



Town of Reidville, South Carolina

Request for Qualifications

BID Number

RFQ-2025-1001

Master Developer

For

Redevelopment of 300 College Street

**REQUEST FOR QUALIFICATIONS (RFQ)
RFQ – 2025-1001**

MASTER DEVELOPER FOR REDEVELOPMENT OF 300 COLLEGE STREET

The Town of Reidville, South Carolina is seeking a qualified, visionary development partner to participate in the town’s efforts to create a comprehensive development strategy that will lead to the redevelopment of 300 College Street. The selected firm’s project staff and proposed team must include professionals who have demonstrated qualifications and experience in the specific areas identified in this RFQ.

A pre-proposal conference and site visit will be held at the Reidville Presbyterian Church meeting hall located at 340 College Street, Reidville, SC on April 24, 2025, at 2:00 p.m. Although attendance at this conference is not required, those firms interested in proposing to the RFQ are encouraged to attend.

Questions (technical, contractual, or administrative) must be directed in writing via email to the town consultant, Denise Badillo at badillodenise1@gmail.com. Questions and requests for clarifications will be received until 4:00 p.m. on May 14, 2025. If required, the Town’s response to these submissions will be in the form of an Addendum.

This RFQ does not commit the Town of Reidville to award a contract, to pay any cost incurred in preparation of a proposal, or to procure or contract for services. Respondents shall read and understand the requirements covered in the sections listed under the Table of Contents of this document.

The Town of Reidville reserves the right to accept or reject any or all responses received as a result of this request, to interview or negotiate with any qualified individual or firm, to modify this request, or cancel in part or in its entirety the RFQ if it is the best interest of the Town of Reidville.

Following review of the submitted qualifications of those responding to this RFQ, respondents may be invited to interviews as necessary at their own expense. Those selected for interviews will be informed as to exact date and time if invited for interviews and discussion. Respondents may also be required to submit written responses to questions regarding their qualifications and response to this RFQ.

The Town of Reidville contemplates a two-phased approach to securing the Master Developer. This RFQ initiates the first phase of the process. Following this RFQ process, the Town of Reidville anticipates issuing a more detailed request for proposals (RFP) for a Master Developer to qualified firms. From review of these future proposals, a Master Developer contractor will be selected. Firms interested in receiving the future RFP, must respond to the RFQ and provide their qualifications.

However, The Town of Reidville reserves the right to waive the RFP process and proceed directly to contract negotiations with the best-qualified firm/team for this project if deemed to be in the best interest of the Town of Reidville.

Requests for Qualifications must be received with all required submittals as stated in this RFQ no later than **2:00 p.m. on May 29, 2025**, and addressed to:

**Town of Reidville
Christine McKaba
7304 Reidville Road
PO Box 309
Reidville, SC 29375**

Responses received after the time specified shall not be considered for award. Responses received via facsimile (fax) or electronic mail (e-mail) shall not be considered. Responses not meeting specified delivery and method of submittal will not be opened nor considered responsive. Submission of a response shall constitute a firm offer to the Town of Reidville for ninety (90) days from the date of RFQ closing.

No person or entity submitting a proposal in response to this RFQ, nor any officer, employee, agent, representative, relative or consultant representing such a person (or entity) may contact through any means, or engage in any discussion concerning the award of this contract with any council member, advisory member or any employee of the Town of Reidville (excluding Procurement staff) during the period beginning on the date of proposal issue and ending on the date of the selection of a Contractor. Any such contact would be grounds for disqualification of the Proposer.

PROPOSAL CALENDAR

RFQ Advertised and Issued..... April 7, 2025

Pre-Proposal Conference..... April 24, 2025
Reidville Presbyterian Church Meeting Room
300 College Street, Reidville, SC 29375
2:00 p.m.

Questions, Comments and Requests for Clarifications Due..... May 14, 2025
4:00 p.m.

Town of Reidville Response to Questions, Comments and Requests for Clarification..... May 19, 2025

RFQ Closing..... May 29, 2025
2:00 p.m.

