

James Island Arts and Community Center

6/17/2025

Complied Questions and Answers Follow the Mandatory Pre-bid Meeting and Additional Information

Date Received	Question Number	Comment/Question	Response
6/2/2025	1	On the SCBO website the bid due dates states July 10, 2025 @ 3:00 pm. However, on the James Island website the due date is June 12, 2025 @ 3:00pm.	The proposal is due July 10, 2025 @ 3:00pm.
6/5/2025	2	We're very interested in this project, but the budget of \$3,000,000 for design and construction is going to fall far short of what's needed for a project like this at the general square footage shown. Is the budget correct?	The Town would like to design and permit the project presented in the preliminary program. The Town may adjust the budget or phase the construction to be able to initiate construction of the project.
6/10/2025	3	1) is budget flexible or should we consider targeted value design approach in lieu of preliminary program / bridging document? 2) what is to be included in "proposed fees" on page 5 and "total costs" on page 11? 3) is JLA precluded from participating on a design-build team?	1) The Town would like to design and permit the project presented in the preliminary program. The Town may adjust the budget or phase the construction to be able to initiate construction of the project. 2) The fees should include the complete design, permitting and

			<p>construction of the project. Plan review fees and environmental application fees will be paid by the Town.</p> <p>3) JLA has made an internal decision not to be on a design build team but to provide project management services for the Town.</p>
6/10/2025	4	<p>In reviewing the RFP, we noticed the \$3,000,000 budget. This budget was reiterated at the pre-proposal meeting. In today's heated market place, we are seeing the budgets for similar projects (scope and building materials) in the range of \$400 - \$500 per square foot. Design and engineering costs for similar projects generally are an additional 10% to 15% on top of the building cost.</p> <p>We have three questions:</p> <p>1 – If the proposed scope of work described in the RFP cannot be constructed for \$3,000,000 is the project going to be cancelled?</p> <p>2 – If selected, should we design and construct a phased project with as many elements as can be included for \$3,000,000?</p> <p>3 – If selected, should we plan to completely design and permit the project as described in the RFP and work with the Town as additional funds are being secured?</p>	<p>1) The project will not be cancelled. The Town would like to design and permit the project presented in the preliminary program. The Town may adjust the budget or phase the construction to be able to initiate construction of the project.</p> <p>2) The Town would like to design and permit the project presented in the preliminary program. The Town may adjust the budget or phase the construction to be able to initiate construction of the project.</p> <p>3) See answer to 2 above.</p>

6/16/2025	5	<ol style="list-style-type: none"> <li>1) The project is called out a wood frame, but the design is drawn more as a steel frame with the design of the open courtyard building, can the design be modified for post frame?</li> <li>2) Budget for all in to include site, utilities ect.. is 3M, is this a solid capped number?</li> </ol>	<ol style="list-style-type: none"> <li>1) As long as the post frame can be modified to provide the desired look, we have no problem with that type of construction.</li> <li>2) The Town would like to design and permit the project presented in the preliminary program. The Town may adjust the budget or phase the construction to be able to initiate construction of the project.</li> </ol>
Additional Information		<ol style="list-style-type: none"> <li>1. The Town of James Island is in the process of taking maintenance responsibility for Hillman Street from SCDOT. The Town will have control of the property at the time that a contract is awarded, so an encroachment permit for work in Hillman Street will not be required.</li> <li>2. A tree survey has been completed and is now available for use on the Town web site.</li> </ol>	

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7/1/2025

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Date Received	Question Number	Comment/Question	Response
6/26/2025	1	Is the town looking for a hard price estimate for the project? Or is this a conceptual budget?	The design-build team should deliver a design that most closely resembles the Owner's programming and concept design intent while working to meet the Owner's stipulated budget. That may include bid alternatives, phasing, allowances, etc. The owner may be willing to adjust the scope and/or may be willing to add budget to the project with the design-build team's help to get them there.
6/26/2025	2	It appears that we have already planned to remove some grand trees. Is the removal of other grand trees going to be a major problem?	The removal of grand trees is governed by the Town of James Board of Zoning Appeals. The owner will work with the design/build team to create a design with trees in mind.
6/26/2025	3	Does the town wish to have the building fire sprinkled?	The RFP requires proposers to submit the proposal for buildings that are code compliant.