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HISTORIC CHARLESTON FOUNDATION

**REQUEST FOR QUALIFICATIONS  
Rehabilitation of the Pine Tree Hotel  
Mosquito Beach, James Island, SC**

**I. INVITATION**

Historic Charleston Foundation (HCF) invites accredited professionals in the architecture, engineering and construction industry, especially those with historic preservation project experience, to be considered for the rehabilitation of the Pine Tree Hotel, which is located within the Mosquito Beach National Register Historic District on James Island, SC.

The intent of this Request for Qualifications (RFQ) is to choose a professional services team capable of both the design and construction phases of the described project. Professional services firms capable of both design and construction are encouraged to respond as are teams of design and construction professionals assembled specifically in response to this RFQ.

**To be considered for this project, a lead team member MUST have access to the Internet and be connected to a valid email address as the majority of project correspondence will be accomplished through this common business medium.**

**The Foundation will receive responses to this RFQ starting February 26, 2020 through 5:00 PM March 31, 2020.** All responses must be sent to the attention of ‘Mosquito Beach Pine Tree Hotel Project RFQ.’ Responses must be submitted via mail to Historic Charleston Foundation at 40 East Bay St, Charleston, SC 29401 or by email to [MosquitoBeach@HistoricCharleston.org](mailto:MosquitoBeach@HistoricCharleston.org).

**To ensure a fair and equitable decision:**

- **This will be a ‘blind’ selection process.** The names and qualifying professional credentials of each submitting team member must be provided separately (Submission Part A) from the team’s project design concept(s) and budget estimates (Submission Part B). Submission A will be reviewed by non-selection committee personnel to ensure the included information matches the qualifying, non-identifying criteria provided through answers to the questionnaire (Page 9 of this RFQ) that **MUST** accompany a submitting team’s Submission Part B. The inclusion of identifying information within Submission Part B will immediately eliminate any/all team members from consideration for professional services related to this project. (This process is outlined more fully on Page 6 of this RFQ.)
- **No phone calls will be accepted.** Questions may be submitted by email to [MosquitoBeach@HistoricCharleston.org](mailto:MosquitoBeach@HistoricCharleston.org) or by mail to Historic Charleston Foundation at 40 East Bay Street, Charleston, SC 29401. All questions received and answers supplied to received questions will be posted to [www.historiccharleston.org/blog/rfq-mosquito-beach-pine-tree-hotel/](http://www.historiccharleston.org/blog/rfq-mosquito-beach-pine-tree-hotel/) by 2 PM each Friday during the response period.

**HCF anticipates the selection committee will review responses, interview top candidates and award the project by April 30, 2020.**



### Site Visit

A sanctioned site visit has been scheduled for March 12, 2020, with a rain date of March 16, 2020. Interested parties wishing to attend the sanctioned site visit **MUST** register via email to [MosquitoBeach@HistoricCharleston.org](mailto:MosquitoBeach@HistoricCharleston.org). Registration must include: name, title, company, preferred phone number and preferred email. Attendance to this sanctioned site visit is not required to respond to the RFQ nor will participation in this site visit be interpreted as intent to submit a response. Instructions on when/where to meet will be emailed to all registrants no later than 48 hours prior to the visit date.

- **IMPORTANT: The Pine Tree Hotel is owned by a private citizen.** Trespassing on the site is strictly prohibited and punishable to the extent applicable laws allow. Any submitting team member proven to have trespassed will ensure his/her team is immediately eliminated from consideration for professional services related to this project.

## II. BACKGROUND

The Sol Legare community on James Island was settled by freed slaves whose descendants still live in the area today. This area lies at the heart of the Gullah Geechee Heritage Corridor, a 12,000 square mile National Heritage Area. The Corridor works to preserve the unique cultural traditions and history of the Gullah-Geechee people who were originally brought to America as captives from West Africa.

Mosquito Beach is at the center of the Sol Legare community. Land ownership and businesses have been handed down generation after generation, making the area unique in its representation of Black entrepreneurship.

During the early 1930s until the mid-1970s, Black beaches and businesses thrived in the Lowcountry because of segregation. These beaches were typically not beaches fronting the ocean like Folly Beach or Sullivans Island, rather, they were waterside entertainment venues (sometimes located along creeks and pluff mud banks) where Black families flocked to cool off from the summer heat.

