



Westminster
SOUTH CAROLINA
Together We Grow

City of Westminster, South Carolina

ADDENDUM NO. 1 and RESPONSES TO QUESTIONS

to the Request For Proposals

Hall Street Recreation Complex Design and Construction

Addendum No.1 items:

1. All responses to this RFP shall provide unit pricing for each item and/or activity. The total cost of the project should be listed along with subtotals when an item or activity has multiple components.
2. Clarification to:
 - III. Project Goals and Objectives
 - F. Tabs/Documents
 2. DESIGN-BUILD OR CONSTRUCTION MANAGER AT RISK TEAM EXPERIENCE and QUALIFICATIONS: List up to five (5) projects that best demonstrates your team's qualifications in performing a design build OR construction manager at risk project of this size and complexity. Project examples included should have been completed within the last ten (8) (10) years
3. Addition to:
 - IV. Design Builder Evaluation or Construction Manager at Risk / Selection Criteria and Scoring
 - B. The Selection Committee will review all complete proposals and then rank the firms using the matrix below.
 1. Design-Build OR Construction Manager At-Risk Construction Management Team Experience and Qualifications - 30 Points
 2. Proposed Design & Engineering Professionals' Experience and Qualifications - 30 Points
 3. Project Understanding and Approach - 25 Points
 4. Deliverable Quality, Project Schedule, and Safety Controls - 10 Points
 5. Statement of Qualifications and Responsiveness – 5 Points
 6. Pricing – 30 points

(Total value is 130 points.)

4. Addition and deletion to:

III. PROJECT GOALS and OBJECTIVES

A. The City requirements are but not be limited to:

1. Four Competition Athletic Field:

- a. Baseball – Install ~~natural~~ turf field to include batting cages, dugouts, and scoreboards. Both natural and artificial turf fields are acceptable.

5. Updated Schedule of Events:

CALENDAR OF EVENTS

DATE:	TIME (ET):	ACTION:
August 17, 2023	5:00 PM	Release Solicitation
August 30, 2023	10:30 AM	Mandatory Pre-Bid Meeting (ADDRESS)
September 8, 2023	5:00 PM	Last day for submission of written questions to City
September 15, 2023	5:00 PM	Last day for City to post answers to questions
September 28, 2023	10:00 AM	Proposal Due/Bid Opening (Westminster City Hall 100 E. Windsor Street, Westminster, SC)
October 11, 2023	5:30 PM	Committee to review Proposals (Westminster City Hall 100 E. Windsor Street, Westminster, SC)
October 18, 2023	1:00 PM	Short List Interviews (as determined by committee) (Westminster City Hall 100 E. Windsor Street, Westminster, SC)
November 14, 2023	6:00 PM	Recommendation of Award to Westminster City Council (Westminster Fire Department, 216 Emergency Ln, Westminster, SC)

Responses to questions:

Q: Does my firm have to attend the Pre-Bid Meeting?

A: Yes, the Pre-Bid meeting is mandatory. Firms wishing to submit a Bid must be represented at the meeting.

Q: Where is the meeting?

A: The meeting will be held on site. Prospective bidders should park across the street at is 351 Hall Road, Westminster, SC 29693.

Q: Is the use of the site intended for locals? Should we plan for this facility to host travel tournaments?

A: We expect that the fields would be used primarily for about 75% local recreation and 25% tournament play. They need to be tournament caliber fields.

Q: Is the priority to get the best fields for \$5.1 million?

A: Yes, even if that comes at the expense of some of the vertical or additional structures.

Q: Are you hoping to use the outfields as multipurpose fields?

A: Yes, we would use limitedly as soccer and football fields as the needs arise. We believe the full SCHSL and DBB field size would suffice.

Q: Are there plans and designs in place for the lighting?

A: All bidders should include their own plan for lighting systems.

Q: Tabs/Documents Required: States that there are several pages which require signature. Only one page in package has area for signatures. Is only the one page required to have signatures?

A: Yes, there is only one section for signatures listed in the RFP packet, but bidders need to continue to be on the lookout for additional signature items.

Q: Under General Conditions: J. Bid Preparation: C) Each bid constitutes an offer and may not be withdrawn except as provided herein. Bid Prices are to remain firm for the period stated in the Bid Request.

