



# City of Myrtle Beach Request for Qualifications

## RFQ 23-R0009 Arts & Innovation District P3 Multifamily Public Space Opportunity

**Issue Date: 10/26/2022**



**The City of Myrtle Beach will not be responsible for any errors, omissions, or misrepresentations regarding any plans or solicitation documents that are obtained from any source other than the City of Myrtle Beach. It is the Contractor's sole responsibility to verify the authenticity of all documents associated with this project. The Contractor will be liable for any losses, damages, costs, and/or expenses incurred by operating from plans or documents that are not obtained directly from the City of Myrtle Beach.**

[https://www.cityofmyrtlebeach.com/services/bids\\_and\\_purchasing/index.php](https://www.cityofmyrtlebeach.com/services/bids_and_purchasing/index.php)

## **Introduction**

The City of Myrtle Beach, South Carolina (“the City”) is inviting interested real estate developers to respond to this solicitation for the sale and redevelopment of City-owned properties within the Arts and Innovation District (“the District”) of downtown Myrtle Beach. The project website <https://www.downtownmyrtle.com/rfq-23-r0009> houses a digital copy of this document, all supporting exhibits, and all responses to questions submitted by all proposers.

## **The Development Opportunities**

The City is offering two sites for redevelopment. Proposers can express interest in one or both sites. Qualifications and proposals will be reviewed and scored according to the evaluation and scoring matrix shown in this document.

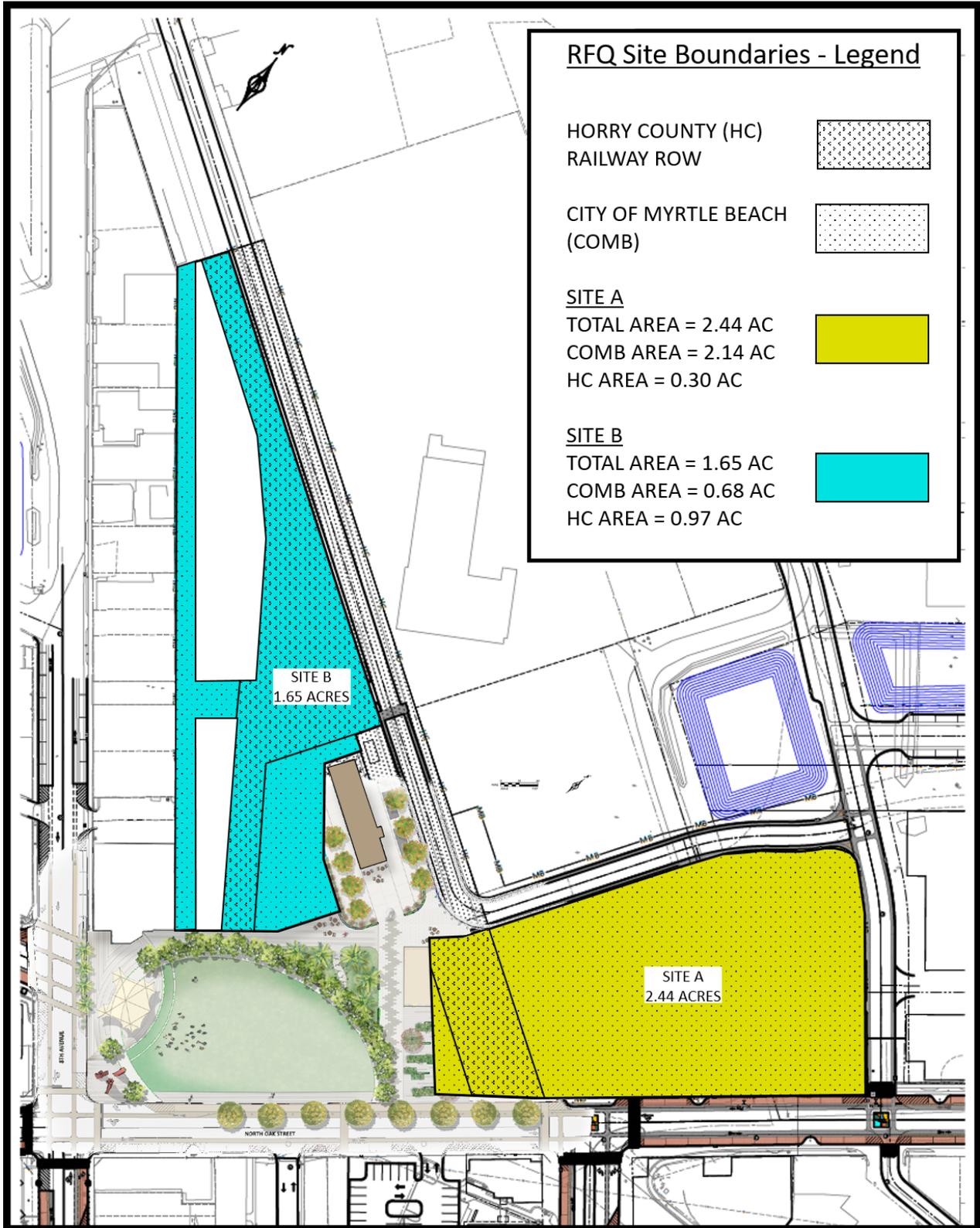
### **EXHIBIT 1 – [RFQ Site Boundaries](#)**

