

January 16, 2025

Dear Property Owner or Agent:

The State of South Carolina is seeking office and lab space in Beaufort, Colleton, Jasper or Hampton 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, February 7, 2025.**

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
DEPARTMENT OF ENVIRONMENTAL SERVICES**

**OFFICE AND LAB SPACE IN BEAUFORT, COLLETON, JASPER OR HAMPTON
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 ENVIRONMENTAL SERVICES

- Location: Beaufort, Colleton, Jasper or Hampton County, South Carolina
- Expected occupancy date: May 1, 2025
- Total space needed is approximately 5,850 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:
 - 6 private offices for professional staff of approximately 120 square feet each.
 - Open area for 16 workstations of approximately 48 square feet each.
 - Open area for 1 small workstation of approximately 25 square feet.
 - 1 small-sized reception area, to accommodate up to 2 people of approximately 50 square feet.
 - 1 conference room of approximately 350 square feet to accommodate 10 to 12 people at a time.
 - 1 conference room of approximately 250 square feet to accommodate 6 to 8 people at a time.
 - 1 work room with work surface and storage of approximately 120 square feet.
 - 1 break room (to include sink and counter tops) to accommodate up to 10 people at a time of approximately 200 square feet.
 - 1 copy/print/mail/supply room of approximately 200 square feet.
 - 1 storage area/room of approximately 180 square feet.
 - 1 storage area/room of approximately 250 square feet.
 - 1 IT closet of approximately 40 square feet.
 - 1 Environmental Lab Space of Approximately 1,464 square feet. Ideal set up should include, but is not limited to:
 - Separate HVAC, to include complete isolation from other HVAC units.
 - Chemical-resistant flooring that is durable and easily cleanable.
 - Hood provided and installed by agency. **Landlord to have vented to the outside.**
 - Lab safety shower and eyewash station.
 - Plumbing connections for a residential style dishwasher. Dishwasher to be provided and installed by agency.

- Plumbing and drain connections for a commercial ice maker. Ice maker to be provided and installed by agency.
 - Plumbing for two lab sinks. Sinks will be on opposite sides of the lab.
 - Space and plumbing, to include 120/240 single-phase power, water supply and drain, for free standing autoclave.
- 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.
- Secured, paved and lighted parking lot, with access to power and water, for 13 state vehicles and 6 large boats and trailers required.
- 23 parking spaces are required for employees and guests.
- 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).

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, February 7, 2025**.
- 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 Environmental Services](#). 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