

# REQUEST FOR PROPOSAL #24-01

## PRESERVATION PROJECT: CAMP MOORE/STYX



<b>Solicitation Number</b>	<b>RFP24-01</b>
<b>Number of contracts to be awarded</b>	<b>1</b>
<b>Expected contract duration</b>	<b>12-18 months</b>
<b>Proposals required</b>	<b>1 original; 5 copies</b>
<b>Contact Person</b>	<b>Viki Miller</b>
<b>Contact Person e-mail</b>	<b>vmiller@townofpineridgesc.com</b>
<b>Mailing Address (for hard-copy communication and proposal submissions)</b>	<b>2757 Fish Hatchery Road West Columbia, SC 29172</b>
<b>RFP Released</b>	<b>February 13, 2024</b>
<b>Proposal Due Date and Time</b>	<b>March 29, by 12pm</b>
<b>Submission to Town Council</b>	<b>April 9, 2024</b>
<b>Anticipated Contract Award Date</b>	<b>April 9, 2024</b>

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## 1. GENERAL INFORMATION

### A. STATEMENT OF INTENT

This Request for Proposal (RFP) seeks submittal from qualified firms for the delivery of the professional services required to prepare Design Plans, Specifications and Estimates (PS&E) and obtain all necessary permits and approvals for the preservation of Camp Moore/Styx.

### B. BACKGROUND

The Town of Pine Ridge was first incorporated in 1958 around the area which was formerly used as the Camp Styx base for the U.S. Army. Camp Styx, also known as Camp Moore, was active from 1913 to 1920 as a national guard training camp. The 1,007 acres of land in present day Lexington County was originally purchased by Major General Moore in 1913. Major General Moore wanted to consolidate national guard assets into one training site. The location was ideal because it contained a railroad, was along a river, and had a fairly new road network. In 1916, troops were first mobilized from Camp Styx and again were mobilized in 1917 to join WWI. Following the war, it became too expensive to maintain such a large base. Therefore, the site was divided up and sold to various state agencies. One of these 150-acre parcels was turned into the Pine Ridge Armory, which now is home to the South Carolina Department of Emergency Management.

## 2. SCOPE OF WORK

Based on our Comprehensive Plan that was completed in 2023, the following services are required for this project, which should all be handicap accessible:

- Preservation of the historical brick shooting range wall
- Update/repairs to the pedestrian decking and railing that leads to the wall ~59'
- Update/repairs to the walking trail leading to the wall ~271'
- Repair/replacement of four existing fitness stations
- Create outdoor museum with photos and information about the site
- Demolish and haul-off existing bulletin board
- Add seating along the walking trail
- Build a Unisex ADA compliant restroom
- Grade and pave parking lot, preferably with permeable materials in compliance with the Lexington County Stormwater Ordinance

The design shall take into consideration cost and construction feasibility. Consideration shall be given to conducting routine maintenance and cleaning and protecting the property's natural and historical resources.

[Pine Ridge Comprehensive Plan](#)

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### 3. THE SUCCESSFUL VENDOR MUST PROVIDE:

- All materials and tools to complete the project
- One-year warranty
- Sample work portfolio including experience with comparable projects and photographs of recent work
- List of current references
- Provide a statement agreeing to submit all workers to a criminal background check.

### 4. PROPOSAL MUST INCLUDE THE FOLLOWING:

- Complete material type and cost
- Installation cost
- Other incidental cost
- Conceptual drawing of all renovations
- Anticipated time for completion

### DEADLINE FOR RECEIPT OF RESPONSE is 12 PM, Friday, MARCH 29, 2024.

Anticipated vendor selection will occur at the Pine Ridge Town Council meeting on Tuesday, April 9, 2024. Responses will be binding for a period of ninety (90) calendar days from the date of vendor selection.

**EVALUATION OF RESPONSES:** The proposals will be evaluated on the proposal that will best serve the Town of Pine Ridge. The Town of Pine Ridge reserves the right to reject any and all responses (or portions of responses), to cancel a solicitation, and to waive any technicality if deemed to be in the best interest of the Town. The Town of Pine Ridge shall reserve the right to award the purchase order to the respondent which is most advantageous to the Town of Pine Ridge. Responses will be evaluated objectively based on the vendor's responses to the RFP. The Town of Pine Ridge will not pay costs incurred in the proposal preparation including the costs for printing, demonstration, negotiation process, etc. All costs for the preparation of the response shall be borne by the proposing vendor.

