

Hampton County, SC

RFQ 25-001 Conversion of high school to recreation center

ADDENDUM 1- Answers to Questions Received

- 1) Is the existing high school planned to be renovated to be used as recreation center?
Please provide thoughts the type of spaces needed.
Would a pool be part of the program?

Answer: The existing high school is planned to be renovated to be used as a recreation center. The school has a gymnasium, fields, concession stand, bathrooms, a cafeteria, a garage, storage buildings and the school classroom buildings. Not all of the site will be renovated. The scope of this project is to identify the portions of buildings needed to be committed to recreation services. Spaces needed include but are not limited to:

Baseball/Softball fields;
A Football field;
A Soccer/Football field;
Walking/Running Track;
Gymnasium;
Playground;
Arts and Dance Center;
Gymnastics Room;
Outdoor Basketball Court;
Expanded Parking.

A pool would likely be part of a future phase of development.

- 2) Concerning Cost / Fee - Please clarify what we need to provide.
 - a. We would love to submit for this project but have a concern about the request for a cost (fee) as part of the selection evaluation as noted on page 5 of 19 and the evaluation form on page 19 of 19. That concern is based on the law per the South Carolina Labor Licensing Regulations (SCLLR) that govern the licensing of architectural/engineering firms to practice in the state. By law in South Carolina we are not permitted to provide a fee for services as part of a selection process that involves public funding. We are to follow the South Carolina Code of Laws Title 11 - Public Finance, Chapter 35 - South Carolina Consolidated Procurement Code, Section 11-35-3220. This section of the law requires that architectural/engineering firms are selected per qualifications based selection procedures and then when selected can negotiate a fee.

Answer: The County does not wish to put anyone in jeopardy of violating any codes. The RFQ requests to “[P]rovide a standard rate sheet of Prime consultants and if applicable, sub consultants.” A final fee is negotiated after a selection is made based on qualifications. If a standard rate sheet is not possible because of an LLR or other regulation, please substitute the response with an explanation as to why you are not able to provide a standard rate sheet.

- b. If we provide a fee as part of this selection process we would violate our license and be subject to penalties per SCLLR.

No answer required.

- c. Have you or anyone involved with the development of this RFQ been in contact with SCLLR and gotten an interpretation from them that would allow us and other responding firms to submit based on your current listed evaluation criteria? If so we would like to know that so that we can submit for this important project.

Answer: Yes, Christopher Inglese spoke with a representative of the Architecture Board at the SC LLR and she confirmed that architects are not allowed to provide any *fee* information in response to an RFQ.

- d. If we just provide a rate sheet it would be difficult to compare firms based on a unit costs without man-hour estimates to coincide with the rates. By example someone with less experience with a low hourly rate may take 2 to 3 times to accomplish a task than a person with more experience and a higher hourly rate and thus be a higher cost to the project.

No answer required.

3) Deadline for questions.

- a. On page 3 of 19 the deadline for questions is noted as March 7, 2025 while at the top of page 6 of 19 the deadline is noted as February 19, 2025. We are assuming the March 7, 2025 is the correct deadline.

Answer: Correct, March 7th was the deadline for questions.

4) Are there any past environmental testing reports available for the existing site? If there are, can they be provided to potential respondents?

Answer: Unknown at this time. The school may have some on file and the MOU states they will cooperate with providing any available information.

5) Are you able to tell us who will be on the selection committee?

Answer: The County Administrator, the Deputy County Administrator, and the Grants Coordinator have been identified at this time. There may be additional members added in the future.

6) Does the County have a budget for this project?

Answer: The county has funds available for acquisition, planning, and design. The project is partially funded and would likely be implemented in phases.

7) On SCBO, the due date states March 21st and has 4:00 pm as the deadline for submission. On the RFQ is states March 21st at 12:00 noon. Could you clarify which one is correct?

Answer: Due to the discrepancy on the SCBO site, the deadline will be March 21st at 4:00 p.m.

8) Under Section F.7 "Fee": Is the referenced "standard rate sheet" to mean hourly rates?

Answer: Standard fees by hourly, or a range, or by task (e.g. if there is a standard rate for a Phase I Environmental Assessment). If one is not available or providing one would be a violation of a regulation of the profession, please provide an explanation (see question 2 above).

9) Can the County provide additional clarification to the scope of work of the following task listed on page 4 "Operational cost analysis for post-construction operations of the recreation center including energy efficiency..." Is the intent for teams to include a specialty consultant to assist with that analysis?

Answer: The County wants to understand the cost of managing the property including staffing for programs, maintenance costs for the building, energy cost, water/sewer cost, and other incidental business cost of running recreation programs on the site.