

CITY OF BEAUFORT  
STATE OF SOUTH CAROLINA  
REQUEST FOR PROPOSAL  
RFP NO. 2021-100



CITY OF BEAUFORT  
EXPANSION OF PARKING  
DUE: SEPTEMBER 14, 2020

# **CITY OF BEAUFORT, SC REQUEST FOR PROPOSAL RFP NO. 2021-100**

**SEALED PROPOSALS** will be received in the Finance Department, 2nd Floor, City Hall, 1911 Boundary Street, Beaufort, South Carolina until **2:00 P.M. ET Monday September 14, 2020**. All qualified contractors and property owners are invited to submit proposals to the City of Beaufort for the following:

## **CITY OF BEAUFORT EXPANSION OF PARKING**

**SUBMIT:** One (1) unbound original and three (3) bound copies of all requested documentation must be received on or **22:00 P.M. ET Monday September 14, 2020**.

**ADDRESS TO:** City of Beaufort, City Hall, 2nd Floor Finance Department, Attention: Jay Phillips

**MAILING ADDRESS:** 1911 Boundary St., Beaufort, South Carolina 29902

**OFFICE ADDRESS:** 1911 Boundary St., Beaufort, South Carolina 29902

**Due to the impact of the COVID-19 virus and the State of South Carolina Executive Order 2020-12 dated March 21, 2020 regarding “social distancing” practices, bids may also be received electronically by email in Portable Document Format (pdf) file format. SUBMIT: One (1) portable document format (pdf) format file as an email attachment on or before 2:00 P.M. ET Monday September 14, 2020. Depending upon file size limitations, a file sharing platform (i.e. Dropbox) may need to be used. After sending bids by email, bidders must send a separate email without an attachment to advise that a submission has been made. The Procurement Administrator will follow up and advise accordingly if a Dropbox submission is necessary.**

**EMAIL ADDRESS:** [jphillips@cityofbeaufort.org](mailto:jphillips@cityofbeaufort.org)

**PHONE NUMBER:** 843-525-7071

**FAX NUMBER:** 843-986-5606

**MARK OUTSIDE ENVELOPE:** “RFP 2021 – 100 City of Beaufort Expansion of Parking”

**A NON-MANDATORY PRE-PROPOSAL MEETING WILL BE HELD AT 10:00 A.M. ET, July 30, 2020 IN THE PLANNING CONFERENCE ROOM OF CITY HALL, LOCATED AT 1911 BOUNDARY STREET, BEAUFORT, SC 29902. ALL POTENTIAL OFFERORS ARE ENCOURAGED TO ATTEND. DUE TO THE IMPACT OF THE COVID-19 VIRUS AND THE STATE OF SOUTH CAROLINA EXECUTIVE ORDER 2020-12 DATED MARCH 21, 2020 REGARDING “SOCIAL DISTANCING” PRACTICES, THE PRE-PROPOSAL MEETING WILL BE CONDUCTED VIA ZOOM VIDEO CONFERENCING. AND ADDENDUM WILL BE POSTED WITH THE ZOOM MEETING DETAILS.**

**DEADLINE ENFORCED**

PROPOSALS DELIVERED AFTER THE TIME AND DATE SET FOR RECEIPT OF PROPOSALS SHALL NOT BE ACCEPTED AND WILL BE RETURNED UNOPENED TO THE OFFEROR. IT IS THE OFFEROR'S RESPONSIBILITY TO ENSURE TIMELY DELIVERY OF THEIR PROPOSALS. WEATHER, FLIGHT DELAYS, CARRIER ERRORS AND OTHER ACTS OF OTHERWISE EXCUSABLE NEGLIGENCE ARE RISKS ALLOCATED TO OFFERORS AND WILL NOT BE EXEMPTED FROM DEADLINE REQUIREMENTS. E-MAIL, TELEPHONE, OR FACSIMILE PROPOSALS WILL NOT BE ACCEPTED.

Any offer submitted as a result of this RFP shall be binding on the offeror for **ONE HUNDRED EIGHTY (180)** calendar days following the specified opening date. Any proposal for which the offeror specifies a shorter acceptance period may be rejected.

**Proprietary and/or Confidential Information**

Your proposal package is a public document under the South Carolina Freedom of Information Act (FOIA), except as to information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your qualification.

All information that is to be treated as confidential and/or proprietary must be **CLEARLY** identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as **CONFIDENTIAL**, in bold, in a font of at least 12-point type, in the upper right hand corner of the page. *All information not so denoted and identified shall be subject to disclosure by the City.*

This Request for Proposal is being issued by the City of Beaufort. Direct all questions or request for clarification of this RFP by email, mail, or fax to contact information listed above.