1. **Site A** anchors the northern edge of the Square
  - This site is approximately 2.44 acres.
  - Current zoning will allow a mix of uses up to 85’ in height with no parking requirements.
  - This site is proposed to have the new 56,000 + sf. Myrtle Beach Community Library on a portion of its first, second and third floors fronting the Square. The details of the design and funding enabling this location will be worked out as part of the development agreement. This City is currently budgeting funds for its portion of the cost.
  - This site directly abuts the proposed Rail to Trail Greenway that will stretch from here all the way to the Intracoastal Waterway to the west.
  - Any surface parking is proposed to be located at the northern most edge of the site behind the structures.
2. **Site B** lines the western edge of the Square
  - The site is approximately 1.65 acres and can potentially accommodate a build pad area of 20,000 sf., with opportunities to negotiate with the City for parking on its holdings just behind the site.
  - Current zoning will allow a mix of uses up to 85’ in height with no parking requirements. Parking can be negotiated with the City on its land behind the site.
  - To the south of the site is an historic property that is currently being explored for redevelopment.
  - To the north of the site is the City’s historic train depot, owned by the City and used as an event center for weddings, meetings and public events.
  - City is seeking to include the privately owned parcels positioned on Site B within the development opportunity.

### **City’s goals and objectives for redevelopment**

- The City desires a residential and mixed use focus with 18-hour activation of ground floor uses.
- Active ground level uses around the Square should target retail, neighborhood services, food and beverage.
- The site’s development should be primarily focused on local community needs – not tourists.
- Maximizing the City’s return on investment (ROI) in new infrastructure, streetscapes and amenities.
- To leverage the redevelopment of both of these sites as a catalyst for new development in the Arts and Innovation District and to set high standards for the design and tenanting of future projects.

**Development Areas | Option 1 and/or Option 2**



## **Developer Selection Process**

The City intends to follow a two-step selection process – a Request for Qualifications (RFQ) to assess a team’s experience and track record in developing similar projects, followed by a short listing of qualified teams to submit a Request for Proposals (RFP) where each team’s vision for the redevelopment of the site is described in additional detail.

In this RFQ phase, all offerors will be asked to provide specific information related to

- A statement of your vision for the site(s), what do you see as the site’s potential redevelopment options
- The members/roles of the development team
- Project experience of similar product type
- Experience with public private partnerships
- The financial health and capacity of the development team

**RFQ responses shall be due no later than December 5<sup>th</sup>, 2022 at 2:00 PM EDT.**

In the subsequent RFP phase, shortlisted teams will be asked to submit

- A redevelopment vision for the sites with conceptual illustrations and renderings
- The project’s proposed uses and development program
- A proposed timeline of the redevelopment project
- A feasibility analysis, with the financial offer, pro-formas, terms and deal structure, as well as a determination of the allocation of costs/risks to the City

## **A Metro Housing Overview**

Myrtle Beach is consistently ranked as one of the fastest growing metro areas in United States. In 2021-2022, the U.S. News & World Report ranked Myrtle Beach No. 1 in its list of fastest-growing places in the United States. Annual growth rates have averaged around 3.5% for the last decade, outpacing peer metros like Charleston, SC and Wilmington, NC. The current metro population is approximately 410,000. Myrtle Beach was also ranked the second-best place to live in South Carolina by U.S. News & World Report for 2021-22

Colliers reports that 54.36% of total the fiscal year 2020 construction value was spent on residential construction to accommodate the population boom. Myrtle Beach is a hot residential development market, translating to market-wide apartment vacancy rates of around 2% as of Q3 2021. MyHorryNews reports that many apartment communities are 100% full and creating waiting lists.

*Connie Luke, community manager at Latitude at the Commons, said she frequently has to tell people it’s full and feels bad saying no all the time. This has been 100% occupied,” Luke said. “I’ve never seen that in 11 years. We do have a waitlist.”*



All this increase in demand has led to an unprecedented increase in rents as well for example in 2021, “Myrtle Beach, if you look across all the markets in our data, is certainly near the top of the hottest markets when it comes to rent growth. 20% is really unheard of for a normal year,” said Igor Popov, chief economist at Apartment List.

