

REQUEST FOR QUALIFICATIONS (RFQ)

PROFESSIONAL ENGINEERING SERVICES

CONSTRUCTION PHASE SERVICES – PIER REPAIRS (P36-9544-JR)

Owner: Patriots Point Development Authority (PPDA)

Project: USS Yorktown Pier Repairs – Approach Pier and Original Pier Head

Location: Patriots Point Naval & Maritime Museum, Mount Pleasant, South Carolina

Procurement Method: Qualifications-Based Selection (QBS) in accordance with the South Carolina Consolidated Procurement Code and Manual, **Chapter 4 – Professional Services**

Reference Project Documents: Structural Condition Assessment and Repair Drawings dated July 30, 2025

1. INTRODUCTION AND INTENT

Patriots Point Development Authority (PPDA) is soliciting Statements of Qualifications from firms interested in providing **professional engineering services** for **construction phase services** associated with repairs to the USS Yorktown pier. These services will be procured in accordance with **SC Code of Laws § 11-35-3220 and Chapter 4 of the SC Procurement Manual**, utilizing a qualifications-based selection process.

This solicitation is **not** a request for pricing. Compensation will be negotiated with the most qualified firm.

2. PROJECT DESCRIPTION

The pier provides public access to the USS Yorktown (CV-10), USS Laffey, and the Charleston Harbor Marina. The pier extends west from the shoreline and consists of three primary sections:

- Approach Pier
- Original Pier Head
- Pier Head Extension (not included in this scope)

The pier is constructed primarily of reinforced concrete deck, superstructure, and substructure elements. A structural condition assessment was completed and

construction documents for repair of the **Approach Pier** and **Original Pier Head** were issued on July 30, 2025.

PPDA intends to procure a construction contractor for these repairs and is seeking a qualified Professional Services Contractor (PSC) to provide engineering services during construction.

3. SCOPE OF PROFESSIONAL SERVICES

The selected firm shall provide the following construction phase services:

3.1 Contract Administration Services

- Prepare the project manual for construction bidding
- Act as Architect/Engineer and assume responsibility for services as detailed in the standard SC OSE versions of the AIA contractual documents

3.2 Pre-Bid and Bidding Phase Services

- Review existing drawings and specification package and suggest improvements or modifications.
- Attend one (1) pre-bid meeting.
- Respond to questions from prospective bidders during the bidding phase.

3.3 Construction Phase Services

- Attend one (1) pre-construction meeting.
- Review contractor material and product submittals.
- Respond to Requests for Information (RFIs) related to the design intent and specifications.
- Perform **weekly site visits** for the duration of construction (anticipated four (4) months, approximately eighteen (18) visits).
- Prepare and submit **Construction Observation Reports** and meeting minutes for each site visit.
- Perform up to **two (2) additional unscheduled site visits**.
- Attend up to **four (4) unscheduled in-person meetings** at the site.
- Perform **one (1) punch list inspection** for each pier section.
- Perform **one (1) final inspection** to verify completion of punch list items.

3.4 Limitations of Services

The PSC shall not be responsible for construction means, methods, techniques, sequences, or safety procedures. The PSC will not supervise or direct the contractor's work and does not guarantee contractor performance. Observations are for general conformance with the Contract Documents only.

4. SERVICES EXCLUDED / ADDITIONAL SERVICES

Any services not explicitly listed above shall be considered **Additional Services**, including but not limited to:

- Engineering services due to scope changes or regulatory changes.
- Site visits or meetings exceeding those identified.
- Preparation of as-built drawings.
- Construction management services.
- Special inspections.
- Material, destructive, or geotechnical testing.
- Permitting services.
- Preparation of revised bid documents.
- Safety oversight or enforcement.

Additional Services, if required, will be negotiated separately.

5. OWNER RESPONSIBILITIES

PPDA will:

- Provide site access to the PSC.
 - Provide space for meetings as available.
 - Coordinate with the construction contractor.
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6. SUBMITTAL REQUIREMENTS

Firms shall submit a **Statement of Qualifications** that includes:

1. Firm profile and South Carolina licensure
2. Identification of key personnel and project team
3. Relevant experience with marine, pier, or waterfront structures

4. Experience providing construction phase engineering services
 5. Current workload and availability
 6. References for similar projects
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7. EVALUATION CRITERIA

Qualifications will be evaluated in accordance with Chapter 4 of the SC Procurement Manual based on:

- Demonstrated competence and qualifications
 - Relevant project experience
 - Experience of assigned personnel
 - Past performance and references
 - Capacity to perform the work
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8. SELECTION AND NEGOTIATION

The most qualified firm will be selected and invited to negotiate a fair and reasonable fee. If negotiations are unsuccessful, PPDA may terminate negotiations and proceed with the next most qualified firm.

9. CONTRACT TYPE

Professional Services Agreement consistent with South Carolina procurement requirements. Compensation shall be negotiated as a **lump-sum fee** using the applicable **SE-Form**.

10. INQUIRIES

All questions regarding this solicitation shall be directed to:

Maintenance Director

Patriots Point Development Authority
40 Patriots Point Road
Mount Pleasant, SC 29464

End of Request for Qualifications