Offerors are specifically directed not to contact any other City personnel for meetings, conferences, or technical discussions related to this request unless otherwise stated in this RFP. Failure to adhere to this policy may be grounds for rejection of your proposal.

Offerors ARE CAUTIONED that any statement made by City staff persons that materially changes any portion of this RFP shall not be relied upon unless they are subsequently ratified by a formal written amendment to this RFP. Any revisions to this RFP will be issued and distributed as an addendum. All addenda, additional communications, responses to questions, etc. pertaining to the Request for PROPOSAL may be accessed on the City of Beaufort website under Quick Links – “Bid Opportunities” at [www.cityofbeaufort.org](http://www.cityofbeaufort.org).

All Offerors should consult this website for updates before submitting bids.

**THE DEADLINE FOR QUESTIONS IS: 4:00 P.M., AUGUST 13, 2020. ANSWERS TO SUBMITTED QUESTIONS WILL BE POSTED ON THE CITY WEBSITE BY 4:00 PM ON AUGUST 27, 2020**

If the Offeror discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, Offeror shall immediately notify the City of such error in writing and request modification or clarification of the

document. The Offeror is responsible for clarifying any ambiguity, conflict, discrepancy; omission or other error in the RFP or it shall be deemed waived.

The City of Beaufort reserves the right to reject any or all proposals, or any parts thereof, waive informalities, negotiate terms and conditions, and to select an Offeror that best meets the needs of the City of Beaufort and its employees.

**Compliance with the South Carolina Illegal Immigration Reform Act**

Any Contractor entering into a service contract with the City of Beaufort must certify to the City of Beaufort that the Contractor intends to verify any new employees' status, and require any sub-consultants performing services under the service contract to verify their new employees' status, per the terms of the South Carolina Illegal Immigration Reform Act, and as set out in Title 41, Chapter 8 of the Code of Laws of South Carolina, 1976.

**POLICY CONCERNING MINORITY AND WOMAN OWNED BUSINESS ENTERPRISES**

**Intent**

Businesses owned and operated by women and minority persons, in general, have been historically restricted from full participation in the nation's free enterprise system to a degree disproportionate to other businesses.

The City believes it is in the community's best interest to assist minority and woman owned businesses to develop fully, in furtherance of City's policies and programs which are designed to promote balanced economic and community growth.

The City, therefore, wishes to ensure that minority and woman owned businesses (M/WBEs) are afforded the opportunity to fully participate in the City's overall procurement process and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

**Goal for Participation**

The City adopts the State of South Carolina's goal for participation of M/WBEs: ten percent (10%) of annual controllable procurement expenditures which are defined as agreements between the City and a Vendor to provide or procure labor, materials, equipment, supplies and services to, for or on behalf of the City. However, a specific expectation has not been set for this RFP.

**Required Forms**

Contractors submitting proposals are required to include completed forms that are found at the end of the General Terms & Conditions. The City's General Terms & Conditions, a required component of all competitive procurement proposals, may be accessed on the City's website under Quick Links – Bid Opportunities – [www.cityofbeaufort.org](http://www.cityofbeaufort.org). All proposers are to certify that they have read the General Terms & Conditions and will adhere to them as a component of the contract documents.

Contractors should also be aware that, should a contract be awarded, the City will require reports of the utilization of any minority business enterprises to be filed along with requests for payment. The City reserves the right to audit accuracy of the utilization reports that are filed.

The City of Beaufort reserves the right to reject any or all bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the bids submitted; to award the contract according to the bid which best serves the interests of the City; or to not award the contract if the City determines that it is not in its best interest to do so.

**Proposals that are not signed will not be accepted as complete and shall not be considered. Proposals must be signed in ink (not typed) in the appropriate space(s) by an authorized officer or employee of the offeror.**

The words “Bidder”, “Offeror”, “Proposer”, “Vendor”, “Operator”, “Contractor”, and “Company” are used interchangeably throughout this RFP, and are used in place of the person, vendor, or corporation submitting a bid.

**REQUEST FOR PROPOSAL  
CITY OF BEAUFORT  
EXPANSION OF PARKING IN DOWNTOWN BEAUFORT (RFP 2021 – 100)**

**CURRENT CONDITIONS**

The City of Beaufort was incorporated in 1711 and is the second oldest City in South Carolina. Tourism and retail activity in the Downtown Historic District (DHD) is a major contribution to the economy. Quality healthcare services provided by Beaufort Memorial Hospital (BMH) are vital to public welfare. Many areas of the City were designed before the invention of automobiles. Current curbside, public and private lot parking is at capacity. DHD and BMH area businesses, employees, contractors and customers are frequently unable to find convenient parking spaces on a daily basis. This usually requires parking in less convenient locations and likely discourages a certain volume potential retail and commercial business activity, as well as discouraging people from obtaining necessary healthcare.