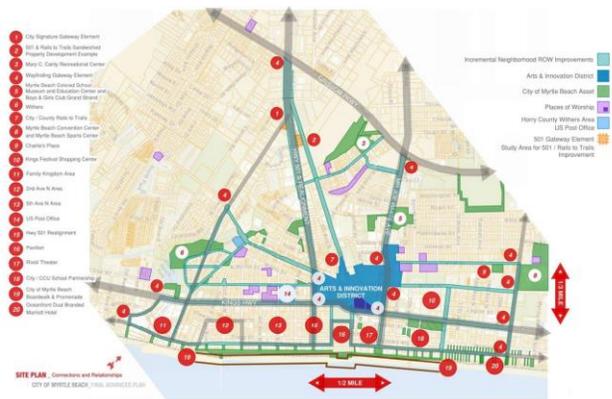
The sites being offered in this RFQ have many advantages that other potential apartment locations do NOT have in the Myrtle Beach metro market and we believe can attract the growing market of residents who want to be “in the middle of the action,” in a safe, compact, walkable neighborhood.

1. A four block walk to the Beach and Ocean Boulevard with higher units having a water view.
2. A location in the redeveloping Arts and Innovation District with new locally driven unique restaurants, breweries and bakeries.
3. A new co-working location at HTC Aspire – for those remote workers who still want some social interaction while they work.
4. New amenities in the pipeline include a Performing Arts Center, a relocated Myrtle Beach Art Museum and at your front door – a new City Square – designed to host small concerts, festivals, annual holiday events and new Farmers’ Market.
5. Lastly, planned streetscape improvements and greenway connections directly adjacent to the sites will make these sites some of the most pedestrian and bicycle friendly in the entire metro region.

**The Implementation of the Downtown Master Plan**

In 2018 the City commissioned the development of a Downtown Master Plan. The Master Plan identifies a series public and private initiatives/investments intended to revitalize not just the core downtown and future Arts and Innovation District but a broad oceanfront area generally between 6<sup>th</sup> Avenue South to 16<sup>th</sup> Avenue South.

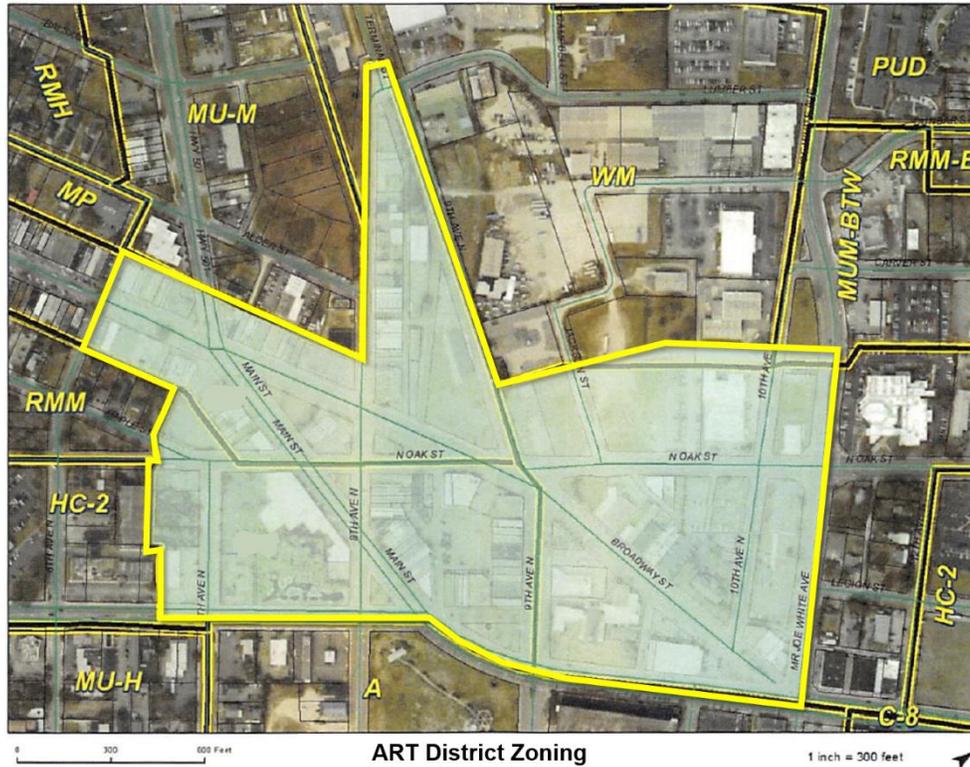
**EXHIBIT 2 – [View – Full Downtown Master Plan](#)**



The Arts and Innovation District was created to be a sustainable and walkable mixed-use urban environment that will serve as the hub of artistic, cultural and civic life in the traditional core of downtown Myrtle Beach. It is intended for the uses to be activated throughout the day and evening, providing community and family related activities for year-round residents and tourists. To that end, the City created an “advanced plan”, detailing the plan for the Arts and Innovation District and building this new City center.