At the height of segregation in the 1950s, Black people had to travel great distances to gather socially without restrictions and to enjoy any coastline as most beaches were reserved for whites. The Harborview Pavilion at Mosquito Beach was built in 1953 as just such an opportunity for fun and fellowship. Mosquito Beach grew into one of a handful of “beaches” along the coast where Blacks could freely congregate and socialize. In the words of one resident: “Mosquito Beach, like other Black beaches, gave African Americans...a place to enjoy themselves by ‘strutting’ up and down the area, catching a breeze, listening to a variety of music, shaking a leg, buying some of the best soul and southern food, and just enjoying each other without the pressure of dividing lines.”



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Mosquito Beach continued to gain popularity as a popular church-sponsored bus group destination, but also as a place where Black-owned clubs and restaurants emerged. Of the five historic Black beaches in the Lowcountry coastal area of South Carolina, Mosquito Beach is the only one to still offer a vivid representation of the recreational segregation that was prevalent in the South during this era. A notable nearby landmark—The Seashore Farmers Lodge (1745 Sol Legare Road)—has also been placed on The National Register of Historic Places (NRHP). It houses remnants, artifacts and articles of the 54th Massachusetts Black Regiment and has served as a community outreach meeting place for the Sol Legare Community for generations.

In 2017, HCF was awarded its first National Park Service African American Civil Rights History Grant (P17AS00577) to research, document and craft a National Register Nomination for Mosquito Beach. The grant also funded a website and interpretive signage.

### **III. PROJECT**

Located in both the physical and cultural center of Mosquito Beach National Register Historic District, which was listed on the National Register in September 2019, the Pine Tree Hotel is a local treasure and one of the few Black-owned lodging structures from the Civil Rights era in the Charleston region that has not been razed or re-purposed.

Built in the 1960s, the 14-room hotel featured a two-story building with 14 guest rooms, communal restrooms located on each floor and a communal kitchen located on the first floor. Individual guest rooms were very small, and contained a bed, night stand, closet and portable wash basin. Previous to the Hotel, the only option available to Black travelers had been to dress, rest and sleep in private cars or buses.

In 1989, Hurricane Hugo destroyed the remaining pavilions at Mosquito Beach. As with previous weather events, Hugo failed to fully destroy the Pine Tree Hotel, which defiantly remains standing as an example of segregation, entrepreneurship and resiliency in the Sol Legare Community.

The increasing frequency of serious storm and flooding threats in the Lowcountry—as well as general weather conditions—has escalated concern for the Hotel's deteriorated condition. To date, attempts to repair the Hotel have been unsuccessful and, while the structure is basically sound, its foundation and roofing systems are in poor condition.

In 2019, HCF received a \$491,861 grant for the rehabilitation of the Pine Tree Hotel. This award is from the African American Civil Rights grant program, funded by the Historic Preservation Fund, and administered by the National Park Service (NPS).

*(See Page 10 for Press Release: HISTORIC CHARLESTON FOUNDATION RECEIVES SIGNIFICANT NATIONAL PARK SERVICE GRANT TO PRESERVE HISTORIC MOSQUITO BEACH.)*



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As part of the grant submittal, HCF offered the following (edited for this RFQ):

*Much of the Hotel's structural framing (i.e., joists, trusses, studs and beams) can be re-used via sistering existing wood members. However, completely new and up-to-code mechanical, electrical and plumbing systems will be required to make the building functional for any contemporary purposes. The original front porch needs rebuilding as does the rear porch. Structural joists beneath the floors are rotted and sagging. The exterior of the Hotel requires general repairs, painting and lead paint remediation throughout, and all exterior/interior doors and interior flooring needs to be replaced. Code-compliant insulation needs to be added and all woodwork and ceilings need updating. Fire and security alarm systems are necessary and compliance with the Americans with Disabilities Act is a goal to ensure all who want to visit can be accommodated.*

*Locally, the Pine Tree Hotel is the last of its kind of structure. The wood-frame 'folk method' used in its construction highlights the resourcefulness and skill of the original African-American builder.*

*On February 2, 2018, the Charleston Post and Courier featured a front-page article titled "Once It's Gone, It's Gone," which reported on the intent of Charleston County building inspections department to have the building deemed a hazard to the community and recommended for demolishing. The article's subtitle--"Owner and historic preservationist race to save Mosquito Beach Hotel, a segregation era refuge for blacks that is now caught in a modern tug of war"--was prophetic in conveying the very essence of the dire needs, urgency and threat the Pine Tree Hotel faces. Many local, state and federal preservation-focused institutions--The Concerned Citizens of Sol Legare Foundation, The Gullah Geechee Heritage Corridor, Historic Charleston Foundation, Preservation South Carolina and the Mayor of Folly Beach--recognize the significance of the Hotel and support the idea of its rehabilitation.*

