

June 3, 2025

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in Lexington 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, July 1, 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
South Carolina School for the Deaf and Blind**

OFFICE SPACE IN LEXINGTON 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 – South Carolina School for the Deaf and Blind

- Location: Lexington County (Columbia), South Carolina
- Expected occupancy date: April 1, 2026
- Total space needed is approximately 7,000 – 8,500 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 leadership executives of approximately 180 square feet
 - 15 private office(s) for professional staff of approximately 120 square feet
 - Space to accommodate 24 workstations with approximately 25 square feet per station area and 1 workstation with approximately 48 square feet [Tenant will provide workstations, landlord should provide electric capabilities]
 - 1 large-sized waiting / reception area, to accommodate up to 6 people of approximately 200 square feet and should easily accommodate ADA wheelchair access
 - 1 conference / training room of approximately 960 square feet to accommodate 50 people at a time
 - 1 break room (to include sink and counter tops) to accommodate 8-10 people at a time of approximately 200 square feet and an additional small beverage alcove/area of approximately 25 square feet
 - 1 room for vision library of approximately 95 square feet
 - 1 room for hearing library of approximately 95 square feet
 - 1 large file storage room with secured access of approximately 230 square feet
 - 1 mailroom of approximately 200 square feet
 - 3 storage areas of approximately 50 square feet
 - 1-2 IT closet (s) totaling approximately 60 square feet
 - 1 LAN room of approximately 100 square feet
- Tenant requires colors, finishes and materials that provide a color contrasting effect throughout for flooring, walls, trim, fixtures, etc.
- 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.

- Assistive Technology devices such as braille embosser, emergency alert devices and alarm systems to include strobe lighting.
- 54 minimum parking spaces are required of which 21 shall be reserved with the ability to park 24/7 including over the summer term
- 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, July 1, 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 South Carolina School for Deaf and Blind. 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: 803-737-8731 or 803-737-8731; FAX: 803-737-0592
 EMAIL: rps@admin.sc.gov