Interviews (Tentative and as Required)..... June, TBD, 2025

Request for Proposals Issued for Redevelopment of 300 College Street Master Developer (Phase 2)... July, 2025

Selection and Award of Master Developer..... September 2025

Figure 1 – Aerial view of the parcel



Introduction and Purpose

The Town of Reidville, South Carolina is seeking a qualified, visionary development partner to participate in the town’s efforts to create a comprehensive development strategy that will lead to the redevelopment of 300 College Street.

The Town of Reidville envisions and intends to collaborate with a master developer to redevelop the 10.8-acre parcel into a multi-use commercial and residential development that creates a family-centric environment, business economic opportunities, and town hall, while preserving the quant feel and look of Historic Reidville. Because of the openness, connectivity to Main Street, surrounding churches, homes, and businesses, the redevelopment of 300 College Street offers a unique and unprecedented development opportunity.



Figure 2, Site Layout

The purpose of this RFQ is to determine potentially qualified firms that are interested in working with the Town of Reidville to develop the parcel and that can bring an understanding of approaches to development that are best suited to this particular parcel and relate to the vision of the town and community. After the qualification responses are submitted and reviewed, a shorter list of qualified firms will be invited to submit a more detailed response to a Request for Proposals (RFP) in the second phase. The Master Developer will be selected at the end of phase two.

The ultimate purpose of this two-phase process is to identify an experienced development advisor and potential long-term partner for the Town of Reidville. The partnership will entail working together to envision the potential for this redevelopment project and to bring that vision to reality.

Background

The Town of Reidville is located between Highway 290 and Highway 101 corridor. It is a small town located in Spartanburg County, South Carolina. Reidville's history dates back to the early 1800s. The town sits in the upstate region of the state, which is known for its scenic beauty and historical significance. Spartanburg County is part of the Greenville-Spartanburg-Anderson Metropolitan Statistical Area, making Reidville a part of a broader region with a mix of rural charm and growing suburban development. The county is known for its rich cultural history, natural resources, and growing economy, often drawing from its history as a textile hub in the early 20th century.

Reidville is a close-knit, small-town community where neighbors know each other and there is a strong sense of pride in local traditions. While the town itself is small, the people who live there are deeply committed to maintaining a friendly and welcoming environment.

Site Advantages

300 College Street has many site advantages that make this opportunity unique and transformative for the Town. The parcel sits within walking distance to Main Street, businesses, churches, and residential homes, respecting the important connection created between communities, while offering future development opportunities.

Town Commitment to Project Success. The Town has proven its commitment to fulfill the community's vision by acquiring the property, planning for its reuse, will assist with rezoning as needed, and assisting with the funding for design and construction of public infrastructure. The Town is eager to partner with a developer who can help realize that vision.



Figure 3, Parcel highlighting connectivity to Main Street, and Identifying potential properties available for inclusion.

Business Climate. Reidville is conveniently situated near Spartanburg and Greenville, providing both businesses and residents with many opportunities. Families wishing to move to the area will enjoy the affordable cost of living aspects Reidville offers, while individuals and businesses looking to open additional offices or markets will enjoy the convenience and location of Reidville.

Circled in purple on *Figure 3* are properties that may also be available for the development of 300 College Street from external individuals, making the redevelopment opportunities more attractive to the master developer.

The Project Vision. The town envisions the redevelopment of this parcel bringing economic development, while continuing to focus on educational programs and capitalizing on the agriculture history of the community in a controlled manner. The Town of Reidville working with the Master Developer would fund the construction and design of a New Town Hall. The Town Hall being the center or focal point of the development, with businesses, restaurants, homes, children activities, green spaces, encompassing it.

Having a streetscape that invites you to sit and relax while watching children play or having a bite to eat. A place where community events can take place, such as an open-air market, or a local artist walk.

The development would need sufficient parking but also allow and promote accessibility to walk.

The goal of the redevelopment is to keep the look and feel of our existing historic community. Where residents and visitors feel like they are walking into a historic, history filled atmosphere.