*Current rehabilitation plans for the building include restoration and adaptive reuse of the second floor as a hostel comprised of eight affordable rooms for rent. The first floor will be restored and repurposed into one ADA-compliant hostel room, an office, storage space and five commercial booths that comprise a community 'vendor' market featuring Gullah Geechee local craftspersons, artisans and small business owners. The second floor will, in its small but impactful way, provide affordable lodging options near highly attractive commercial and recreational areas.*

*The first-floor market will serve to not only draw people to the Hotel to learn about its historical significance, but also to stimulate the local economy and spawn ancillary commercial entities that will serve and become an additional draw for the community. Both floors will help preserve the Hotel's legacy of providing affordable accommodations and ensure long-term protection, maintenance and sustainability of this historically significant building.*



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*Fulfillment of this African American Civil Rights Preservation Grant will ensure the Hotel's story of perseverance, community impact, cultural contributions and significance in American history is not lost as so many others have been.*

*The Pine Tree Hotel rehabilitation project directly relates to the Department of Interior's Priority to Restore Trust with Local Communities. The Hotel proprietor has agreed to the placement of a preservation covenant/easement on the property to preserve its significance.*

#### **IV. SCOPE OF WORK**

The Pine Tree Hotel is not a traditional example of historic architecture; rather, its significance is grounded in its cultural history. As outlined in the previous section (III. Project), the objective of this rehabilitation project is to use known images, extant physical evidence, verbal recounting and current community conceptualizations to, in equal parts, restore the Hotel to its former use and reimagine it as a viable business and community center.

The building measures 23 feet x 46 feet and is two floors. The project will include elevating the entire structure and restoring the now gone two-story front porch, which measured 7 feet x 12 feet. A back stairway will also need to be replaced and an ADA-compliant ramp will need to be provided.

The selected professional team members will be expected to provide, at a minimum and as applicable, the following design and construction services:

- Pre-construction project planning including assistance in the preparation of a schedule, preliminary cost estimate, value engineering measures, procurement of any/all required permitting and preparations for potential weather/storms during project.
- Preparing site, architectural, structural, mechanical, plumbing and electrical design plans (in coordination with any existing documents) based on Owner's criteria document and prototype information to include:
  - Site Design: demolition and clearing plans, grading and drainage plans, sedimentation and erosion control plans, layout and staking plans, elevations and sections, construction details, lighting and signage, landscape and planting plans and details.
  - Building Design: building plan configuration and elevation elements including exterior building skin materials and colors, foundation, structural and roof systems, building fenestration and openings, overall dimensions, materials testing requirements, Mechanical/Electrical/Plumbing design including systems, equipment and calculations, energy and performance modeling, systems review, coordination and integration to include all utilities and controls, assess and coordinate submittals.
- Development and refinement of cost estimates and project schedules.
- Construction administration and observation including conferences, weekly site observations and meetings.
- Project closeout, establishment of warranties, guarantees, un/anticipated change orders, etc.



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**IMPORTANT:** Please ensure all team members are familiar with the National Park Service's *Four Approaches to the Treatment of Historic Properties*, which can be found at [www.nps.gov/tps/standards/four-treatments](http://www.nps.gov/tps/standards/four-treatments). Contractors must have at least five (5) years of experience with the Secretary of Interior's Standards of Rehabilitation, and must prove this by providing examples of prior projects of a similar type and size.

### V. STATEMENT OF QUALIFICATIONS

**As set forth under Section I. Invitation, this will be a blind selection process to ensure a fair and equitable selection decision.** The names and qualifying professional credentials of each submitting team member must be provided separately (Submission Part A) from the team's project design concept(s) and budget estimates (Submission Part B). Submission A will be reviewed by non-selection committee personnel to ensure the included information matches the qualifying, non-identifying criteria provided through answers to the questionnaire (Page 9 of this RFQ) that **MUST** accompany a submitting team's Submission Part B. The inclusion of identifying information within Submission Part B will immediately eliminate any/all team members from consideration for professional services related to this project.

**Reminder:** The entire budget for this project is based on the \$491,861 grant from the African American Civil Rights grant program, funded by the Historic Preservation Fund, and administered by the National Park Service. Project budgets submitted in excess of this funding cap will be immediately disqualified.

