

## REQUEST FOR PROPOSALS

**Bid Name:** Marion County Industrial Park Due Diligence and Master Plan Update

**Description:** Marion County is seeking qualified bids for Due Diligence and Master Plan Development for the approximately 295-acres that remain available in the approximately 390.88-acre Marion County Industrial Park located along US Hwy 501 Bypass in Marion, SC (see attached map).

The following **available** parcels in the industrial park will require due diligence and should be shown on the final aerial conceptual map as unshaded:

055-000-002-1000 (204.09 ac.)  
055-000-012-1000 (10.35 ac.)  
055-000-012-7000 (45.58 ac.)  
055-000-021-6000 (35.54 ac.)

**RFP Notice Number:** 2019-04

**Advertisement:** December 11, 2019

**Closing Date/Time:** December 27, 2019 at 4:00PM EST

**Scope of Work:** Due Diligence for the four available parcels totaling approximately 295 acres must include:

1. Class "A" Boundary Survey – conducted in compliance with SC Class "A" Surveying Standards
2. Phase I Environmental Site Assessment – in general conformance with the provisions set forth in ASTM E-1527-13 *Standard Practice for Environmental Site Assessment*
3. Cultural Resources Identification Survey Update – a previous Cultural Resource Identification Survey was conducted in 2006 and 2012
4. Protected Species Assessment
5. Jurisdictional Wetlands Delineation & USACE verification
6. Due Diligence Assessment Report – to include all findings, conclusions and recommendations on site topography, wetlands, soils, protected species, cultural and archaeological findings, environmental concerns, site developability, and site recommendations

7. Utility Updates - to include line size, capacity, average and peak utilization, excess capacity for water, wastewater, electric, gas, and telecommunications as applicable
8. Conceptual Master Development Plan and Preliminary Cost Options – showing the location of access roads, existing and proposed utilities, total and developable acreage, and both available and unavailable parcels in the entire 390.88-acre Marion County Industrial Park, taking into consideration and noting the location of developmental limitations such as topography, wetlands, floodplains, protected species locations, cultural and archaeological concerns, and environmental concerns

The following **unavailable** parcels are part of the industrial park and should be shown on the final aerial conceptual map for marketing purposes, but as shaded. No due diligence is required on these occupied parcels.

055-000-019-4000 (44.77 ac.)

055-000-022-9000 (24.47 ac.)

055-000-022-4000 (14.63 ac.)

055-000-022-0000 (11.45 ac.)

**Schedule of Submittal:** Deadline for submission is 4:00 p.m. on December 27, 2019. Proposals must be submitted electronically to:

Dr. Julie M. Norman, CEcD, CWDP  
Executive Director  
Marion County Economic Development Commission  
[jnorman@marionsc.org](mailto:jnorman@marionsc.org)

**Questions:** Interested parties may submit questions to Dr. Julie M. Norman at 843-423-8235 or [jnorman@marionsc.org](mailto:jnorman@marionsc.org).

**Awards:** Winning bidder will be notified of award by February 15, 2020.

