

Addendum #1 for

Request for Qualifications for New Senior Center located in St. George, SC

June 28, 2024

1. Can a more exact location for the site be provided with a highlighted area on a map? Trying to better understand how much of the existing flood plain may be impacted. [Yes, see attached files DSI Site St. George.pdf shows the site location. The Courthouse Master plan shows the floodplain and wetlands location.](#)
 2. It does not appear that there are any exterior amenities planned / budgeted with the center. Please confirm. If there are, is there an understanding of what exterior amenities may be desired? Pickleball courts, courtyards, walking paths, etc. [Exterior amenities have not been determined yet. I think there is a wish to have a courtyard and walking trails and tie into the existing walking trails to the rest of the site. Other exterior amenities will be dependent on budget and how much space is left after the building, parking lot, stormwater pond is sited.](#)
 3. Has there been any wetland delineation work performed to date? If not, will we need to provide it or will DSI procure that separately. [The attached Master Plan shows an approximate wetland location. Sabine & Waters located the approximate. The thought is to try and stay away from the wetlands as much as possible to avoid needing to perform a delineation for a jurisdictional determination and fill permit. The County will be flexible on the site constraints to avoid wetland impacts. if wetlands impacts are required, we would expect the selected design team to address.](#)
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1. Is there an overall schedule determined for design and construction / opening of the senior center? We would want to make sure we have the appropriate capacity to submit for the project based on the timeframe desired. [We hope to have design completed by first quarter of 2025 and submit for permitting.](#)
 2. Has a budget been established for the new facility? Is funding in place or will there be a fundraising stage prior to design and construction? [The board will be fundraising for construction dollars but will also be requesting construction funding from the legislative delegation next year. DSI has the funding for the design phase. We expect construction to cost around \\$10million.](#)



Dorchester County
Courthouse

Davis-Bailey Park