No pricing is requested in the bid package or listed as part of the selection criteria and scoring. Is pricing required for this submittal package?

A: Pricing is required for bids.

Q: I am a specialized lighting or sign contractor. Do you have plans for these components?

A: We are utilizing either a Design-Build or Construction Manager at Risk model, meaning that either a contractor or design firm will be responsible for the design and construction. You should reach out to a firm who attended our mandatory bid meeting.

Specifications and proposal documents may be requested from the Assistant to the City Administrator by calling 864-647-3212 or visiting City Hall. The public record documents are available by request by contacting the Assistant to the City Administrator, 100 E. Windsor St, Westminster, SC 29693

Questions regarding the proposal should be directed by e-mail to Reagan Osbon – Assistant to the City Administrator, at rosbon@westminstersc.org

From time to time an addendum may be issued to this solicitation. Any such addendum will be posted on www.westminstersc.org. You should periodically check the website to download any addendum which may have been issued. The Addendum Acknowledgement must be submitted with the proposal.

Proposals must be submitted to City Hall. Hard digital or email proposals will not be accepted. All proposals must be entered by the date/time listed in the bid timeline within. No waivers shall be allowed for proposals which have not been submitted by the deadline date.

The City reserves the right, at its sole discretion, to accept or reject all proposals and to waive informalities when it is in the best interest of the Council to do so.

All proposals must remain valid for a period of ninety (90) days or until City Council approves the contract.

Recommendation to City Council will be based upon a proposal(s) that represent the best interest of the City and award of the contract will be deemed by the City Council to be in the best interest of the City of Westminster.

Acknowledgment

Receipt of Addendum No. 1 shall be acknowledged by completing and signing the below and including it in the proposal:

This is the end of Addendum No. 1, dated September 15, 2023

We, the undersigned, do hereby affirm that we have read and understand the enclosed bid requirements and specifications for the **Hall Street Recreation Complex Design and Construction, Addendum No. 1 and Responses to Questions**; and do submit this bid for the items listed below:

Company Name: _____

Name: _____

Title: _____

Signature: _____

Date: _____

Telephone Number: _____

Fax Number: _____

Address: _____

Email: _____

Name	Company	Email
Chris Bowen		
CHRIS BOWEN	Hogan Construction Group	cbowen@HoganCONSTRUCTIONGROUP.COM
LISA SMITH	Edifice GC	Lsmith@edificemc.com
CHRIS NORMEYON	SGA (NW), a GP Design Company	cnormeyon@sgaanddesign.com
STEVE GLOBAN	PARK COMMITTEE	sgvgoban@cotab.com
NICK MEERS	SEAMON WHITESIDE	NMEERS@SEAMONWHITESIDE.COM
WADE WHITLOCK	JM COPE CONSTRUCTION	WWhitlock@JmCope.com
Ryan D. Miller	Thrift Development	rmiller@thriftdev.com
GARY THRIFT	THRIFT DEV.	GTHRIFT@DEV.COM
Jeremy Smith	Harper GC	jeremys@harpergc.com
CHUCK CARNES	MPG ARCHITECTURE	ccarnes@mcmillanpazbarbush.com
AUSTIN ECKLES	HOGAN	aeckles@hoganconstructiongroup.com
Luke Yoder	4 Most / Hogan	luke@4most.com
JAIMIE HENDERSON	LS3P ARCHITECTS	jaimiehenderson@LS3P.COM
Kevin Gillenwater	Trehel Corp	Kgillenwater@trehel.com
James Goodwin	Trehel	jgoodwin@trehel.com
Joel Davis	J. Davis	joeldavis@jdavisinc.com
Bill Byrne	AJAX BUILDING	williamt.byrne@ajaxbuilding.com
ZACK SAVITZ	GMK ASSOCIATES	ZSAVITZ@GMKA.COM
Austin Smith	Boltan + Menk	austin.smith@boltan-menk.com
MICHAEL FRY	DP3 ARCHITECTS, LTD.	MPRY@DP3ARCHITECTS.COM
Rick Aquino	J. Davis	rick.aquino@jdiindustrial.com

Brian Ramsey City of Westminster