#### ➤ Qualification Submission

Please provide each Part – A & B – in separate, sealed envelopes marked clearly as 'Submission Part A' and 'Submission Part B.' Pages within each Part should be fashioned together in non-permanent binding, with pages printed double-sided whenever possible.

#### Part A

*Note:* Team and/or specific lead team members must have direct experience with a minimum of three projects related to historic preservation, including specific experience involving vernacular buildings in poor condition and elevating historic buildings.

- A list of team members to include full name, title, company, contact information, anticipated role in project and relevant project experience related to above *Note*. (Limit: 4 pages)
  - *For each project, please indicate if it was completed on time and on budget. If not, please provide no more than a 50-word narrative as explanation.*
- Resumes and/or experience narrative for each team member. (Limit: 2 pages per person)
- A minimum of two project references per professional.
  - *Please be clear which reference is associated with which project and/or professional.*

#### Part B

- Qualifying Questionnaire. *All questions must be answered for submission to be considered.*
- Project Design and Approach (Limit: 10 pages)
- Project Budget (Limit: 5 pages)



## VI. EVALUATION CRITERIA

Each submitter will be evaluated and short-listed based on their qualifications score (100 points maximum) as determined through the qualification review process and scoring criteria noted below:

- Team Experience and Qualifications - 30 Points
- Project Understanding - 25 Points
- Proposed Design and Approach - 25 Points
- Local (Lowcountry) and/or Minority Business Participation - 20 points

The three (3) most highly scored firms/teams will be shortlisted and may be asked to interview before the final selection is made.

The selected firm or design team will be required to provide documentation that its design professional(s) has/have professional qualifications that meet, or are comparable with, the Secretary of the Interior's Standards for Historic Architecture (as published in Code of Federal Regulations, 36 CFR 61).

## VII. ANTICIPATED PROJECT SCHEDULE (subject to change)

Month 1-2:

Planning month and agreements completed and signed.

Month 2-3:

Concept design and bidding documents are completed.

Month 3-4:

On-site verification and review meeting regarding scope of work, to include key points in exhibition, and budget and schedule.

Month 4-5:

Prepare construction and exhibit content documents and update cost estimate. Review (by HCF & NPS) final bidding documents and cost estimates, receive approval to issue.

Month 5-6:

Bidding period. Issue plans and specs, clarify questions, issue addenda, prepare bid tabulation form. Review bid proposals, make recommendation to award, prepare construction contracts including legal review, issue Notice to Proceed.

Months 6-13:

Construction Period to include the full exhibit design (how it will be built, where every component is located and how each works within the space). The construction document package will include structural foundation, elevations, sections, and mechanical/electrical/plumbing drawings, civil/landscaping drawings and finish/door/window schedules.

Months 6-11:

Bi-weekly on-site visits and project observations followed by written reports and clarifying question/answer period; preparing construction change directives and/or



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change orders as needed, budget monitoring and tracking all changes; final exhibit fabrication and installation, concluding with a full inspection.

Month 12-13:

Pre-final inspection/walk-through with punch list.

Month 13-14:

Execute and complete punch list.

Month 15 -16:

Issue Certificate of Substantial Completion—performance warranties, effective insurance coverage, all defects in both operating and materials are subject to remedy by the contractor’s one- year warranties at no extra charge to Pine Tree Hotel.

Month 17 to 18:

Final inspection—close-out documents, owner’s manuals are submitted, reviewed by design team and forwarded to the owner of the Pine Tree Hotel and Historic Charleston Foundation for record filing; certificate for final payment will be submitted provided that all punch list items are complete to the Pine Tree Hotel owner’s and architect’s satisfaction; documents (showing all construction related changes) submitted to architect for incorporation into the electronic document files and are in turn submitted to the Pine Tree Hotel owner and Historic Charleston Foundation for their records.

Month 19 to 20:

Grand opening and celebration of the ‘new’ Pine Tree Hotel.

**This RFQ is not an offer by HCF to enter into a contract. HCF will determine in its sole and absolute discretion whether to hire or not hire design and construction professionals in connection with this RFQ, or any other course of action. HCF shall have no duty with respect to any respondent to this RFQ. The selected professionals and HCF will have no duty to one another until the mutual execution of a definitive contract between the design professionals and HCF.**





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Mosquito Beach Pine Tree Hotel
Qualifying Questionnaire

Please do not include any identifying information on this one-page form.
Place an 'X' in the 'Yes' or 'No' column to indicate an answer.
(For Internal Use Only: RFQ # \_\_\_\_\_ )

Table with 3 columns: Question, Yes, No. Contains 9 rows of qualification questions regarding team compliance, debarment, experience, and local professionals.