**RIGHT OF THE TOWN OF PINE RIDGE TO REJECT PROPOSALS:** The Town of Pine Ridge reserves the right to reject any and all proposals or any part of any proposals, to waive minor defects or technicalities, or to solicit new proposals on the same project or on a modified project which may include portions of the originally proposed project as the Town of Pine Ridge may deem necessary in its best interest. The Town also reserves the right to negotiate with any vendor, all or part of any proposal that is in the best interest of the Town.

**CONFIDENTIALITY OF DOCUMENTS:** All responses to the RFP submitted by vendors shall be deemed public documents at the time opened by the Town of Pine Ridge. The RFP is intended to be worded in a manner so as not to elicit proprietary information from

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the vendor. If proprietary information is submitted as part of the proposal, such information is to be labeled proprietary and be accompanied with a request that the information is to be returned by the Town of Pine Ridge to the submitter. Any proposal that is submitted with a blanket statement or limitation that would prohibit or limit such public inspection shall be considered non-responsive and shall be rejected.

**NOTIFICATION OF WITHDRAWAL OF PROPOSAL:** Proposals may be modified or withdrawn by an authorized representative of the vendor or by formal written notice prior to the final due date and time specified for proposal submission. Submitted proposals will become the property of the Town of Pine Ridge after the proposal submission deadline.

**CONTRACTUAL OBLIGATIONS OF SUCCESSFUL RESPONDENT:** The successful vendor will be required to undertake certain obligations that are not limited to the following:

**Acquisition of a Business License:** The successful Vendor to this RFP will be required to obtain a Town of Pine Ridge Business License prior to commencing work inside the Town limits, which includes any sub-contractors.

**Inclusion of Proposal:** The proposal submitted in response to this RFP will be incorporated as part of the final purchase order with the selected vendor.

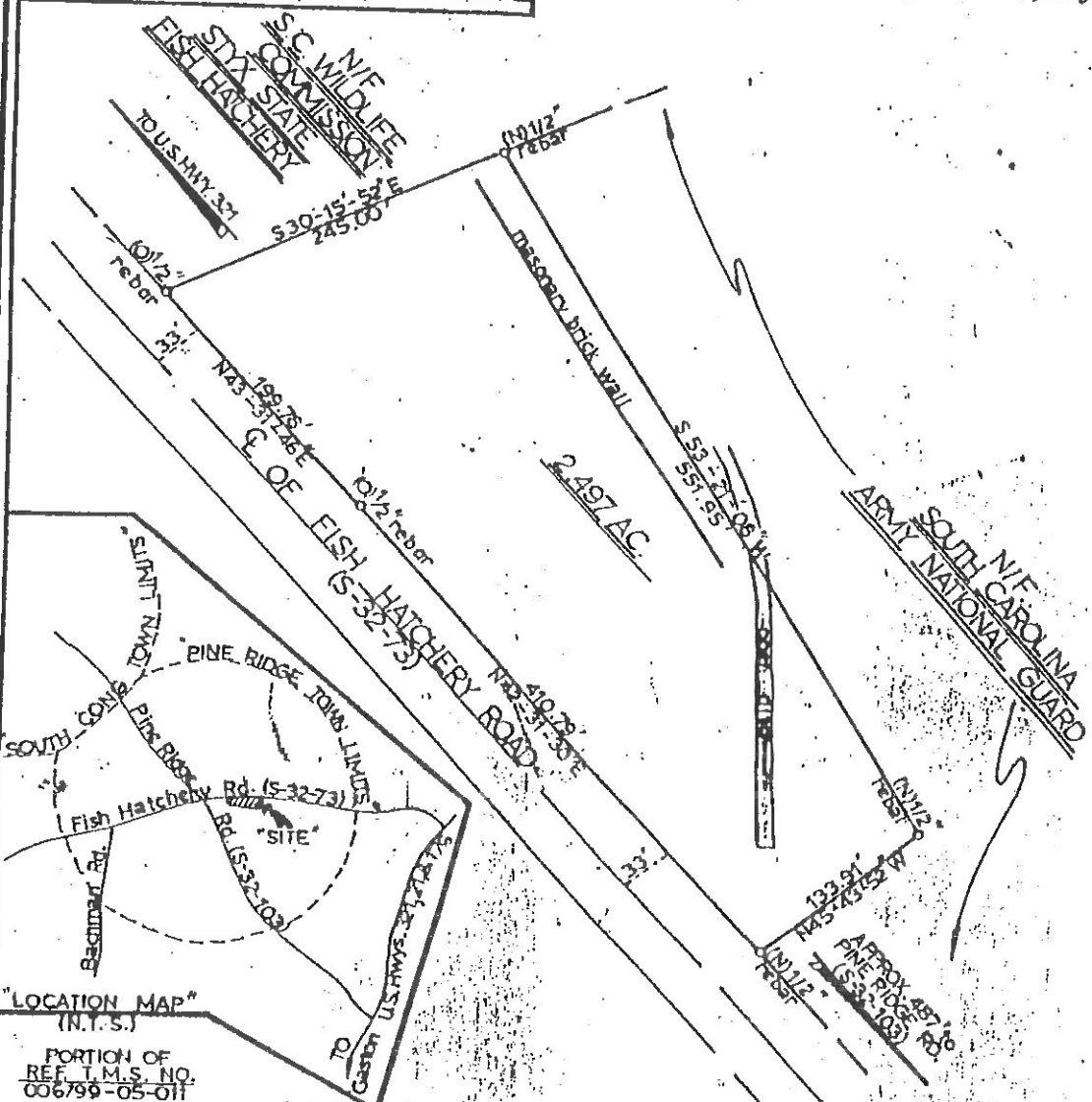
**Indemnification and Insurance:** The successful vendor shall indemnify and hold the Town of Pine Ridge and its officers, agents, employees and assigns, harmless from any liability imposed for injury whether arising before or after completion of work hereunder, or in any manner directly or indirectly caused, occasioned or contributed to, or claimed to be caused, occasioned or contributed to, in whole or in part, by reason of any act or omission, including strict liability or negligence of vendor, or of anyone acting under vendor's direction or control or on its behalf, in connection with or incident to, or arising out of the performance of this contract. The successful vendor shall maintain and shall require any joining firm to maintain general aggregate insurance with limits of not less than \$1,000,000 per accident in addition to workers compensation.

