

**CITY OF BEAUFORT
INVITATION FOR BIDS**



**RFP NO. 2026-108
DOWNTOWN MARINA DINGHY
DOCK REPLACEMENT
DUE: MARCH 3, 2026**

DOWNTOWN MARINA DINGHY DOCK REPLACEMENT RFP NO. 2026-108

The City of Beaufort is seeking bids from licensed and qualified contractors for the replacement of the public downtown marina “dinghy dock”. The dock received unrepairable damage from the impact of Hurricane Helene, September 25, 2024, through October 7, 2024.

- **Issue Date:** February 19, 2026
- **Pre-Bid Meeting:** February 24, 2026, 2:00 PM, Planning Department Conference Room
- **Questions Due:** February 26, 2026, 4:00 PM
- **Answers Due:** February 27, 2026, 4:00 PM
- **Bid Submissions Due:** March 3, 2026, 2:00 PM
- **Public Bid Opening:** March 3, 2026, 2:00 PM, Executive Conference Room 2

Funding for this project is provided by The Federal Emergency Management Agency (FEMA). FEMA’s obligations for federally listed species US Fish and Wildlife Service (USFWS) jurisdiction with respect to the Endangered Species Act (ESA) of 1973, as they pertain to this project. FEMA has evaluated the potential effects on threatened and endangered species and critical habitat that may occur as a result of proposed construction activities for this project. Due to the potential effect to the West Indian Manatee and critical habitat, all in-water work must be completed before Manatee Season, May 1, 2026.

Sealed proposals may be submitted with the subject line: RFP 2026-108 DOWNTOWN MARINA DINGHY DOCK REPLACEMENT in either hard copy form or by email.

Hardcopy proposals can be submitted and must be addressed to the City of Beaufort, Finance Department, Procurement Administrator, 1911 Boundary Street, Beaufort, SC 29902. Proposals may be submitted by email addressed to procurement@cityofbeaufort.org, including one portable document format (pdf) file as an attachment. Depending upon file size limitations, a file sharing platform (i.e. Dropbox) may need to be used. After sending the proposal by email, submitter must send a separate email without an attachment to advise that a submission has been made. The Procurement Administrator will reply by email to confirm receipt of the proposal. Proposals received by email will not be opened until the deadline.

It is the submitter’s responsibility to ensure timely delivery of the proposal. Proposals received after the submission due date shall not be accepted. All proposals received as a result of this RFP shall be binding on the submitter for ninety (90) calendar days following the submission due date.

Any proposal submitted as a result of this RFP shall be binding on the offeror for ninety (90) calendar days following the specified opening date. Any proposal for which the offeror specifies a shorter acceptance period may be rejected.

Proprietary and/or Confidential Information

Proposals are public document under the South Carolina Freedom of Information Act (FOIA), except for information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your bid or proposal.

All information that is to be treated as confidential and/or proprietary must be clearly identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as confidential, in bold, in at least 12-point type, in the upper right-hand corner of the page. All information not so denoted and identified shall be subject to disclosure by the City.

If the Offeror discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, Offeror shall immediately notify the City of such error in writing and request modification or clarification of the document. The Offeror is responsible for clarifying any ambiguity, conflict, discrepancy; omission or other error in the RFP or it shall be deemed waived.

The City of Beaufort reserves the right to reject any or all proposals, or any parts thereof, waive informalities, negotiate terms and conditions, and to select an Offeror that best meets the needs of the City of Beaufort and its employees.

The City reserves the right to seek proposal clarification from any proposer to assist in making decisions. The City reserves the right to amend the RFP at any time before the specified due date for proposals.

Compliance with the South Carolina Illegal Immigration Reform Act

Any Company entering into a service contract with the City of Beaufort must certify to the City of Beaufort that the Company intends to verify any new employees' status, and require any sub-consultants performing services under the service contract to verify their new employees' status, per the terms of the South Carolina Illegal Immigration Reform Act, and as set out in Title 41, Chapter 8 of the Code of Laws of South Carolina, 1976.

Policy Concerning Minority And Women Owned Business Enterprises Intent

Business vendors owned and operated by women and minority persons, in general, have been historically restricted from full participation in the nation's free enterprise system to a degree disproportionate to other businesses.

The City believes it is in the community's best interest to assist minority and woman owned businesses to develop fully, in furtherance of City's policies and programs which are designed to promote balanced economic and community growth.

The City, therefore, wishes to ensure that minority and woman owned businesses (M/WBEs) are afforded the opportunity to fully participate in the City's overall procurement process and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

Goal for Participation

The City adopts the State of South Carolina's goal for participation of M/WBEs: ten percent (10%) of annual controllable procurement expenditures which are defined as agreements between the City and a Company to provide or procure labor, materials, equipment, supplies and services to, for or on behalf of the City. However, a specific expectation has not been set for this RFP.

South Carolina Title VI

The awarded contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the contractor to carry out these requirements is a material breach of contract, which may result in the termination of the contract or any other remedy as the recipient deems necessary.

The City of Beaufort reserves the right to reject any or all bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the bids submitted; to award the contract according to the bid which best serves the interests of the City; or to not award the contract if the City determines that it is not in its best interest to do so.