**OVERVIEW OF PROJECT and SCOPE OF WORK**

This Request for Proposal (RFP) is issued by the City of Beaufort, SC hereinafter referred to as the “City” is seeking concept ideas and proposals from private developers or property owners to increase the vehicle parking capacity of the City’s DHD, and BMH facilities area on Ribaut Road to support the continued prosperity and growth of the City’s businesses, healthcare services, residents, cultural organizations, religious institutions, and government facilities. The City is requesting concepts of design proposals to include but not be limited to the acquisition and conversion of existing real property for development into paved parking lot(s), multi-level parking garage(s), and even acquisition and/or conversion of existing real property outside of the areas with shuttle service being provided.

One potential concept is where a private developer or property owner and the City would mutually benefit from a partnership approach. An example would be a developer who wishes to invest in an area but does not own the appropriate property. The city could provide the developer with the land in exchange for the developer providing an agreed upon number of public parking spaces in excess of the code requirement of the project. The reverse could also occur, for example a developer who has land or private landowner could be given special development rights or payment to provide public parking.

Another concept could be the construction of a multi-level parking structure with potential mixed-use linear buildings. The first floor of the building could be designed to accommodate any required mechanical, electrical, fire protection, trash collect facilities, etc. The total number of parking spaces would depend upon the design and should maximize vehicle capacity within the code requirements

**Required Items:**

**1. Quantity of parking spaces:** The proposer shall describe by type and in plan, the number increased parking spaces including standard size spaces, compact car spaces, ADA compliant spaces and bicycle spaces if included. Proposals for fewer than one hundred (100) standard parking spaces will not be considered.

**Location of spaces:** The proposer shall describe and show by drawing the distance of the proposed DHD parking area from the intersection of Bay Street and Charles Street and from the Intersection of Bay Street and Carteret Street and the distance of the proposed BMH parking area on Ribaut Road.

**2. Access Management:** The proposer shall describe the method of access to the increased parking area. Proposers are encouraged to provide creative options as well as more typical options such a parking meters; gate access with code, ticket, pre-paid permit or a combination of these methods.

**3. Management of Parking:** The City Currently has public parking that is managed by a parking management company. The proposer shall describe in what ways, if any, the proposed parking spaces will be managed in relation to the existing public parking spaces.

**4. Timing:** The proposer will describe the steps and approximate timing for spaces to become available for public use.

**Evaluation Criteria:** The following criteria will be used to evaluate all proposals that meet the requirements of this RFP. The criteria are not necessarily listed in order of importance.

- **Financial/ Business proposal:** The proposer will describe the financial and contractual terms under which the parking spaces will be available. The proposer should describe proposed upfront costs, recurring fees and length of commitment plus other material terms.
- **Economic Impact:** The proposer is encouraged to provide information about the economic impact of the proposed parking spaces.
- **Performance Commitment:** The proposer should describe the capability and commitment underlying the proposal.
- **Ability to meet Minimum Requirements:** The proposer will describe how minimum requirements are satisfied and, if applicable, each minimum requirement that is not satisfied by the proposal. are not satisfied.
- **Parking Management:** The proposer should describe how the parking spaces will be operated and the expected financial impact on the existing public parking spaces in downtown Beaufort.

**I. ADDITIONAL DOCUMENTS**

Additional documents may be available online. Proposers are required to review and be familiar with any documents as they are a part of the RFP and will become part of the awarded contract. These additional documents may be accessed on the City of Beaufort website under How Do I – Bid Proposals – Current Bid Opportunities at [www.cityofbeaufort.org](http://www.cityofbeaufort.org).

## II. SUBMISSION REQUIREMENTS

- I. **Required content of proposal:** The detailed requirements set forth in the Proposal Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. Proposers are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the City. Those proposals determined not to be in compliance with provisions of this RFP and the applicable law and/or regulations will not be processed. In addition to the information required as described below, a Respondent may submit supplemental information that it feels may be useful in evaluating its proposal. This information may include documents such as a firm profile or brochure.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of a contract, shall be the responsibility entirely and exclusively by the proposer.

