0592
EMAIL: rps@admin.sc.gov