

March 8, 2024

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in Beaufort 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, March 29, 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



AMENDED

**REQUEST FOR LEASE PROPOSAL FOR
DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**

LABORATORY AND OFFICE SPACE IN BEAUFORT 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 – DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

- Location: Beaufort County, Beaufort, South Carolina
- Expected occupancy date: As soon as possible
- Total space needed is approximately 6,500 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:
 - 5 private offices for professional staff of approximately 120 square feet each.
 - Open space to accommodate 14 workstations of approximately 48 square feet each. **(Landlord to provide workstations)**
 - Open space to accommodate 5 workstations of approximately 25 square feet each. **(Landlord to provide workstations)**
 - 1 medium reception area, to accommodate up to 6 people of approximately 100 square feet.
 - 1 beverage alcove with 6 linear feet of cabinet with U.C. refrigerator, sink and microwave of approximately 24 square feet.
 - 1 break room (to include sink and counter tops) to accommodate 4 people at a time of approximately 120 square feet each.
 - 1 copy/print/mail/supply for dedicated floor mounted printer, storage and mail slots of approximately 200 square feet.
 - 1 IT closet for wall mounted racks of approximately 40 square feet.
 - 1 medium storage room of approximately 180 square feet.
 - 1 large storage area/room of approximately 250 square feet.
 - 1 medium conference room with seating for 8 people of approximately 250 square feet.



**DIVISION of Facilities Management
and Property Services**

Ashlie Lancaster, Director
1200 Senate Street, Sixth Floor
Columbia, SC 29201
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- 1 small conference room with seating for 4 people of approximately 120 square feet.
- Open area for 1 file cabinet of approximately 9 square feet.
- 1 workroom with work surface and storage of approximately 120 square feet
- Laboratory
 - 1 laboratory of approximately 1,460 square feet.
 - Receiving/unloading area of approximately 75 square feet.
 - Separate air handling system to accommodate fume hood associated with laboratory equipment is the **responsibility of the Landlord**.
 - Laboratory space requires separate HVAC which runs 24/7/365.
 - State owned lab cabinets will be utilized and provided by agency.
 - Laboratory flooring must be sheet vinyl and heat welded, slip and chemically resistant and durable.
 - Rear entrance to laboratory to accommodate sampling staff and deliveries.
- Outside Parking and Storage:
 - Outside parking and storage area of approximately 60'x60' must be secured, fenced, well lighted and paved to accommodate: 8 boats (three eighteen-foot boats and five twenty-foot boats)
 - Two storage buildings and boat covers owned by South Carolina Department of Health and Environmental Control
- Must have an outside water source in secured parking area to be used to wash boats.
- 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.
- Agency signage to be **provided by Landlord**
- Cabling must be certified fiber optics capable of supporting VOIP, 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.
- 60 parking spaces are required which includes 25 State vehicles. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 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).



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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, March 29, 2024.**
- 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 Department of Health and Environmental Control. 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