- II. **Proposal format:** The proposal format requirements were developed to aid Proposers in their proposal development. They also provide a structured format so reviewers can systematically evaluate several proposals. These directions apply to all proposals submitted.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experiences, and knowledge within this industry. Proposer's proposal must address all the points outlined herein as required, in the following order:

- a. **Transmittal Letter:** A transmittal letter must be submitted with a Proposer's proposal which shall include:
  - i. Name of the firm responding, including mailing address, e-mail address, telephone number, and names of contact person.
  - ii. The name of the person or persons authorized to make representations on behalf of the Proposer, binding the firm to a contract.
  - iii. Prepare an executive summary stating the respondent's understanding of the project and opinion why the respondent's firm should be chosen. Include any general information the proposer wishes the City to consider about the proposal.
  - iv. An affirmative statement that the proposer has read and agrees to the General Terms and Conditions and will adhere to them as a component of the contract documents.
- b. **Proposer's Work History and References:**
  - i. Contractor should have at least (5) years of demonstrated construction experience.

- ii. Provide client references (name, address, e-mail and phone number) for a minimum of two (2) projects completed in the last five (5) years of a similar size and nature. References from South Carolina and the southeast United States are preferred.
- iii. Identify any additional or unique resources, options, capabilities or assets which the Proposer would bring to this project.

**c. Required Forms:**

- i. Proposals must include the required forms.
  1. Certificates of Insurance showing present coverage as described in the “Insurance” section of the General Terms and Conditions.
  2. Ethics in Public Contracting Certification
  3. Non-Collusion Affidavit
  4. Small / Woman-Owned / Minority Business Enterprise Form
  5. Non-Resident Taxpayer Affidavit (S.S. Department of Revenue I-312)
  6. RFP Signature page (must be signed in ink)
  7. Price Summary Form

**d. Other Information to Provide:**

- i. List any lawsuits or arbitration proceedings that have been initiated by or against your company in the past five years. Briefly describe the nature of the action and the outcome.
- ii. Proposer shall be responsible for providing a letter from the surety company that would issue Performance and Payment bonds for the Contractor included on your team, providing information on the Contractor’s bonding capacity. Performance and Payment bonds are required.

**III. PROPOSAL EVALUATION**

The City will evaluate proposals based on the factors outlined within this RFP, which shall be applied to all eligible, responsive proposals in selecting the successful firm. The City reserves the right to disqualify any proposal for, but not limited to; person or persons it deems as non-responsive and/or non-responsible. The City reserves the right to make such investigations of the qualifications of the Proposer as it deems appropriate.

**Lowest responsible bidder.** Contracts shall be awarded to the lowest responsible bidder. In determining “lowest responsible bidder”, in addition to price, the City shall consider:

- (a) The ability, capacity and skill of the bidder to perform the contract or provide the service required;



- (b) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
- (h) The ability of the bidder to provide future maintenance and service for the use of the subject: of the contract;
- (i) The number and scope of conditions attached to the bid.

It is the City's intent to contract with one proposer to provide the services as detailed herein. Award of any proposal may be made without discussion with Proposers after responses are received. The Proposers submitting sealed proposals will be evaluated by an evaluation committee. The committee will evaluate each component separately. After careful evaluation, the committee will rank the Proposers and make a recommendation to the City Manager of the lowest responsible bidder. The City reserves the right to accept or reject any and all bids that is in the best interest of the City.

The City may choose to interview one or more contractor(s) responding to this RFP. The City reserves the right to request and obtain, from one or more contractor(s), supplementary information as may be necessary for the City to analyze the proposal pursuant to the evaluation criteria. The City reserves the right to accept or reject any and all proposals that is in the best interest of the City.

**CITY OF BEAUFORT  
SOUTH CAROLINA  
RFP SIGNATURE PAGE  
RFP 2021 - 100**

PROPOSER'S NAME: \_\_\_\_\_

The undersigned, having become familiar with the existing conditions and the Proposal Scope of Services hereby proposed, agrees to complete the work as described in accordance with the Request for Proposal and Contract Documents.

**Proposer** warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the **Proposer**, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract.

This offer is genuine and not made in interest of or on behalf of any undisclosed person, vendor or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; **Proposer** has not directly induced or solicited any other **Proposer** to submit false or sham bid; **Proposer** has not solicited or sought by collusion to obtain for itself any advantage over any other **Proposer** or other **Owner**.

**The words "Bidder", "Offeror", "Proposer", "Vendor", and "Company" are used interchangeably throughout this solicitation, and are used in place of the person, vendor, or corporation submitting a solicitation.**

Proposer has examined copies of all documents and of the following addenda (if applicable):

Addendum No.	Date
_____	_____
_____	_____
_____	_____

Address: Post Office Box: \_\_\_\_\_ Zip: \_\_\_\_\_  
Street: \_\_\_\_\_ Zip: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

\*Signature: \_\_\_\_\_ Title: \_\_\_\_\_

**Proposal will not be accepted unless signed in ink (not typed) in the appropriate space by an authorized officer or employee of the bidder.**

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_