**EXHIBIT 3 – [View – Arts & Innovation District “Advanced Plan”](#)**

**EXHIBIT 4 – [Arts and Innovation District](#)**



In the years since the Master Plan was adopted the City has taken more actions in support of revitalization than at any other time in its history. The City has been primarily focused on preparing the Arts and Innovation District for new development, aligning development policies to support the redevelopment, designing the required infrastructure to support new investment and repositioning the buildings/properties it owns within the District for sale/lease to the private market. A summary of those activities is listed below:

***Policy Changes in support of Downtown***

- The creation and placement of a new Arts and Innovation Zoning District (ART) to enable the types of uses and development in support of the City’s vision. In general, the new ART district increases the height limits to 80’, removes all setbacks, removes density limits, removes parking space requirements, removes open space requirements and allows a mix of uses in buildings.

**EXHIBIT 5 – [Ordinance 2019-17, Create a new Arts & Innovation \(ART\) Zoning District](#)**

- The creation of a new Municipal Improvement District (MID) to provide funding and continuous private sector engagement and leadership in redevelopment/revitalization efforts. The private sector creation of a new place management organization to oversee this effort – [The Downtown Myrtle Beach Alliance](#).

**EXHIBIT 6 – [Downtown MID Map](#)**

- To provide additional funding for revitalization, capture a portion of the new value created by redevelopment and reinvest it into the Downtown, the City expanded and reauthorized the existing Tax Increment Finance District.
- The City has engaged with Horry County to leverage an abandoned cross-town rail corridor that terminates at the Intracoastal Waterway to the west and links across town to the new City Square and front door of this site within the Arts and Innovation District. “Rail to Trail” planning is underway for this critical bike/pedestrian link. In the future, a young family will be able to bike or walk safely all the way from the Intracoastal Waterway, past this site and on to the oceanfront boardwalk and entertainment district.  
**EXHIBIT 7 – [Myrtle Beach Rails to Trails Concept](#)**
- Building off the desire to create a compact, walkable/accessible downtown, the creation of the Rail to Trail link, the realignment of existing streets and the planned new streetscapes in the Arts and innovation District, the City has created and planned its first integrated bike/ped network throughout the district.  
**EXHIBIT 8.a – [ART District Bike Lane Improvements](#)**  
**EXHIBIT 8.b – [Myrtle Beach Bikeway Network Map](#)**  
**EXHIBIT 8.c – [Myrtle Beach Bike & Pedestrian Master Plan](#)**
- To deal more fairly and quickly with troubled properties, the City created a new nuisance court known as “Quality of Life Court” to resolve issues, speed code compliance and if forced condemn offending properties. In addition, the City Council authorized a tripling the Code Enforcement Inspection Division by adding two new inspectors this year and two more inspectors are planned to be added in next budget cycle.

**Key Implementation Efforts in Downtown**

- To show its commitment and advance the District revitalization more quickly, the City has already undertaken the historic renovation of its properties along 9th Avenue N. and renovated Nance Plaza. Totalling 6 buildings, the Plaza, system upgrades to all utilities, plus the redesign of the back parking lot the City invested \$7 million in renovations. This investment has attracted private investment in the form of a new microbrewery, construction office, a bakery and the HTC Aspire Hub, a co-working and innovation hub.



*Nance Plaza – Concert Event*



*A+I District Parking Lot*

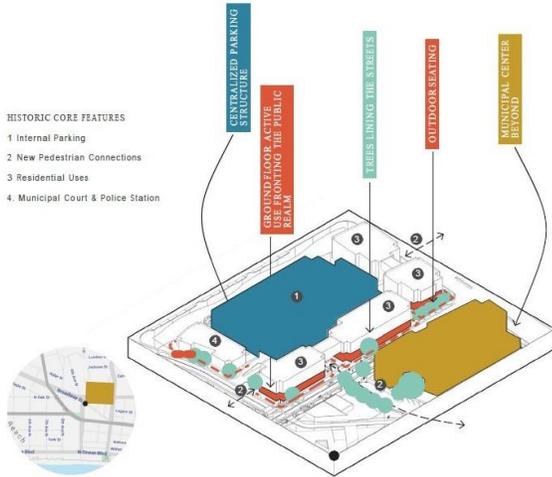


*HTC Aspire HUB (9<sup>th</sup> Avenue N.)*

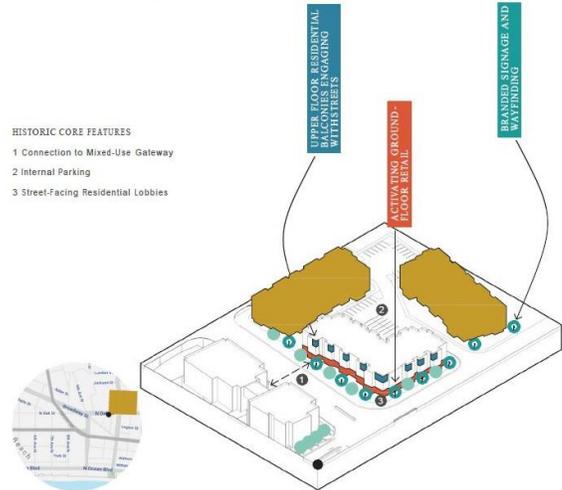
- In conjunction with the Hwy. 501 realignment, to support the infrastructure improvements and to maximize its potential return on all these investments, the City has embarked on a significant land acquisition strategy with the goal of creating several additional redevelopment sites within or proximate to the Arts and Innovation District. To date, \$17 million has been spent on this effort.

