

Request for Qualifications for Mosquito Beach
Questions and Answers
As of March 18, 2020 (Updated Weekly)

1. Can the contracts be separated to owner-architect and owner-contractor even if the team applies together? Some insurance limitations do not allow for architects to participate in design build contracts.

Yes. HCF can write up separate contracts as needed.

2. I see a bidding period in the schedule, but it seems the team is supposed to have a contractor on board. Is the contractor to provide cost estimating and then the project must be bid because of the grant?

The proposal should include the contractor's estimates. This is a one-step process rather than a multiple bid process.

3. State LLR has limitations on an architect bidding for professional services; will a list of billable rates be acceptable?

Yes.

4. Can you clarify the budget submittal? From the five page limitation it seems HCF is looking for a construction budget, however before issuance of design development drawings that may not be feasible.

HCF would like to see the budget as fully developed as possible, however, we understand that there are limitations and that there may be changes and alterations during the project.

5. Where are the utilities located on site?

The existing water, gas, and electrical, lines will be spray-painted on site. You can visit the site along Mosquito Beach Road but please do not try to access beyond the line of the fence.

6. What does the phrase "exhibit content documents" on p7 of the RFQ refer to?

This refers to attachments (Exhibit A, etc.) and not exhibits such as museum or interpretive exhibits.

7. What are the issues related to elevating the structure?

The exact height of the lift will be determined in consultation with National Park Service and SCSHPO and with Charleston County. Because it is a listed building on the National Register of Historic Places the building should qualify for variances.