Table with 6 columns: 8(a), SDB, SDVOSBC, WOSB/EDWOSB, WBENC. Row 1: As the Small Business Administration defines the terms, your team includes/identifies as:



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*September 16, 2019 Grant Award Press Release*

**HISTORIC CHARLESTON FOUNDATION RECEIVES SIGNIFICANT NATIONAL PARK SERVICE GRANT TO PRESERVE HISTORIC MOSQUITO BEACH**

**CHARLESTON, SC** --Historic Charleston Foundation (HCF) has received a \$490,000 grant for the rehabilitation of the Pine Tree Hotel in the Sol Legare community on Mosquito Beach in James Island. This award is from the African American Civil Rights grant program, funded by the Historic Preservation Fund, and administered by the National Park Service (NPS).

“The Sol Legare community, settled by freed slaves whose descendants still live in the area, is historically rich and its preservation is an integral part of the African-American history of our community,” said Winslow Hastie, President & CEO of Historic Charleston Foundation. “Of the five historic Black beaches in the Lowcountry coastal area of South Carolina, Mosquito Beach is the only one to still offer a vivid representation of American segregation. The Foundation is proud to play a leading role in its preservation.”

At the height of segregation in the 1950s, African-Americans had to travel great distances to enjoy sand and sea as most beaches were reserved for the white population. As a solution, the family owning this property allowed the Harborview Pavilion to be built in 1953. (The same family owns the property today.) Mosquito Beach grew into one of a handful of beaches along the coast where African-Americans could freely congregate and socialize. In 1961, the 14-room Pine Tree Hotel was built with a communal kitchen and communal bathrooms on each floor.

The Pine Tree Hotel is critically in need of significant repair. While the structure is basically sound, its foundation and roofing system are at failure. Among other repairs needed, the original front porch requires rebuilding as does the rear porch, and structural joists beneath the floors are rotted and sagging. The exterior of the hotel needs general repairs, painting and lead paint remediation throughout, and all exterior/interior doors and interior flooring needs to be replaced. Additionally, all mechanical systems will need to be replaced and brought up to code and the building made ADA compliant.

“With funding from the National Park Service’s African American Civil Rights Preservation Grant, the Pine Tree Hotel can be rehabilitated into an educational and entrepreneurial hub for the local African American community, shining a light on the past while offering economic opportunities for the future,” said Hastie.

The grant to Historic Charleston Foundation is one of 44 grants awarded this year by the NPS, totaling \$12.259 million. “Through the work and engagement of public and private partners, these grants will preserve a defining part of our nation’s diverse history,” National Park Service Deputy Director P. Daniel Smith said. “By working with underrepresented communities to preserve their historic places and stories, we will help tell a more complete narrative of the African American experience in the pursuit of civil rights.”

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This is the second grant Historic Charleston Foundation has received from the NPS to support the preservation of this historic community. In 2017, the NPS awarded a grant to research and document Mosquito Beach through research, documentation, photographs, surveys and conducting oral histories. Funds also will be used to disseminate information about the importance of this site during the Civil Rights Movement and how its significance and stories can be used to interpret African American history in Charleston today. A National Register nomination for Mosquito Beach is pending.

### **About Historic Charleston Foundation**

Established in 1947, Historic Charleston Foundation (HCF) is a nonprofit organization that champions the historic integrity, livability and cultural character of the region through advocacy, stewardship and education. The Foundation is known for its [preservation and advocacy programs](#) including protective [covenants and easements](#); education and outreach; and it is the first organization in the country to establish a revolving fund to acquire and preserve important buildings, a model now replicated in historic communities across the nation. Preservation coupled with education and outreach is at the heart of the HCF mission. This mission is supported through the generosity of preservation-minded donors, the [annual Spring Festival of Houses and Gardens](#), the [Charleston Antiques Show](#), a [licensed products program](#), and [retail shops](#). In addition, HCF fulfills its educational mission through the interpretation of its collections and two museum sites: the [Nathaniel Russell House](#), c. 1808, and the [Aiken-Rhett House](#), c. 1820.

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*Pine Tree Hotel (July 1989) – Pre Hurricane Hugo*



**Pine Tree Hotel: Current Condition Photos**

