

**PURCHASING
AND MATERIALS
MANAGEMENT**



**City of Myrtle Beach
SOUTH CAROLINA**

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Addendum #01

May 31, 2023

RFQ 23-R0025

City of Myrtle Beach & Coastal Carolina University Theater

The purpose of this Addendum #01 to RFQ 23-R0025 for City of Myrtle Beach & Coastal Carolina University Theater, dated May 9, 2023, is to answer the following questions:

1. Do you have an estimated date of when you expect the project to start construction?

Construction is anticipated to start in early January, 2024.

2. Do you need third-party inspections services including Chapter 1 Building Inspections, Chapter 17 Special Inspections, NPDES Erosion Control Inspections, and Materials Testing?

Yes, third-party inspections will be needed.

3. Is the current bid for a GC for the project and not subcontractors?

The current solicitation is a Request for Qualifications (RFQ) for general contractors and not subcontractors.

4. One of the criteria mentioned in Section 1 asks for the company's ability to meet the schedule. Has the City developed an initial overall desired schedule for the project?

The City's overall schedule includes the following:

- **Ordering date for long lead time electrical items: September, 2023**
- **Anticipated construction start: January, 2024**
- **Temporary Certificate of Occupancy: December, 2025**
- **Turnover to CCU: June, 2026**

5. After the City has selected the three qualified contractors and submits the invitation for bid, will there be a public bid opening?

Yes, all bids are subject to public opening.

6. Is there a Document of Differentiation already prepared or a list of Owner-furnished subcontractors, items, etc.?

The General Contractor can select subcontractors. However, the specialty theater items (stage, lighting, electronics) must be coordinated through the consultant and supplier specified in the plans.

7. Please explain the work that will be required for the historic tax credits. Who will be handling the tax credit legal work required?

The Helen Mates unit will be separate due to the historic tax credits, and will be broken out from the main theater cost. The City will be handling all the tax credit legal work that will be required.

8. The plans in some places reference "phases." Is the intent to build the project in different phases or all at one time?

It is the intent to build the project all at one time.

9. Will there be an opportunity to tour the existing buildings well in advance of the June 14th submission deadline?

No, there will not be an opportunity to tour the existing buildings prior to the June 14th submission deadline. A traditional pre-bid meeting/site-visit will be scheduled with short-listed firms.

10. Can you elaborate on the City's expectations for a high level analysis of the project's budget in advance of the actual bid process?

Using your experience and previous project data for projects of a similar nature, offer an opinion regarding the project budget of \$10,500,000 using cost per square foot analysis.

11. Will there be interviews for the City of Myrtle Beach Theater project?

No interviews are planned at this time. However, the City reserves the right to seek clarification from any firm on any qualification submitted.

12. For the IFB, since the project is in design development, will the decision be made of low bidder?

Yes, the decision to award the IFB will be made of the low bidder unless extenuating circumstances become evident.

13. Are you accepting bids for building signage to show off the new theater?

No bids for building signage are being solicited at this time.

Sealed qualifications are due no later than Wednesday, June 14, 2023 at 2:00PM (local time.) Firms must submit six (6) hard copies and one (1) electronic copy on a thumb drive. No e-mail submissions will be accepted. The City is not responsible for late or misdirected mail.

Thank you,
City of Myrtle Beach
Ann Sowers
Procurement Manager