The parcel of land under the redevelopment plan consist of 10.8 acres. The Town estimates needing approximately four (4) acres for the Town Hall and green space. This amount of acreage is negotiable. The Mayor and Town Council of Reidville desires to work with the Master Developer to seize the most favorable outcome for both the Town and the Developer. The Master Developer should provide guidance on funding sources available to the Town. The Master Developer should take into consideration the value of the remaining acreage that will be available for development.

Development Considerations

Street Extensions & Utility Design. The Streets and Utilities Design will be an integral component of the overall development and design. Public water, sewer, and storm infrastructure will be required to be newly installed or extended. Coordination with all utility companies as well as Spartanburg County will be required. The parcel was once the site of Reidville Elementary School, which had access to Public water and sewer. Many, if not most of the surrounding properties that borders this parcel does not have this access. Bringing this infrastructure to the community utilizing the existing infrastructure is something the Town would like the Master Developer to investigate and incorporate into the development.

Partnership Details

Through this Request for Qualifications, the Town of Reidville is looking for a Master Developer partner with experience in transformative and high-quality development to execute a master plan process. The successful team shall enter into a Development Agreement (DA) that will define the various phases of development, milestones and the roles and responsibilities of the various partners. The timeline and deliverables of that DA will be negotiated upon award of the RFP.

Exhibit 1. Development Objectives

Core Value*	Town “Must-Haves”	Town “Preferences”
Public Access	Create a "Downtown" feel with mixed-use, and walkable community elements	Incorporating residential, business, and recreational uses
	Compatibility with pedestrian, vehicular, and bicycle mobility	Active first floor spaces in strategic locations (i.e., outdoor dining, retail) to activate the street level landscape
	Estimated 2500 SF New Town Hall	Focal Point – Easy access for public- Look and feel of Historic Area
Natural and Cultural Heritage	Project design includes public access with facilities within and outside redevelopment	Streetscape throughout that invites inclusion from all areas.
	Development supports Town’s tourism	Destination location
	Public Areas	Incorporating interpretive programming into the public sphere development
Sustainable Economic Development	Redevelopment supports both residential and commercial uses	Ability to perform as a master developer for the entire site
	Compatibility with the existing historic look	Facilities have the outside look and feel of an historic town.
	Connectivity to public water and sewer	Infrastructure that will allow new and existing facilities to connect to public water and sewer if so inclined.

PROPOSER INSTRUCTIONS

General Information

The terms “solicitation” and “Request for Qualifications (RFQ)” are used interchangeably, and the terms “offer” and “proposal” are used interchangeably. The terms “Proposer,” “Contractor” and “Offer or” are also used interchangeably.

Interested firms may submit proposals until 2:00 p.m. on May 29, 2025. Qualification statement submittals received after the time specified may not be considered for award. Submittals received via facsimile (fax) or electronic mail (e-mail) will not be considered. Submittals must be delivered or mailed to the Town of Reidville Procurement Department at 7304 Reidville Road, or PO Box 309, Reidville, SC 29375 to the attention of Christina McKaba.

In cases where communication is required between Proposers and the Town of Reidville, such as requests for information, instruction, and clarification of specifications, such communication shall be forwarded in writing via email to Denise Badillo, Consultant, at badillodenise1@gmail.com by the indicated deadline. The subject line of electronic communications must reference the RFQ number and title.

The Town of Reidville is not responsible for any cost or expense that may be incurred by the Proposer before the execution of a contract, including costs associated with preparing a proposal or interviews.

Reservations

The Town of Reidville reserves the right to waive informalities or irregularities in proposals, to accept or reject any or all proposals, to cancel this RFQ in part or in its entirety, and to re-advertise for proposals if it is in the best interest of the Town. The Town of Reidville shall be the sole judge of what is in its best interest with respect to this RFQ.

The Town of Reidville also reserves the right to award a contract solely on the basis of the initial proposal without interviews or negotiations. Therefore, offers should be submitted to the Town of Reidville on the most favorable terms possible, from a technical standpoint.

Proposer’s Responsibilities

By submitting a proposal, the Proposer represents that:

1. The Respondent has read and understands the RFQ and the proposal is made in accordance with the RFQ requirements and instructions;
2. The Respondent possesses the capabilities, resources, and personnel necessary to provide efficient and successful service to the Town of Reidville; and
3. It is authorized to transact business in the State of South Carolina.

