



Amendment No. 1 Lafayette Street Property Redevelopment RFP

Date: February 22, 2012

To: All parties interested in the Lafayette Street Property Redevelopment RFP

For: City of Beaufort, South Carolina

Project: Request for Proposals, RFP
Lafayette Street Property Redevelopment

Bid Date: March 26, 2012, 5:00 PM, Eastern Standard Time

This **Amendment No. 1** sets forth responses to the questions that were received during the optional pre-bid conference meeting held on Monday, February 13, 2012 at 2.00PM in the City Council Chambers at the Beaufort City Hall. It is hereby made a part of, and shall be attached to the Lafayette Street Property Redevelopment RFP. Please be aware that no additional questions may be submitted.

Questions & Answers (answers are indicated under the question in bold text)

1. What are the submission requirements regarding electronic format?

The City requests that one (1) proposal in electronic format be submitted along with the one (1) bound and one (1) unbound proposal.

2. Is the City aware of the location of water and sewer utilities on the subject property?

No utilities have been located on the property by the City. It is recommended that Proposers conduct the appropriate due diligence related to potential, existing utilities.



3. Can The City negotiate capacity/impact fees with Beaufort Jasper Water Sewer Authority (BJWSA)?

To date, BJWSA has not shown a propensity for negotiated capacity and impact fees with the City without a quid pro quo. Proposers are welcome to discuss this matter with BJWSA and include as part of their submissions

4. Do streetscape improvements along Lafayette require an encroachment permit from the South Carolina Department of Transportation?

Yes, but the City is willing to assist the successful Proposer in obtaining the respective encroachment permit(s). Any engineering necessary for the encroachment permits applications shall be the responsibility of the successful Proposer.

5. What is the maximum number of single-family detached units that are permitted by the existing zoning of the property?

For single-family detached development, the minimum lot size is 4,000 square feet while the minimum lot width is 40 feet and the minimum lot frontage is 20 feet. Two-family, three-family, and multifamily residential development shall maintain a minimum lot area of 6,000 square feet, 60 feet minimum lot width, and 60 feet minimum lot frontage, as well as a maximum density of 25 units per gross acre.

6. Who owns Von Harten Street?

The City of Beaufort owns and maintains Von Harten Street.

7. Would rear alleys require SCDOT encroachment permits?

Yes, if the alley intersects a SCDOT right-of-way the successful Proposer will need to obtain an encroachment permit. If the alley intersects with Von Harten Street, the successful Proposer will need to obtain a City of Beaufort encroachment permit.

8. Does the City of Beaufort possess any information regarding the drainage associated with the subject property?

No, the City does not possess any detailed, engineering information related to the drainage of the site.

9. Has the City of Beaufort conducted any soil studies?

No, the City has not conducted any soil studies.



10. Has the City of Beaufort conducted an as-built survey of the subject property?

No, the City has not conducted an as-built survey of the subject property.

11. Are there any existing encroachments onto the site from neighboring property owners?

The City is unaware of any existing encroachments onto the subject property.

12. Are there requirements for alley to have a setback from the rear property line?

Setback requirements do not pertain to alleys.

13. What was on the subject property in the past? Was it a fill site?

The subject property is a former fill site that contained solid waste, asphalt, and concrete.

14. There are two cones on the subject property in the soil--do these indicate a septic tank or well?

The cones marked a reoccurring sinkhole, which appears to be the location of voids in the fill. The respective area has been used as a parking area and after failed attempts to fill the void, the City marked the area with a cone to prevent someone from driving over the area or stepping into the sinkhole.

15. Does the RFP require the repaving and installation of parallel parking per Exhibit C of the Lafayette St Property RFP?

The successful Proposer shall be responsible for the construction of the planned streetscape improvements for the northern side of Lafayette Street along the frontage of the subject property (between Von Harten and Rodgers Streets) outlined in the Sector One Civic Master Plan (Exhibit C), generally including sidewalk, planting strip, and on-street parking. Lafayette Street is scheduled to be resurfaced in the spring of 2012 by the South Carolina Department of Transportation.

16. How should Proposers address phasing?

Proposers should outline any proposed phasing in their respective submissions.

17. Will unit types be able to be revisited in later phases of the redevelopment of the property?

The Lafayette Street RFP does not prohibit the revisiting of unit types in later phases of the redevelopment of the subject property. Proposers should outline the aforementioned revisiting in their respective submissions.



18. Is the City willing to include the subject property as collateral for the redevelopment of the subject property?

The Lafayette Street RFP does not prohibit the inclusion of the subject property as collateral for the redevelopment of the subject property. Proposers should outline their approach in their respective submissions.

19. Is there an expectation on the sales price for the subject property?

The Lafayette Street RFP does not outline an expectation on the sales price of the subject property. Proposers should outline their sales price in their respective submissions.

20. Are rental units permitted within the proposed redevelopment of the property?

The Lafayette Street RFP does not prohibit the inclusion of rental units in the redevelopment of the subject property. Proposers should outline their approach in their respective submissions.

21. What is the anticipated award schedule?

The target schedule for this project includes approval by the Beaufort Redevelopment Commission and City Council in May 2012 with the real estate closing and transfer of properties to occur by June 2012.

22. What design review is associated with the redevelopment of the subject property?

There is no design review associated with the redevelopment of the subject property.

23. Does the City have any formal standards for the Lafayette Street parallel parking?

While there are no established formal standards, a precedence and preference regarding pervious material with a concrete ribbon curb for retention of material has been established via other streetscape projects in the City Limits (i.e. City Hall, Morris Street, Bladen Street, and Duke Street)