

ADDENDUM RFP 2024-013
Master Plan for Campground and Conservation Site at the
Pinewood Development Authority Rimini Tract
August 28, 2024

Changes to RFP

N/A

Questions and Answers

1. **Given the Scope of Work, has a budget been established for this project? If so, what is the budgeted amount/range?**

A budget has not been established. Budgeting will be dependent on the proposed plans and phasing.

2. **Has a project schedule been established for this project? If so, what are the expected start and finish dates?**

A project schedule has not been established for this project. The project schedule will be dependent on the proposed plans and phasing.

3. **Please define what is intended by “...site evaluation and survey...” (see RFP Acknowledgement of Conditions, Scope of Work, P. 2). For instance, is a licensed Professional Land Surveyor (PLS) required to research the subject 148.0-acre tract for deeds, plans, and/or use state-of-the-art equipment to create a certified plot plan, existing conditions plan, etc.?**

Review and evaluation of the Pinewood Development Authority’s Rimini Tract for land use factors. This review will include assessment of new construction needs, accessibility, safety and security, pedestrian/vehicular circulation, roadways, parking, landscaping and green space, signage, and land development.

Identification of current and anticipated facility/capital requirements and preparation of a plan for the development of the site to address those needs.

4. **Is the subject 148.0-acre tract purchased by the Pinewood Development Authority, which was formed to facilitate economic development of the Pinewood Site, a former hazardous waste landfill (see RFP Section II Organization Background P. 4)? If so, what level of remediation and/or environmental assessments have been completed? Is the site “clean”?**

Phase I ESA was last completed in October 2018. Based on the findings of the Environmental Site Assessment conducted on the property, no onsite or offsite recognized environmental conditions were identified in association with the property. The Rimini Tract is “clean”.

- a. **If possible, please forward relevant studies or opinions.**

<https://www.santeelynchescog.org/rfpsbids>

5. **Please define the level of cost estimates required (e.g., Class 5, Class 4).**
Class 4 Cost Estimate.
6. **If selected as a finalist and invited to provide an oral presentation to the proposal review panel (see RFP Section VII. Qualifications of Respondents P. 7), can the presentation be virtual (e.g., Zoom, MS Teams)?**
The presentation can be held virtually.
7. **Can you expand on what level of architectural design is needed for the master plan?**
SLRCOG is seeking proposed plan layouts and designs.
8. **What is the anticipated specific use for the economic impact analysis?**
The impact on the economy in the Pinewood, SC area. Ex.: changes in business revenue, profits and job creation.
9. **Do you need assistance with identifying funding for projects; *or* Do you have an identified revenue stream to accomplish projects to be included in the Master Plan to be able to build a financial plan and potential phasing options?**
Assistance is not needed with identifying funding for projects.
SLRCOG has an identified revenue stream.
10. **What is the extent of the feasibility study?**
The feasibility study will be for the determination of the design the master plan.
11. **Who's going to manage the project (Santee Lynches or Pinewood Development Authority)?**
This proposed plan should be all inclusive. The Pinewood Development Authority and Santee-Lynches RCOG will manage the project.
12. **Are there implications for environmental issues and endangered species? Will it become a federal project?**
There are no implications for environmental issues and endangered species. This is not a federal project.
13. **Is there a need for a public engagement plan? If so, how many public engagement events will there be?**
There is no need for a public engagement plan.
14. **Will a full topographic survey of the site with tree locations be provided to the selected design team or is that something the team will need to produce?**
A topographic survey of the site will not be provided.

15. Is there an identified stakeholder group for this project or are there expected to be public / community workshops?

There is not an identified stakeholder group for this project and no expected public / community workshops.

16. Is there a page maximum for our RFP submittal?

There is no page maximum.

17. Does the Pinewood Development Authority or the COG have a funding source identified for the Master Plan and its implementation?

SLRCOG has an identified revenue stream.

18. What is the approximate budget for the project and implementation?

A budget has not been established. Budgeting will be dependent on the proposed plans and phasing.

19. The RFP is for a Campground and Conservation Site. Could you give additional context for the Conservation Site?

Land not utilized for the campground will be kept in its natural state for the enjoyment and the conservation of its unique ecosystems, wildlife, and natural resources.

20. The Standard Terms and Conditions include broad form indemnification in the “Hold Harmless” paragraph (RFP page 11). Would the COG consider replacing the subject paragraph with the language from a current Central Midlands COG contract: SLRCOG’s Standard Terms and Conditions will not be amended.

21. It is our understanding that a master plan in partnership with Central Carolina Tech was prepared for this property. Is any portion of that master plan still being considered or is the entire site available as part of this RFP.

The Central Carolina Technical College plan is no longer a consideration. The entire site is available through this RFP.

22. “In 1990, a concept report for development of the Rimini Landing area was developed for Sumter County Council. The report identified recreational use, as well as cabins, a conference lodge, golf course, and tennis courts as possible developments.” – is this still the intent for this location?

While a golf course and tennis courts are not excluded from possibilities for the site, the main focus is for the Master Plan for a Campground and Conservation Site.

“Assets desired on-site to support the proposed mission include but are not limited to: event hosting capabilities; cabins with kitchen facilities and showers; water/wastewater infrastructure; water cistern and filtration systems; road system; designated parking; high-speed internet access; signage; electrical hookups; water and wastewater discharge for RV sites; primitive camping sites; pull-through concrete pads; accessibility for special needs guests.”

23. “Lead presentations and discussions of concepts and recommendations with officials and other key stakeholders” – would you please give some additional detail about the extent of desired community engagement?

Engagement will be through the Pinewood Development Authority Board members and Santee-Lynches Regional Council of Governments.