Before submitting a proposal, the Proposer should make all investigations and examinations necessary to ascertain site or other conditions and requirements affecting the full performance of the contract.

Authorization to Propose

If an individual doing business under a fictitious name makes the proposal, the proposal should so state. If the proposal is made by a partnership, the full names and addresses of all members of the partnership must be given and one principal member should sign the proposal. If a corporation makes the proposal, an authorized officer should sign the proposal in the corporate name. If the proposal is made by a joint venture, the full names and addresses of all members of the joint venture should be given and one authorized member should sign the proposal.

Withdrawal & Incomplete Proposals

Proposals may be withdrawn upon written request received by the Town of Reidville before proposal closing. Withdrawal of a proposal does not prejudice the right of the Proposer to submit a new proposal, provided the new proposal is received before the closing date.

Incomplete proposals may render the proposal non-responsive.

Modification of Proposals

Any proposal modifications or revisions received after the time specified for proposal closing may not be considered.

Disclosure of Proprietary Information.

A proposer may restrict the disclosure of scientific and technological innovations in which it has a proprietary interest, or other information that is protected from public disclosure by law, which is contained in the proposal by:

Marking each page of each such document prominently in at least 16 point font with the words “Proprietary Information;”

Understanding that only the documents that contain the protected information can be considered “Proprietary Information”.

QUALIFICATION SUBMISSION AND EVALUATION

The intent of the RFQ is to encourage submittals that clearly communicate the consultants' qualifications and experience to potentially serve as the Town of Reidville's Master Developer. Proposals should provide information in a concise, and well-written, well organized manner containing only information relevant to this Project. All proposals should follow the format specified below, as this will assist the evaluation committee in determining the most highly qualified consultant team. Firms are encouraged to submit only proposal material that is relative to the consultant services and scope cited. Including extra marketing materials and publications is discouraged.

Proposal Format

The Qualifications submission is limited to 50 pages. The Proposer may choose to allocate pages between any of the evaluation criteria as long as the Proposal does not exceed 50 pages. If a Proposer submits a proposal exceeding this limit, the Town of Reidville will consider the pages up to the allowable number and discard all subsequent pages.

The following are excluded from the page count:

- Title Page
- Table of Contents
- Letter of Transmittal
- Tabs or Indices
- Additional Lists of References
- Resume and background information (please do not include any more than two pages per individual)
- Required forms, certifications, financial data, etc.
- Letters of Certification
- :

1. **Proposal.** One (1) unbound original (labeled/stamped Original) and one (1) electronic copy (thumb drive).
2. One (1) original of the completed, signed submittals as specified in Section 4.4 below and in Attachment A, "Proposal Checklist."

Proposers are asked to submit a complete copy of their proposal in .pdf format on a flash/thumb drive, which will be retained by the Town of Reidville.

3. The proposal package shall be delivered, in a sealed envelope, to:
Town of Reidville
Christine McKaba , Town Administrator
7304 Reidville Road
Or PO Box 309
Reidville, SC 29375

- A. The outside of each package shall be clearly marked, “RFQ 2025-1001 Master Developer for the Redevelopment of 300 College Street
- B. Proposals may be hand delivered, sent via overnight carrier, or mailed via USPS. Electronic or faxed copies will not be accepted.

One page is defined as one side of a single, 8-1/2 x 11” page, with 12 point minimum font size for the substantive text. Any page over this size will be counted as two (2) pages. Any page or partial page with substantive text, tables, graphics, charts, résumés, etc. will be counted as one (1) page. Proposers may use their discretion for the font size of other materials (e.g. graphics, charts).

Proposal Content

Each proposal should enable the evaluation committee to make a thorough evaluation and arrive at a sound determination as to whether or not the proposal will meet the Town of Reidville’s requirements. Each proposal must be as specific, detailed and complete as to clearly and fully demonstrate that the Proposer has a thorough knowledge and understanding of the requirements and has valid and practical solutions for technical problems. Statements which paraphrase the requirements or state that “standard procedures will be employed” are inadequate to demonstrate how the Proposer will comply with the requirements of this procurement.

