

RFP Questions and Answers-Amendment

1. I wasn't able to locate the local district designation staff report or the local district statement of significance. Was the local district appraised in relation to the National Park's Service NR Bulletin for historic districts?

When the Town applied to the NPS Department of the Interior in 1976 to become a National Registered District they had a statement of significance that called out several aspects including architecture, conservation, agriculture and transportation. I have attached the first few pages to help answer your question. Other than our ordinance's purpose and intent 32-172

2. Since the project is funded in part by the NPS, is the SCDAH a cost-sharing partner and are you able to disclose the "preferred" budget range for the project?

The amount allocated for the project totals \$30,000.00 (\$15,000 match from SCDAH)

3. Some sources indicate that the district contains approximately 700 contributing properties. Other sources suggest that there are just over 800. The design guidelines would likely need to address at least contributing structures, non-contributing structures, the natural environment, other non-built characteristics, and new construction. Could you confirm the number of historic resources for each category and the total number of lots within the existing boundaries?

Many of our properties are cut in half by the way the line was drawn; per our GIS data we have approximately 844 properties in the district. Last year we reported 829 for the Certified Local Government report, which I have attached. The data I have for contributing structures is from our 1979 survey of 645 properties. Of those the following were categorized:

#1 ranking-Outstanding-73

#2 ranking-Notable-211

#3 ranking-Contributing-97

#4 ranking-Supportive-113

#5 ranking-not contributing but surveyed-151

Another survey was conducted in 1996 updating the district and surrounding area and we have those records as well. We currently do not address landscaping elements other than our Tree Protection Ordinance that is enforced Town wide.

4. I understand that there was discussion of possibly expanding the district boundaries. Is there a boundary justification statement for the current local historic district?

I have attached the ordinance and highlighted how the district's line was recorded. In 2012 they included three properties outside the initial district. The board wanted to explore expanding the district but there was not enough traction at this time so I refocused them onto strengthening what we currently have before expansion, hence the design guidelines.

5. Is there a district map that identifies the properties that have been assigned the five rankings below?

At this time we only have the district outline and do not differentiate the rankings in the district.

6. How are the various rankings regulated, given that they do not appear to be defined or assigned a review process in the ordinance?

The rankings were originally conducted through a plan conducted in 1979 called Summerville Planning for Preservation. In that plan they conducted an inventory of all existing properties and assigned value to different architectural features, historical importance, visual quality to the Town and if any major changes had occurred, etc. They then totaled that up and put them in categories of significance based on their overall score.

7. Question about the cost:

The price point for this project is driven by the grant award amount we received from the South Carolina Department of Archives and History of \$15,000.00 with the Town matching it. The total allotment for the creation of the design guidelines is \$30,000.00.

8. The five groups will be relevant to the formulation of the design guidelines - however, I would expect the assigned values of significance to correspond to the Town's ability to regulate changes to the various groups. How is this achieved?

The BAR considers the ranking in their review process for each submittal but we have not updated the rankings since the initial survey. Currently we use the Secretary of the Interior's Standards for Rehabilitation as guidelines. Our intention for the creation of these design guidelines will assist the board and the public with understanding our historic district's features and architecture styles. The design guidelines will also help the board with their decision making on each submittal.

At some point in the future we will need to conduct a new survey of the entire district and re-rank all of the structures as we have new houses being built and additions to existing structures.

9. I was hoping you could please clarify what would qualify as proof that one "can obtain professional liability coverage" (p.4).

Would an estimate for purchase of a general liability policy be sufficient?

There is no standard document that I am aware of to show the ability to obtain insurance at the levels provided, whereas there is the Certificate of Insurance that shows the actual amounts and policies a firm has. It would be determined based on the information submitted in their bid or proposal, but I do not believe an estimate would not satisfy the requirement. I would suggest they speak to their insurance agent and either obtain an affidavit or notarized letter stating that the firm has the ability to obtain a policy at the required levels, and if they are unable to produce a Certificate of Insurance at the time the contract is signed, then they would be non-compliant and the award would be given to the next qualified applicant.

10. By submitting our qualifications, does that then certified that our company abides by the following items, or do we need to submit in our proposal forms/ certificates for each of the items below?

1. Drug Free Workplace (Page 7)

2. Debarment, suspension and other matters related to public transactions (Page 9)

There is not a special form or certificate the firm needs to submit in regards to the two areas of concern you emailed about. You are correct, by the firm submitting a proposal, they are certifying that they are abiding by those terms.