- The City is planning future RFQ/P processes for additional City owned sites in support of creating new housing, hospitality, entertainment and office uses within the District.

MOMENT #5: MIXED-USE GATEWAY  
**SNAPSHOT**



MOMENT #7: A&I WORKFORCE COMMUNITY  
**SNAPSHOT**



- To anchor the new Arts and Innovation District the City has funded the schematic design and/or feasibility of a new Performing Arts Center and the new Library. The City has held conversations with other partners and is currently exploring the relocation of the Myrtle Beach Art Museum and a Children’s Museum within the District. Each of these key destinations fronts on the new City Square or the pedestrian plaza that replaces the old Main Street and will provide over 250,000 residents and visitors looking to shop, eat and experience the Myrtle Beach culture.



*Historic Main St. Theater Façade*



*Planned Restoration*



*New Main St. Theater Interior*

### **Key Investments in Implementation**

- To ensure the success of its planned new signature open space – City Square – the City held a series of meetings with event planners, NGOs, City Staff and neighboring business/property owners to gain critical feedback on the design of the Square in a way that supports moving existing local arts, cultural and holiday events back into downtown. The Square will provide all the required infrastructure for plug and play events right at the doorstep of these redevelopment sites.



- To further the community’s and investors’ understanding of the Master Plan, to align the implementation activities with other City-wide initiatives and to begin to tell the “story” of the new downtown, the City has commissioned the creation of a “Vision Book” that can be referenced and shared across a wide range of community members, stakeholders and potential investors.

#### **EXHIBIT 9 – [Arts & Innovation District Vision Book](#)**

- To manage all of the Master Plan’s implementation strategies, the City created a standing Department Head - Action Team - that meets weekly, resolves issues quickly, coordinates cross department efforts and focuses solely on implementing the Master Plan.
- The City in partnership with One Grand Strand – a local business advocacy group – has created a new place making organization called the Downtown Myrtle Beach Alliance. The Alliance has hired former ULI South Carolina Executive Director, Amy Barrett as its President and CEO, and is undertaking with the City the creation of a self-taxing Municipal Improvement District to securing permanent funding. Looking forward,

the Downtown Myrtle Beach Alliance will become the lead private sector organization on all future planning, design and advocacy efforts in downtown.

- Lastly, the City is conducting a new space needs analysis for City Hall and Law Enforcement Center with the goal of consolidating its function, upgrading its built space in a new City Hall and opening abandoned sites for redevelopment. It has committed to keeping all of its office and customer service functions in the Arts and Innovation District.



*New City Services “Campus” | Illustration Plan*

### **Key Infrastructure Investments in Downtown**

- As part of the “RIDE-3” transportation initiative, the City, County and State of South Carolina have collaborated to undertake the \$13 million redesign and realignment of the gateway route into downtown and the beach - SC Highway 501. Rather than cutting through the Arts and Innovation District along Main Street, the new alignment follows 7th Avenue N. to Ocean Boulevard. This new alignment has been engineered, designed and funded. Property acquisition is underway and construction is scheduled to start in 2023.

**EXHIBIT 10 – [US 501 Realignment Aerial](#)**

**Website:** [Horry County, RIDE-3 Dashboard](#)

**Website:** [SCDOT – US 501 Realignment](#)

- As part of the Hwy. 501 realignment, the Master Plan envisions a series of improvements to the road, bike and pedestrian networks throughout the District. The goal of all these changes is to rebalance the existing networks in support of people on foot – the pedestrian is the new priority in all transportation decisions in the District. Wider sidewalks, shorter street crossings, new street trees, bike lanes, slower traffic speeds, tighter turning radii have all been added/changed as a part of this effort. To limit disruption, these projects are proposed to be undertaken in concert with the Hwy. 501 Realignment project in 2023.
- To support new residential development at higher densities, Myrtle Beach City Council has authorized a series of infrastructure improvements totaling around \$30 million of new investment in sewer, stormwater, water and electric capacity upgrades within the District. The engineering is complete and construction is scheduled to begin April 2023, and could occur simultaneously with new construction on the parcels included in this RFQ.