To achieve a uniform review process and obtain the maximum degree of compatibility, proposals must be organized as follows:

A. Letter of Transmittal

The letter should be addressed to Town Administrator, Christine McKaba, and signed by a corporate officer with authority to bind the firm. The letter must contain the following:

- 1. Name of lead firm and all proposed team members, including all sub-consultants
- 2. List of key personnel that will be associated with this project
- 3. Proposed working relationship among firms identified (i.e., Prime, Sub-consultant)
- 4. Acknowledgement of Receipt of Addenda (if any)
- 5. A statement that the Principal in Charge and the key Individuals identified in the Proposal will be available and committed to the Project for its duration and that none of the neither the project manager of key personnel be removed or replaced without the prior approval of the Town of Reidville.
- 6. Briefly state the firm’s understanding of the services to be performed and make a positive commitment to provide services and specified

B. Title Page

Show the RFQ Number and title, the name of the firm, address, telephone number(s), email address, fax number(s) and date.

C. Table of Contents

Clearly identify the materials submitted by section and page number.

D. General Business Background

Provide a brief synopsis of the Proposer's and major sub-consultants businesses, which would include experience as a Master Developer. Include when and where incorporated, major business activities, and a listing of the Officers of the Company. State whether the firm is local, regional or national and how long the firm has been in existence under current ownership/management and where the offices are located. Identify and state how long the firm has provided the types of services requested in this RFQ. Proposers shall provide financial status and credit worthiness statement. This may be a current Dunn and Bradstreet Rating or two most recent years of audited financial statements.

E. Key Personnel Experience and Qualifications

This section should demonstrate the Proposer's experience, skills and qualifications and identify key personnel leading the project and others that might be made available to perform work as a Master Developer. Experience should be described in working on similar projects involving preparation of a master development plan for a small historic community and describing the successes and failures experienced, including implementing such a plan in partnership with entities similar to the Town of Reidville and Spartanburg County and in managing the keys to successful development from such a master plan.

Describe in detail direct experience in successfully completing development projects of similar size and complexity. Describe direct experience implementing government-funded and regulated projects, meeting schedules, budgets and any federal reporting requirements. Detail any added services that the Proposer will provide that are not specifically requested in this RFQ. At least five (5) references should be provided. References should include brief project description and client contact information including name, telephone number, and email address.

Provide resumes (please limit to no more than two (2) pages per individual) for the proposed Principal-In-Charge, Project Manager, and all personnel considered vital to provide the deliverables specified. Include this information for each sub-consultant.

Identify primary office location for key staff members. Define typical response time to requests for unscheduled/unforeseen meetings and coordination efforts that may arise during the project.

F. Project Approach, Management and Organization

This section should provide information on the approach to this project that will help confirm the qualifications and understanding of the team and assist the Town of Reidville in formulating a formal RFP for phase two of this selection process. This may describe how the work will be performed to fulfill the scope of the project and its requirements and demonstrate the intended approach to perform the tasks necessary to successfully complete the Project, describe potential and/or preferred payment mechanisms for the Master Developer and where the team has had experience with similar payment processes and what experience the team has in working with Town.

Provide an organizational chart depicting how the project will be staffed in all functional areas. Indicate number of employees of each type. If applicable, state how project staff will be supported by regional or national staff and reporting relationships between project staff, other firms' management staff and subcontractors. A statement addressing availability and commitment of the Project Manager, Key Personnel and vital resources for the Project shall be provided.

G. Financial Condition of the Firm. In this section, the Proposer must submit information demonstrating that it is financially sound and has the necessary financial resources to perform the contract in a satisfactory manner. The Proposer is required to permit the Town of Reidville to inspect and examine its financial statements. The Proposer shall submit the firm's most recent unaudited financial statements as well as two (2) years of its most recent audited annual financial statements. These statements consist of Statement of Financial Position (Balance Sheet), Results of Operations (Income Statement), Statement of Cash Flow, and Statement of Retained Earnings, and applicable footnotes. Supplementary financial information may be requested as necessary. **Financial statements from subcontractors are not required.**

H. Disclosure of Investigations/Actions. Proposer must provide a detailed description of any investigation or litigation, including administrative complaints or other administrative proceedings, involving any public sector clients during the past five (5) years including the nature and status of the investigation, and, for any litigation, the caption of the action, a brief description of the action, the date of inception, current status, and, if applicable, the disposition.

