

August 1, 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, August 30, 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
THE DEPARTMENT OF REVENUE**

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 REVENUE

- Location: Beaufort County Beaufort, South Carolina
- Expected occupancy date: October 7, 2025
- Total space needed is approximately 2,500 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:
 - Open area for 2 workstations of approximately 64 square feet each. Tenant to provide workstations. (Landlord responsible for providing electrical connection to cubicles).
 - Open area for 10 workstations of approximately 48 square feet each. Tenant to provide workstations. (Landlord responsible for providing electrical connection to cubicles)
 - One break room (to include sink, garbage disposal, two waterlines to accommodate a refrigerator and inline water cooler, minimum six outlets for appliances, and countertops) to accommodate 4 people at a time of approximately 120 square feet each
 - One conference room to accommodate up to 8 people at a time of approximately 250 square feet. (Must be equipped with dimmable lights and provide electrical power for overhead projector).
 - One conference room to accommodate up to 4 people at a time of approximately 120 square feet. (Must be equipped with dimmable lights and provide electrical power for overhead projector).
 - One focus/privacy room of approximately 50 square feet.
 - One workroom of approximately 100 square feet.
 - One copy/print/supply room of approximately 120 square feet.
 - One LAN room with floor-mounted racks, of approximately 100 square feet.



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and Property Services**

Ashlie Lancaster, Director
1200 Senate Street, Sixth Floor
Columbia, SC 29201
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- Room must be secured by a door with lock and key.
- Must have a mini-split HVAC unit to ensure the room stays at 68 degrees.
 - One storage closet of approximately 25 square feet.
 - One storage room of approximately 120 square feet.
 - Open area for 5 file cabinets of approximately 45 square feet.
 - Leased space to have occupancy sensors to conserve electricity.
- 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 Tenant.
- 14 parking spaces are required. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Tenant requires any housekeeping staff or other vendors that require regular access to the leased space to pass a background check run by the Tenant.
- Tenant to provide network and phone services.
- Tenant to provide all security equipment for demised premises at their sole cost.
- External signage and building directory should list South Carolina Department of Revenue.
- 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).

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, August 30, 2024**



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- 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 Department of Revenue](#). 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

