



REQUEST FOR PROPOSAL

Bids for Land Investigation / Due Diligence are being sought from qualified firms. These bids are to be forwarded via e-mail on or before the date and time shown below. All bids shall be submitted to the Construction Manager at the email address listed below.

DATE: November 3, 2026
TIME: 12:00 PM EST (No late proposals shall be accepted)

The name of the project is: Site Due Diligence Packages for the Early Childhood Center
Solicitation No: 2026-0715
The property is located at 37 Pinckney Street, York, SC 29745
Tax Map# 0701202015 and a portion of Tax Map# 0701203001

The Owner is: York School District 1
1475 East Liberty Street
York, South Carolina 29745

The Construction Manager is: LMG Construction Management
Phone: (803) 984-4801
E-Mail: jim@leitnergrp.com
ATTENTION: Jim Britton

Proposals shall be submitted with the attached proposal form.

Package A: Topographical Survey:

Perform Topographical survey including existing structures with 2' contours. The scale shall be 1" = 50' and include the location of all structures, hardscape, concrete pads, utilities (overhead and underground), storm sewer structures, other possible improvement detriments. Survey to include all property contained within the highlighted area on Exhibit A (Attached) including roads. *Completion of work is requested by December 14, 2026.*

Package B: Boundary Survey:

Perform a Class A survey of the property associated with Tax Map# 0701202015 and include identification of all utilities. *Completion of work is requested by December 14, 2026.*

Package C: Phase I Environmental Study:

Perform Phase I Study for property associated with Tax Map# 0701202015. *Completion of work is requested by December 14, 2026.*

Package D: Traffic Impact Assessment:

The consultant will be responsible for performing a traffic impact study in coordination with the South Carolina Department of Transportation. The work scope should include (but not limited to) the following:
Turning movement counts (6:30-8:30AM/1:30-3:30PM – 4 hours total each intersection)
US 321 at Sharon Road (SC 49) US 321 at Pinckney Street;
US 321 at S Congress Street (US 321 Bus);
S Congress Street (US 321 Bus) at Pinckney Street;
S Congress Street (US 321 Bus) at Sharon Road (SC 49);
Build model to include above intersections and all access locations to the school
ITE Trip Generation code 520 – Elementary School with independent variable based on 400 of students at capacity. *Completion of work is requested by December 18, 2026.*

The Owner has retained the services of a Construction Manager to represent the Owner's interest during the construction of the work. Bids will be binding for a period of (60) calendar days from the bid date. All bids must comply with the laws of the State of South Carolina. **Clearly identify the package or packages that the response is in reference.**

Any firm aggrieved in connection with the Solicitation or Intended Award must notify Amy Hagner via email its intent to protest within seven (7) business days of the date of the Solicitation or the date of the Intended Award.

Email: ahagner@york.k12.sc.us

The successful bidder will be awarded on November 4, 2026, and work is to begin immediately after the seven (7) business day protest period. Work is to be completed as soon as possible (see completion date associated with each package – above).

Contact the Construction Manager for additional information associated with the property and bid form.

THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, WAIVE INFORMALITIES AND AWARD THE CONTRACT IN THE BEST INTEREST OF THE OWNER.

II. Bid Form

**Site Due Diligence Packages (Site Diligence Package)
Solicitation No: 2026-0715**

BIDDER NAME: _____ CONTACT PERSON: _____

BIDDER PHONE: _____

BIDDER EMAIL: _____

York School District 1
1475 East Liberty Street
York, South Carolina 29745

Site Due Diligence Packages

All Parties:

Having carefully examined the above noted bid package(s), as well as the premises and conditions affecting the work, the undersigned proposes to furnish all materials, labor, equipment, and services called for by them for a lump sum consideration for each bid package listed below.

A) Package A: Topographical:

Bid: \$ _____ (NUMERICAL AMOUNT)

B) Package B: Boundary Survey

Bid: \$ _____ (NUMERICAL AMOUNT)

C) Package C: Phase I Environmental Study.

Bid: \$ _____ (NUMERICAL AMOUNT)

D) Package D: Traffic Impact Assessment:

Bid: \$ _____ (NUMERICAL AMOUNT)

If notified of the acceptance of this bid or any Alternate within sixty (60) days after the date fixed for the opening of the bid, the undersigned agrees to execute and deliver the specified Contract / Formal Proposal within ten (10) days. The undersigned agrees to complete the whole work faithfully and properly within the specified time, consistent with the best interest of the Owner, the safety of the public and in accordance with first-class workmanship.

It is agreed that the undersigned has completed and/or will comply with all requirements concerning licensing and with all other local, state, and national laws and that no legal requirement has been or will be violated in making or accepting this proposal, in awarding the Contract to him and/or in the performance of the Work required there under.

By submission of this bid, the undersigned declares that the person or persons signing this proposal is/are authorized to sign the proposal on behalf of the firm listed and to fully bind the firm listed to all the conditions and provisions thereof. Furthermore, each person signing on behalf of any bidder certifies, under penalty of perjury, that, to the best of its knowledge and belief, each bidder is not on the list created pursuant to Section 11-57-310 of the South Carolina Code of Laws.

Respectfully submitted this ____ day of _____, 2026.

(Name of Firm)

(S.C. Contractor's License, If Applicable)

(Address)

By _____

(Title)

Minority Owned/Operated Contractor/Business? Yes ____ No ____ Certificate Number _____

***** Be sure to include this page in your proposal *****

Exhibit A

Exhibit A -
Solicitation
2026-0715