I. Exceptions

1. The proposal should clearly identify any exceptions to the requirements set forth in this RFQ.
2. Any exceptions to the RFQ requirements must be provided in the Proposal documents. The submittal may be considered non-responsive in the event the Town of Reidville and the selected firm/team do not reach mutual agreement on any exceptions noted.

Evaluation Criteria

Following receipt and evaluation of responses to the RFQ (and interviewing firms if necessary), The Town of Reidville intends to prepare an RFP that will be provided to the top ranked firms in terms of qualifications. In evaluating qualifications, key factors will be as follows:

The proposals submitted by each developer or development team, will be evaluated according to the following factors, in order of priority:

- A. Specialized experience and technical competence.** This includes overall competence of Master Developer, experience of Project Managers, key project team, and the proposed management concept.
- B. Vision.** A creative and compelling vision for the site that accomplishes public development objectives and aligns with the Town's core values and plans.
- C. Finance.** Financial stability of the Proposer
- D. Understanding of the nature of the project and clarity of proposed approach.** This includes project understanding, understanding of the Town of Reidville, its community, development potential (regional and local) and the clarity of the proposal.
- E. Project Timeline.** This includes an estimated time for construction to begin (infrastructure and vertical) once NTP has been issued. Include estimated time for completion of various stages.
- F. Work Experience/References.** Reflects previous work experience of the project team and satisfactory accomplishment of similar projects including ability to meet schedules and deadlines and responsiveness of client input and needs.
- G.** An accurate appraisal of feasibility and response to market conditions.

General Terms and Conditions

Equal Employment Opportunity

The successful Offeror will comply with all Federal and State requirements concerning fair employment and employment of disabled, and concerning the treatment of all employees, without regard or discrimination by reason of race, color, religion, sex, national origin, or physical disability.

Drug Free Workplace

The successful Offeror shall comply with the South Carolina Drug-free Workplace Act, Section 44-107-10 et seq., S.C. Code Laws (1976, as amended). The Town requires all successful offerors executing contracts for a stated or estimated value of \$50,000 or more to sign a Drug-free Workplace Certification form prior to the issuance of the Notice to Proceed.

Ownership of Documents

All proposals and supporting materials (including all data, material, and documentation originated and prepared for the Town pursuant to this RFQ, and including correspondence relating to this RFQ shall, upon delivery to the Town, become the property of the Town

Response Opening

Responses shall be publicly opened on the date and time specified. Only the names of the Offerors shall be disclosed at the opening. Contents of the solicitation responses shall not be disclosed at the opening. Only the response of the successful Offeror (s) shall be available for public inspection after the award of a contract, and upon written request, during normal business hours 9:00 AM-4:00PM, Monday through Friday at the Reidville Town Hall. Propriety or confidential information and marked as such in any submittal shall not be disclosed without prior written consent of the offeror.

Insurance

The successful Offeror shall provide certificates of insurance to the Town in accordance with the General terms and conditions of the contract documents prior to commencement of the work. Any and all companies, Offeror or sublet, must provide evidence to the Town of Reidville of the required insurances (Workers' Compensation coverage, General Liability, Property Damage Insurance including Automobile and Professional Liability).

Progress Payments

Progress payments shall be allowable for this project, in accordance with an established schedule that will have been determined agreeable by both parties.

Award Selection

Award selection shall be made to the most responsive and responsible Offeror whose submittal is determined to be the most qualified and advantages to the Town, taking into consideration the evaluation factors set forth herein. In all cases, the Town reserves the right to: 1) waive any informalities or irregularities in the submittals; 2) reject any or all submittals; 3) to select or refrain from selecting the submittal of any Offeror; 4) negotiate with any or all qualified Offerors and 5) to select the submittal that is in the best interest of the Town. The Town of Reidville's decision shall be final.

