

**REQUEST FOR LEASE PROPOSAL
AMENDMENT ONE**

Date of Issue: February 29, 2016

The following list of questions have been submitted for the solicitation

STATE AGENCY:	COASTAL CAROLINA UNIVERSITY
LOCATION:	Horry County
ISSUE DATE:	January 8, 2016
RETURN PROPOSALS TO:	Division of General Services Real Property Services 1200 Senate Street, Suite 408 Columbia, South Carolina 29201 Phone: (803) 737-2363 Fax: (803) 737-0592 E-Mail: Cynthia.young@admin.sc.gov
PROPOSAL DUE:	March 4, 2016 at 4:00 PM

1. How many hard copies will be required for the submittal? **All proposals must be in writing and may be submitted by mail or email. No specific number of hard copies is required.**
2. Can you provide RFP in word file? **No**
3. Would we be able to call/discuss or meet with Coastal Carolina to discuss the fine details of the project? **The agency and Real Property Services will determine which proposals best suit the agency's needs. After solicitation has ended March 4, 2016, we will review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property.**
4. Are there any schematic plans at this time or a program book completed? **No**
5. Can you provide and confirm a breakdown of space requirements by area provided (Classroom, Office and Theater)? **No other details are available other than criteria posted in original solicitation sent out on January 8, 2016.**

Total	65,000
Classroom Office	40,000

2-3 tiered style Classrooms Capacity - **Unknown at this time**

7-10 Classroom Capacity - **Unknown at this time**

Conference room capacities - **Unknown at this time**

How many large conference rooms - **Unknown at this time**

Are the 3 + conference rooms the total from the 7-10 classrooms? **No, the 3 +/- conference rooms are not in the 7 to 10 classrooms**

15-20 Office study space size PSF or dimensions - **The 15 to 20 Office study spaces refers to the number of spaces not the dimensions.**

Will the kitchens be full service, range, oven, etc.? - **Unknown at this time**

Do we assume 5,000 served per day? - **Unknown at this time**

How is seating for eating figured into the program? - **Unknown at this time**

What percentage Office in SF - **Unknown at this time**

Theater	25,000
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Confirm seating capacity 300 +/- Solicitation states the Seating 300 +/- square foot depends on style of seating.

6. Do we assume an allowance for finishes? If so what amount? Not provided in solicitation unknown at this time. All proposals will be evaluated fairly based on details of finishes provided in proposal.
7. How will finishes and up fit be compared from bidder to bidder? All proposals will be evaluated fairly based on details of finishes provided in proposal.
8. What do we assume for early termination clause as note as: Proposals that require reimbursement of tenant improvement costs upon an early termination will not be considered. The Standard State Lease is posted on the website:
<http://www.admin.sc.gov/generalservices/leasing/procedures-and-forms>
9. If we are proposing a new facility is there a program for the space and if so can you provide or if not is there an existing building we can inspect to understand by example. This may be arranged after solicitation has ended March 4, 2016.
10. What will be the capacity of the small concert area in total audience and SF of total area? Unknown at this time
11. What is the selection date for the project in order to provide complete construction schedule. Can you outline the below? A timeline has not been established at this time.
 - Initial bids
 - Short list
 - Finalist selected
 - Funding completed
 - Contract Negotiations
 - Notice to proceed
12. How many staff members? Unknown at this time
13. How many students are expected at peak class time? Unknown at this time
14. Should we anticipate performances and classes going on at the same time? Unknown at this time
15. Any sustainability requirements by state? Unknown at this time
16. Does CC have preferred vendors/consultants for lighting, acoustics, A/V, etc? No, it is the contractor's responsibility.
17. What is the parking space requirement? The parking preference in the solicitation states the parking is open to availability; parking lot must be paved and lighted.
18. Does the agency have a preference for a single story/ multi-story preference for their office/classroom space? The solicitation for the agency does not have a preference of a multi-story or single story building.

All other information on the Request for Proposals will remain the same.