**EXHIBIT 11.a** – [Arts & Innovation District Utility Engineering](#)

**EXHIBIT 11.b** – [ART District Bike Lane Improvements](#)

As you can see, the City has been focused and intentional as it implements the new Downtown Master Plan. It has put its budget, investments and policy framework behind making the Downtown a success. To date the City has invested, and scheduled to invest over \$70 million in its implementation and is actively searching for new opportunities to further strengthen its appeal to investors, businesses, visitors and residents.



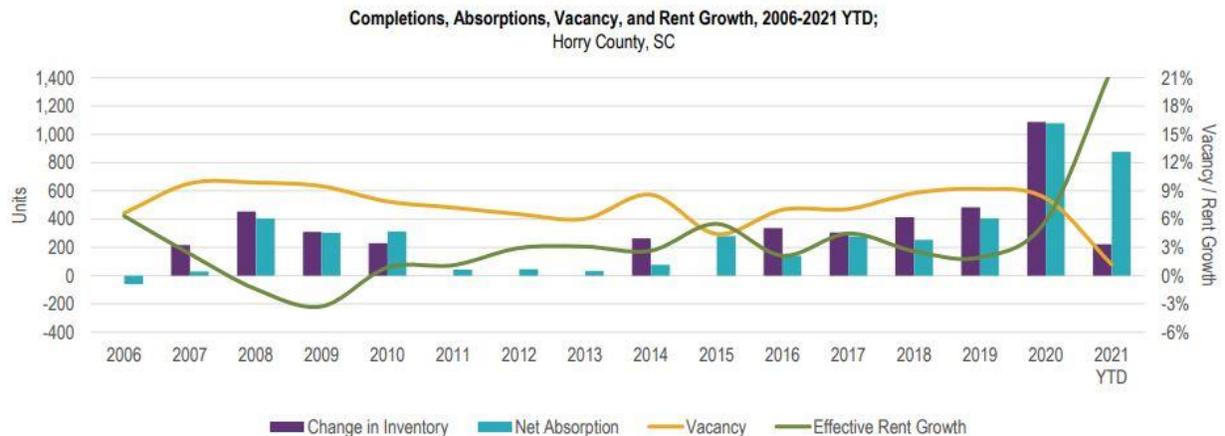
## Market Analysis and Feasibility

In 2021 the City contracted RCLCO, a leading national real estate consulting firm to prepare an initial market analysis and feasibility study for this opportunity and the surrounding Arts and Innovation District.

### **EXHIBIT 12** – [Market Analysis for Mixed-Use Development](#)

Highlights of the study include:

1. Myrtle Beach offers similar economic and demographic characteristics to other high-growth metro areas like Charleston, Wilmington, and Greenville, but the market has experienced little market-rate development, especially in the multifamily space.
  - a. Especially compared to peer cities’ downtowns, Myrtle Beach has significant unmet opportunity that the Arts and Innovation District can leverage at immediate development sites.
2. The multifamily market is extremely undersupplied for new housing despite strong net new demand for multifamily housing from households entering the market, many of whom are young and earn relatively high incomes.
  - a. Horry County saw a record number of deliveries in 2020, but given the current low vacancy rates and sustained demand, it is clear that the market can support significant additional multifamily development.
  - b. Despite its reputation as a retirement destination, there are many young households in the market who are not well served by available housing options and would find the Arts and Innovation District an attractive residential location.
3. There is a gap in the market for local-serving retail in Downtown Myrtle Beach as most retail in the submarket caters directly to tourists, pointing to an opportunity in the Arts & Innovation District to deliver the high-quality local-serving retail needed in the marketplace.



Source: CoStar; RCLCO

## Environmental Analysis

In 2020, DDC Engineers, Inc. was retained by the City of Myrtle Beach to complete a review of the 390+ acre downtown redevelopment area in order to determine the presence, location, size, and scope of areas of environmental concern. DDC Engineers Inc. was assisted in the efforts by the firm of S&ME who completed the audits and produced the reports of the area to determine the presence of the following:

- Endangered and Threatened Species of plants and animals
- Jurisdictional Wetlands as defined by Section 404 of the Clean Water Act,
- Historically significant structures or features, and
- Known Contaminants (Phase 1 Assessment)

**EXHIBIT 13 – [Downtown Myrtle Beach Environmental Impact Study](#)**

Findings on these two sites Include:

**Site A:** No Significant Findings

**Site B:** Former Chapin Service Station (901 Oak Street, Facility ID: 05137) (LUST / UST / GWCI) –According to the SCDHEC database, a release from the UST system was reported to the SCDHEC in February 2001 and was given a “No Further Action” status by SCDHEC on August 27, 2009. Another release was reported to the SCDHEC in February 2001 and was given a “No Further Action” status by SCDHEC on February 20, 2001. A total of six USTs were abandoned and removed from the site. Due to regulatory “No Further Action” status, this facility is not considered a REC.