Contract Award

Any contract awarded as a result of this solicitation and submittals received, shall be negotiated between the Town and the selected Offeror at a fee determined fair and reasonable and acceptable between all parties, based on the actual project requirements.

Prior to the commencement of negotiations with the successful or any Offeror, a statement may be required confirming that the Offeror has reviewed his submittal; the workload of the organization; verification that key project personnel are still in place and any other conditions which might change or effect the successful and timely completion of the project as has been disclosed to the Town for subsequent consideration.

Termination

In the event sufficient appropriations are not made to pay the charges under the contract, it shall terminate without obligation to the Town

Termination by the Town for cause, default or negligence on the part of the Offeror shall be excluded from the forgoing provisions, termination costs, if any shall not apply. The thirty (30) day advance notice is waived, and the default provision shall apply

In the case of default of the successful Offeror, the Town may terminate the Contract and take possession of the project and all materials, related thereto, and may finish the work by whatever method the Town may deem expedient. If the unpaid balance of the contract sum exceeds the cost of finishing the work, including compensation for other related professional services and expenses made necessary thereby, such excess may be paid to the successful Offeror, but if such costs exceed the unpaid balance, the successful Offeror shall pay the difference to the Town.

ILLEGAL IMMIGRATION

By signing your offer, you certify that you will comply with the applicable requirements of Title 8, Chapter 14 of the South Carolina Code of Laws and agree to provide to the State upon request any documentation required to establish either: (a) that Title 8, Chapter 14 is inapplicable to you and your subcontractors or sub-subcontractors; or (b) that you and your subcontractors or subcontractors are in compliance with Title 8, Chapter 14. Pursuant to Section 8-14-60, "A person who knowingly makes or files any false, fictitious, or fraudulent document, statement, or report pursuant to this chapter is guilty of a felony, and, upon conviction, must be fined within the discretion of the court or imprisoned for not more than five years, or both." You agree to include in any contracts with your subcontractor's language requiring your subcontractors to (a) comply with the applicable requirements of Title 8, Chapter 14, and (b) include in their contracts with the sub-subcontractors language requiring the sub-subcontractors to comply with the applicable requirements of Title 8, Chapter 14. [07-7B097-1] (NOV. 2008)

(An overview is available at www.procurement.sc.gov)

ETHICS CERTIFICATE

By submitting an offer, the Offeror certifies that the Offeror has and will comply with, and has not, and will not, induce a person to violate Title 8, Chapter 13 of the South Carolina Code of Laws, as amended (ethics act). The following statutes require special attention: Section 8-13-700, regarding use of official position for financial gain; Section 8-13-705, regarding gifts to influence action of public official; Section 8-13-720, regarding offering money for advice or assistance of public official; Sections 8-13-755 and 8-13-760, regarding restrictions on employment by former public official; Section 8-13-775, prohibiting public official with economic interests from acting on contracts; Section 8-13-790, regarding recovery of kickbacks; Section 8-13-1150, regarding statements to be filed by consultants; and Section 8-13-1342, regarding restrictions on contributions by contractor to candidate who participated in awarding of contract. The state may rescind any contract and recover all amounts expended as a result of any action taken in violation of this provision. If contractor participates, directly or indirectly, in the evaluation or award of public contracts, including without limitation, change orders or task orders regarding a public contract, contractor shall, if required by law to file such a statement, provide the statement required by Section 8-13-1150 to the procurement officer at the same time the law requires the statement to be filed. [02-2A075-2] (May 2008)

CERTIFICATE OF INDEPENDENT PRICE DETERMINATION

GIVING FALSE, MISLEADING, OR INCOMPLETE INFORMATION ON THIS CERTIFICATION MAY RENDER YOU SUBJECT TO PROSECUTION UNDER SECTION 16-9-10 OF THE SOUTH CAROLINA CODE OF LAWS AND OTHER APPLICABLE LAWS. BY SUBMITTING AN OFFER, THE OFFEROR CERTIFIES COMPLIANCE. [02-2A032-1] (MAY 2008)