



Florence County Government

Procurement Department

May 30, 2014

SUBJECT: ADDENDUM NO.1- LANDSCAPE ARCHITECTURAL SERVICES COUNTY COMPLEX LANDSCAPE AND MASTER PLAN (RFQ NO. 30-13/14)

Florence County is sending to all interested firms clarification information and answers to frequently asked questions (FAQs) concerning this request for proposal. The answers are highlighted in **RED** and underlined. Please include this sheet with your proposal.

1. What capacity would the parking deck concept have in terms of number of cars? **(400-600, Two story for 400, three story for 600).**
2. Is there an available resource of the city trails system? **Contact the City of Florence Planning Department for a resource for the city trails systems as it relates to downtown design. City of Florence Planning 843-665-2047.**
3. Under the "Scope of Work" Project Expectation/Outcome, what will the cost be based on? **Under "Scope of Work Project Expectations/Outcome", the cost estimate referenced is to be based on an estimate for the cost to construct the final design solution.**
4. Per "Selection Process", page 4, the term "cost proposal" is used. Are we to assume that a design fee should be included in this RFP response? **Included with your proposal shall be a design fee proposal that must be submitted in a separate sealed envelope. The proposal evaluation will not be based on the fee proposal. Once the proposals are evaluated, the fee proposal of only the highest ranking firm will be opened to start the negotiation process. If an agreement is not reached with the highest ranking firm, that firm will be notified and then the fee proposal of the second highest firm will be opened and so forth until an agreement is reached. All unopened fee proposals will be returned to the offeror.**
5. What is your project schedule? **Ninety days from the award of bid.**
6. Will there be any public meetings? **No public meetings will be held.**

7. Will the County provide site survey/topographic/utility data to assist in the master planning process and probable cost estimating? No, the County does not have this data at the present time.
8. Are the graphics included with this RFQ from a feasibility study of the building? The graphics are a product of our Planning Department and are not part of a formal feasibility study.
9. Does the County have a deadline in which the master plan must be presented to Council? The anticipated schedule is ninety days from the award of bid
10. Does the County have a design fee budget for this project? The designed budget for this project will not be disclosed at the present time.
11. How much leeway do we have in the design? That is, are we simply re-landscaping the existing planters located around the building, or can we alter topical structures and usage? Naturally the building itself will remain, and areas such as the HVAC intakes and the basement access will stay. We will not mess with the structure or foundations. The intent of the design request is to allow complete freedom in design to produce a proper design solution to the surrounding environment of the County Complex that is in harmony with City design standards and the current efforts to redevelop and invigorate downtown growth and renaissance.
12. There will be a transit center and parking garage located in the existing parking area on campus. Do we take this into account in the landscaping? The parking garage concept is to be taken in to consideration per the 'Special Considerations' section of the RFP. This RFP is not to design a parking garage, only to suggest and respond to a parking garage structure.
13. Do we assume a footprint and work around one or both of these structures or do we assume that these structures will happen much later (if at all) and design the grounds accordingly? Both would be appropriate...while a garage is not currently on the drawing boards, the County feels that it would be errant to know that such a structure may occur. To design without that possibility now could result in a complete landscape redo when the structure does occur. It would be desirable to have a mature, compatible landscape to compliment a structure when it is built and only lose the landscaping installed in the same area as the future structure.

14. Building on question 13, do we assume that the existing parking will be reduced (by the parking garage) or do we attempt to keep the same number of spaces in the new layout? Yes. Existing parking will be incorporated into a garage capacity of 400 to 600 spaces as answered in previous queries to this RFP.
15. We are assuming that the existing buildings fronting Evans and Dargan will remain. Is this correct? Yes.
16. If so, some of these existing buildings have access from the existing parking lot side (rear doors). A small drive runs around the parking lot perimeter and gives access to these buildings. We assume that we need to keep the rear access to these buildings by a driveway or road, etc. Is this correct? Correct per the 'Special Considerations' section of the RFP.
17. Were the sketches and vision drawings completed in-house or by a consultant? It was done in-house.
18. Is there a page limit on the submittal? There was no page limit set, however, it is recommended that the proposal should not be more than twenty (20) one-sided pages.

Sincerely,



Patrick D. Fletcher, CPPB
Procurement Director