**City of Myrtle Beach Incentives**

Irrespective of the terms negotiated in any future development agreement for these sites, the City of Myrtle Beach currently has the following incentives available for these sites,

1. The City offers a Voucher Credit program for specific targeted businesses/developments that reimburses a project for a specific fee, tax or assessment that the developer pays to the City and can only be reimbursed after such payments have been received by the City and the project is complete. Vouchers are valid for a maximum of five years, or less if the credit is exhausted. The incentive amount is calculated as 2% of the total cost of the project and cannot exceed \$2 million dollars.

**Website – [Myrtle Beach Municode – Article IV: Redevelopment Target Areas & Incentives](#)**

2. Both of the sites are located in a federally incentivized Opportunity Zone and state incentivized SBA HUBZone.

**Website – [SC Opportunity Zones](#)**

**Website – [SBA HUBZone](#)**

## **The Submission Requirements**

Submissions should cover the following information at a minimum, and will be evaluated based on the qualifications provided under these headings.

### **1. Initial Project Response Statement**

- How do you see the opportunity? What are your initial reactions to the sites and project goals/objectives?
- Which site(s) are you interested in?
- What is your initial hypothesis on the land uses, product types, and scale of development relative to what you would propose to build at the site?
- How do you anticipate structuring the development deal? Please provide any insight into expected land value or likely changes to the vision plan.

### **2. Team Composition and Qualifications**

- Resumes of key team members – including relevant design and engineering consultants.
- Team structure and roles, if multiple entities are included

### **3. Past Project Experience**

- Listing, description and illustration of at least 4 completed relevant projects with a similar program and product type to the uses you would propose to build here

### **4. Experience with Public Private Partnerships**

- Listing, description and illustration of at least 2 relevant and completed public private partnership redevelopment projects you have undertaken.
- Please provide contact references with the public entity you worked with on each project

### **5. Financial Capabilities and Relationships**

- To evaluate respondents' ability and willingness to invest sponsor equity and self-fund project predevelopment costs. Respondents should include a description of their corporate financial capacity, including equity availability and other relationships that would enable them to complete the proposed project. *Annual reports, balance sheets, profit and loss statements, and/or any other material financial statements are NOT required at this time, but may be requested during the solicitation process.*
- Respondents should provide at a minimum:
  - i. Respondent's proposed financial commitment to the project and the likely source(s) of capital for pre-development and development;
  - ii. Preliminary strategies as to federal, state or local government funding sources the Respondent intends to attract to the project, if any.
- Respondents shall disclose any material debarments, suspensions, bankruptcies, tax liabilities, or loan defaults on real estate development projects of any of the bidding team's entities or affiliates listed above. Respondents shall also disclose any legal claims history within the last five years which would inhibit the ability of it or its team members to execute on the proposed agreement. Final disclosure and verification will be required prior to completing partnering agreement.

## **Submittal Documents**

Please submit Five (5) paper copies and a digital copy on a thumb drive. All responses are to be in 8.5x11 format. If you wish to receive a “confirmation of receipt”, please indicate clearly on your sealed envelope, the e-mail address of the contact you would like to be notified of its receipt. Submissions will not be opened prior to the due date. The City of Myrtle Beach will not be responsible for any expenses incurred in preparing and submitting this RFQ.

There is no page limit to your submission, but please do not submit common marketing brochures, boilerplate or redundant text. Please mail to, or hand deliver to following address:

**City of Myrtle Beach Purchasing Division**  
**Attn: Ann Sowers, Purchasing Manager**  
**3231 Mr. Joe White Avenue**  
**Myrtle Beach, SC 29577**

**The City of Myrtle Beach is NOT responsible for late or misdirected mail.**

### ***Deadline***

RFQ responses shall be due no later than December 5, 2022 at 2:00 PM

Submissions received after this deadline will NOT be considered, regardless of postmark date. If not submitting in-person, please make sure to leave enough time for the mail delivery process of your choice.

### ***Questions***

Questions about the response format, selection process, sites, project background or any other issues must be submitted by 11/9/2022 , in writing to Ann Sowers, Purchasing Manager, [ASowers@cityofmyrtlebeach.com](mailto:ASowers@cityofmyrtlebeach.com). All official responses will be shared on the project webpage here:

**Website** – <https://www.downtownmyrtle.com/rfq-23-r0009>.

NO non-written submitted questions or otherwise will be answered.

## **The Evaluation and Selection Process Scoring**

- 10% Initial Project Response Statement
- 20% Team Composition and Qualifications
- 30% Past Project Experience
- 20% Experience with Public Private Partnerships
- 20% Financial Capabilities and Relationships

**EXHIBIT 14** – [RFQ 23-R0009 Evaluation and Scoring Rubric](#) (also attached in this section)

### ***Interviews***

Following the scoring of RFQ submissions, interviews may be conducted with high-scoring candidates to determine which groups are most qualified to advance to an RFP. The City reserves the right to advance directly to negotiations with one or more groups if there are a subset of candidates that are deemed the most qualified or best fit in reaching the City’s stated goals for this project.

