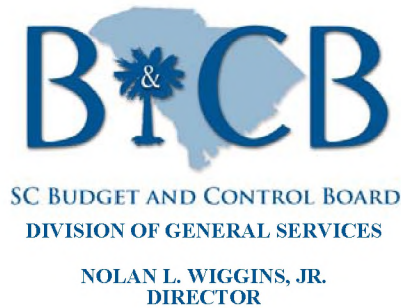


NIKKI HALEY, CHAIR  
GOVERNOR  
  
CURTIS M. LOFTIS, JR.  
STATE TREASURER  
  
RICHARD ECKSTROM, CPA  
COMPTROLLER GENERAL



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COMMITTEE  
  
W. BRIAN WHITE  
CHAIRMAN, HOUSE WAYS AND MEANS  
COMMITTEE  
  
MARCIA S. ADAMS  
EXECUTIVE DIRECTOR

January 9, 2015

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in 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 Division of General Services, Real Property Services on or before **4:00 PM, January 30, 2015**.

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 Cynthia Young via e-mail at [cyoung@gs.sc.gov](mailto:cyoung@gs.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 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: <http://www.gs.sc.gov/sb-ps/leasing/LS-leaseproced.phtm>.

Sincerely,  
Cynthia Young  
Real Property Services

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EXECUTIVE DIRECTOR

## **REQUEST FOR LEASE PROPOSAL FOR SOUTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES 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. The Division of General 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 the Division of General Services.

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 HEALTH AND HUMAN SERVICES**

- Location: Richland County, Columbia, South Carolina – Facility should be within a 2 mile radius of the current location at 7499 Parklane Road, Columbia, SC 29223
- Expected occupancy date: November 1, 2015
- Total space needed is approximately 12,000 to 16,000 rentable square feet +/- depending on circulation and the common area factor. Please include both rentable and usable square feet in proposal to include the common area factor (%).
- Ideal set up should include, but is not limited to:
  - 5 private offices for directors
  - 25 private offices for professional staff
  - 2 open floor areas to accommodate 30 and 9 cubicles of various sizes respectively (Cubicles to be provided by Agency)
  - 2 large-sized conference room(s) of approximately 300 square feet and 400 square feet each
  - 2 medium-sized conference room(s) of approximately 260 square feet and 330 square feet each
  - 1 small-sized conference room(s) of approximately 120 square feet
  - 2 break rooms (to include sink and counter tops) of accommodate 3 and 6 people at a time respectively
  - 4 copy/fax/printer area(s) (to include cabinets or storage space for supplies)
  - 2 mailrooms of approximately 130 square feet each
  - 2 storage areas of approximately 100 square feet and 250 square feet each
  - 2 file rooms of approximately 160 to 225 square feet each
  - 1 large reception area, to accommodate up to 2 people at a time
  - 1 small-sized reception area, to accommodate up to 1 person at a time
  - 2 computer rooms of approximately 80 square feet and 60 square feet with separate HVAC system or separate thermostat for temperature control and backup power
- Space must be ADA compliant. Landlord is 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.
- 89 parking spaces are required. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 5, 7 or 10 year term

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- 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.

#### STATE REQUIREMENTS

- Standard State lease must be used – a copy is available on our website at: <http://www.gs.sc.gov/sb-ps/leasing> 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.

#### PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Division of General Services, Real Property Services by **4:00 PM, January 30, 2015.**
- 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 the following person – no direct contact can be made with South Carolina Department of Health and Human Services (agency). Direct contact can be cause for automatic disqualification.

#### RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

CYNTHIA YOUNG  
SC BUDGET AND CONTROL BOARD  
DIVISION OF GENERAL SERVICES  
REAL PROPERTY SERVICES  
1200 SENATE STREET, SUITE 460  
COLUMBIA, SC 29201  
PHONE: 803-737-2363 FAX: 803-737-0592  
EMAIL: [cyoung@gs.sc.gov](mailto:cyoung@gs.sc.gov)