

November 14, 2023

Dear Property Owner or Agent:

The State of South Carolina is seeking office space Richland 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 Department of Administration, Real Property Services on or before **4:00 PM, November 30, 2023**.

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 \(live.com\)](#).

Sincerely,

Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR
SOUTH CAROLINA DEPARTMENT OF AGING**

OFFICE SPACE IN RICHLAND 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 must 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 – SOUTH CAROLINA DEPARTMENT OF AGING

- Location: Richland County, Columbia, South Carolina
- Expected occupancy date: March 1, 2024 – July 1, 2024
- 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 and include the common area factor (%).
- Ideal set up should include, but is not limited to:
 - 2 private office(s) for executive staff of approximately 180 square feet each
 - 25 private office(s) for professional staff of approximately 120 square feet each
 - Open floor area to accommodate 27 cubicles of approximately 48 square feet each **(cubicles to be provided by Landlord)**
 - Open floor area to accommodate 16 cubicles of approximately 25 square feet each **(cubicles to be provided by Landlord)**
 - 1 medium-sized reception area, to accommodate up to 6 people of approximately 100 square feet. Reception glass with pass through required. Reception area to be segregated from employee work areas.
 - 2 beverage alcoves with 6 linear feet of cabinet with U.C. refrigerator, sink and microwave of approximately 24 square feet each
 - 1 large break room (to include sink and counter tops) to accommodate 20 people at a time of approximately 400 square feet
 - 1 print alcove with 8 linear feet of upper and lower cabinets for supply storage and printer of approximately 40 square feet
 - 1 copy/print/mail/supply room for dedicated floor mounted printer, storage and mail slots of approximately 200 square feet



**DIVISION of Facilities Management
and Property Services**

Ashlie Lancaster, Director
1200 Senate Street, Sixth Floor
Columbia, SC 29201
803.737-3880
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- 1 Local Area Network (LAN) computer room of approximately 100 square feet with secured door that can be locked with a key. The room must have a mini split HVAC unit **(to be provided by Landlord)** to ensure the room stays at 68 degrees at all times 24/7.
- 1 medium storage room of approximately 180 square feet
- 5 large storage rooms of approximately 250 square feet each
- 1 large conference room of approximately 350 square feet
- 2 medium conference rooms of approximately 250 square feet each
- 1 small conference room of approximately 120 square feet
- 3 focus/privacy rooms of approximately 50 square feet each
- 1 wellness room of approximately 120 square feet
- 2 secured storage rooms of approximately 120 square feet each
- 1 public hearing room of approximately 900 square feet. Access to room directly from common or reception areas preferred
- 1 secure room for video recording of training videos of approximately 150 square feet
- Space must be ADA compliant. Landlord is responsible for all costs associated with ADA compliance.
- Electronic card access system required
- Landlord responsible for providing wayfinding signage
- Cabling must be certified to CAT-6 standards 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.
- 84 parking spaces are required. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 3, 5, 7 and 10-year terms.
- Proposals that require reimbursement of tenant improvement costs upon an early termination will not be considered.
- 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 that require the pass-through of any increases in operating expenses above the amount included in the rent rate are not preferred and may be eliminated from consideration.

MINIMUM STATE REQUIREMENTS

- **Standard State lease must be used – a copy is available on our website at: https://admin.sc.gov/real_property/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.



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PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Real Property Services by **4:00 PM, November 30, 2023**.
- 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.
- 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 South Carolina Department of Aging. 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