**EXHIBIT 14 – RFQ 23-R0009 Evaluation and Scoring Rubric**

Offeror’s Name: \_\_\_\_\_

Category	Maximum Score	Assigned Score
<p><u>Initial Project Response Statement</u></p> <ul style="list-style-type: none"> <li>• How do you see the opportunity? What are your initial reactions to the sites and project goals/objectives?</li> <li>• Which site(s) are you interested in?</li> <li>• What is your initial hypothesis on the land uses, product types, and scale of development relative to what you would propose to build at the site?</li> <li>• How do you anticipate structuring the development deal? Please provide any insight into expected land value or likely changes to the vision plan.</li> </ul>	10 Points	
<p><u>Team Composition and Qualifications</u></p> <ul style="list-style-type: none"> <li>• Resumes of key team members – including relevant design and engineering consultants.</li> <li>• Team structure and roles, if multiple entities are included.</li> </ul>	20 Points	
<p><u>Past Project Experience</u></p> <ul style="list-style-type: none"> <li>• Listing, description and illustration of at least four (4) completed relevant projects with a similar program and product type to the uses you would propose to build here.</li> </ul>	30 Points	
<p><u>Experience with Public Private Partnerships</u></p> <ul style="list-style-type: none"> <li>• Listing, description and illustration of at least 2 relevant and completed public private partnership redevelopment projects you have undertaken.</li> <li>• Please provide contact references with the public entity you worked with on each project.</li> </ul>	20 Points	
<p><u>Financial Capabilities and Relationships</u></p> <ul style="list-style-type: none"> <li>• To evaluate respondents’ ability and willingness to invest sponsor equity and self-fund project predevelopment costs. Respondents should include a description of their corporate financial capacity, including equity availability and other relationships that would enable them to complete the proposed project. <i>Annual reports, balance sheets, profit and loss statements, and/or any other material financial statements are NOT required at this time, but may be requested during the solicitation process.</i></li> <li>• Respondents should provide at a minimum:             <ol style="list-style-type: none"> <li>i. Respondent’s proposed financial commitment to the project and the likely source(s) of capital for pre-development and development;</li> <li>ii. Preliminary strategies as to federal, state or local government funding sources the Respondent intends to attract to the project, if any.</li> </ol> </li> <li>• Respondents shall disclose any material debarments, suspensions, bankruptcies, tax liabilities, or loan defaults on real estate development projects of any of the bidding team’s entities or affiliates listed above. Respondents shall also disclose any legal claims history within the last five years which would inhibit the ability of it or its team members to execute on the proposed agreement. Final disclosure and verification will be required prior to completing partnering agreement.</li> </ul>	20 Points	

Comments:

### **The RFQ Selection Process Schedule**

10/26/22	RFQ on the street
11/9/22	Deadline for written questions
12/5/22	RFQ responses due
Week of 12/12/22	Interviews (if needed)
12/28/22	RFP shortlist notified

### **Proposed RFP Schedule (Subject to change based on RFQ responses)**

2/3/23	RFP delivered to shortlisted firms
2/10/23	Deadline for written questions
3/3/23	RFP responses due
Week of 3/20/23	Interviews (if needed)
3/31/23	Developer selection notified

*From the date of issue until time of award, no contact with City of Myrtle Beach personnel, officer, elected official, or selection team member related to this solicitation is permitted. All communications/requests for clarification are to be directed to Ann Sowers, Purchasing Manager <[ASowers@cityofmyrtlebeach.com](mailto:ASowers@cityofmyrtlebeach.com)>. Any communication with any person listed above other than the Purchasing Manager may be just cause for disqualification.*

*All material submitted as part of this RFQ shall become the sole and exclusive property of the City of Myrtle Beach and in the public domain. However, as per the South Carolina State Procurement Code, Section 11-35-410, commercial/financial/price information and design concepts, methods, procedures, and recommendations can be held privileged and confidential, provided that the Developer clearly marks that information as such. This includes biographical data on key employees. It will be the Developer's responsibility to label information as proprietary. Failure to clearly identify information as privileged, confidential, and/or proprietary may be cause for public disclosure. The Developer shall not copyright, or cause to be copyrighted, any portion of any of said documents submitted to the City as a result of this solicitation.*

*The City of Myrtle Beach Purchasing Division operates in strict compliance with federal and state laws, local laws and regulations, internal policies and professional purchasing principles. To uphold its responsibility and accountability in the expenditure of public funds, the office maintains a competitive bidding process in accordance with the city's Purchasing Code, from Chapter 2, Article VI, of the Complete Code of City Ordinances.*