**Costs:** All costs are to be stated in exact amounts. No additional charges (e.g. for sales tax, container packing, installation, training, out-of-pocket expenses, etc.) will be allowed unless so specified in the proposal.

I hereby certify that I have consulted the Federal Emergency Management Agency, Flood Insurance Rate map; and to the best of my knowledge and belief, the subject property is not located in special flood hazard zone A, B or V.

F.I.R.M. Community Panel No. 450136-0001 B  
Date MARCH 18, 1990

MAG. NORTH



"LOCATION MAP" (N.T.S.)  
PORTION OF REF. T.M.S. NO. 006799-05-011

### PLAT PREPARED FOR TOWN OF PINE RIDGE

LEXINGTON COUNTY, IN THE TOWN OF PINE RIDGE, S.C.  
THE SAME BEING SHOWN AS PORTION OF 22.62 AC. TRACT ON PLAT FOR S.C. ARMY NATIONAL GUARD  
BY WHITWORTH & ASSOCIATES, INC. DATED JUNE 1, 1989 & RECORDED

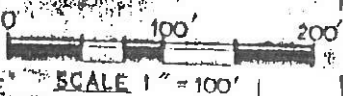
IN THE OFFICE OF THE REGISTER OF MENSE CONVEYANCE FOR LEXINGTON COUNTY IN PLAT BOOK \_\_\_\_\_ AT PAGE NO \_\_\_\_\_

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, & MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.  
I HEREBY CERTIFY THAT THE RATIO OF FIELD PRECISION OF FIELD SURVEY IS NOT LESS THAN ONE FOOT IN 8000 FEET ON THE AREA WAS DETERMINED BY D.M.D. METHOD.

REFERENCE DEED RECORDED IN DEED BOOK 3-N AT PAGE 554  
(SEE RECORDS FOR EASEMENTS. LOT MAY BE SUBJECT TO EASEMENTS NOT SHOWN.)

JULY 15, 1993

*Douglas E. Platt, Sr.*  
**DOUGLAS E. PLATT, SR.**  
REG. LAND SURVEYOR  
NO. 4041  
345 GLENN RD., W. COLA., S.C.  
PHONE NO. 796-0874



FIELD BOOK # \_\_\_\_\_ DRAWN BY: C. SHARPE