Proposals that are not signed will not be accepted as complete and shall not be considered. Proposals must be signed in the appropriate space(s) by an authorized officer or employee of the offeror.

Proposals should be prepared in the format as discussed under “**Submission Requirements.**” The Proposal should respond directly to each specific item at the level of detail in which each is presented.

The words “Bidder”, “Offeror”, “Proposer”, “Vendor”, “Operator”, and “Company” are used interchangeably throughout this RFP, and are used in place of the person, vendor, or corporation submitting a bid.

SCOPE OF WORK

The City of Beaufort is seeking bids from licensed and qualified contractors for the replacement of the floating “dingy dock” located at the downtown marina. The dock received unreparable damage from the impact of Hurricane Helene, September 25, 2024, through October 7, 2024. The work will consist of restoring the dock to the pre-disaster design, function and capacity within the existing footprint.

See attachment A: FEMA Review Memo.

Funding for this project is provided by The Federal Emergency Management Agency (FEMA). FEMA’s obligations for federally listed species US Fish and Wildlife Service (USFWS) jurisdiction with respect to the Endangered Species Act (ESA) of 1973, as they pertain to this project. FEMA has evaluated the potential effects on threatened and endangered species and critical habitat that may occur as a result of proposed construction activities for this project. Due to the potential effect to the West Indian Manatee and critical habitat, all in-water work must be completed before May 1, 2026.

See Attachment B: Dock Replacement Schematic

Minimum Floating Dock Requirements:

The work includes supplying and installing two (2) pre-engineered IPE timber dock segments and connecting them to form an “L” configuration and as follows:

Dock Segment 1 shall consist of a 6 ft wide by 115 ft long floating IPE timber dock assembly with external pile guides. Dock Segment 1 shall be designed as a groundout assembly with provisions for floatation protection and elongated pile guides, as required. The existing piles are to be reused.

Dock Segment 2 shall consist of a 10 ft wide by 144 ft long floating IPE timber dock assembly with internal pile guides. The existing piles are to be reused.

The groundout dock segments shall be designed and constructed to groundout during all tide levels without damaging the piles or floating dock system. The contractor is responsible for all field measurements required for the installation. This may include, but not be limited to:

The location, size and orientation of all existing concrete mooring piles. All piles are to be reused.

The height of the abutment for proper connectivity of the transition plate between the abutment and Dock Segment 1.

The grade and slope in the groundout location to determine lateral dock travel throughout the tide range and to size the pile guides accordingly.

All materials to be manufactured or distributed by Bellingham Marine, Meeco-Sullivan, or City of Beaufort approved equivalent. The manufacturer shall provide a minimum one-year warranty.

The floating dock system shall be supplied by a company having a minimum of five years' experience in the manufacture and installation of floating dock systems that are the same type as proposed for this project.

The contractor shall be a qualified Marine Contractor as licensed by the State of South Carolina. He shall secure the required local building or construction permits.

To ensure that all specified criteria have been met, the Contractor will be required to submit shop drawings and engineering calculations for the floating dock system. Shop drawings and engineering calculations shall be stamped by a licensed South Carolina Professional Engineer.

DESIGN AND LOAD CONDITIONS

Vertical Loads:

Dead loads shall consist of the entire weight of the floating structure and any other applicable dock accessories. Deck surface and structural frame live load shall be equal to 50 PSF applied to the full surface area of the deck. Flotation shall be designed to support the dead load plus 50 PSF live load applied to the full area of the deck surface.

Freeboard under dead load conditions only shall equal 16" +/- 1". Freeboard under combined dead load and 50 lbs. per square foot uniformly distributed live load shall not be less than 8".

Concentrated live load: 400 lbs. at any one point on the deck shall not tilt the dock more than six degrees from horizontal.

Horizontal loads:

Horizontal wind loading as specified by the current editions of ASCE Report No. 50 or ASCE 7.

A horizontal load due to impact on a finger dock shall be the result of the largest berthed craft normally using the adjacent slip striking the end of the finger dock at 10 to 15 degrees off center line. The craft shall be considered moving at a speed of 3 ft/s.

Ice:

Structures are to be designed to withstand the forces of non-moving ice.

Waves:

This structure and system shall be designed to withstand storm conditions with up to 1.5 ft waves on a periodic, but not continual basis.

MATERIALS AND CONSTRUCTION

A. Wood Framing:

All structural beams, bracing and deck supports shall be IPE, Grade #1 or better exterior, and Grade #2 or better interior, in accordance with the rules of the West Coast Bureau of Timber Grade and Inspection Bureau.

All decking to be IPE, 2" x 6" Grade # 1 or better. Pressure treatment for Use Category 4B in accordance with AWWA use category system. All decking planks shall be fastened individually with #10 x 2-1/2" stainless steel square or Torx drive screws, two per joist.

All framing lumber to be pressure treated to 0.6 PCF retention with chromated copper arsenate (CCA) or equivalent. Treatment shall be full length under pressure by the empty-cell or full-cell process in accordance with AWWA Standards C1 and C18 decking.

All lumber to be kiln dried after treatment.

All lumber shall be sound, well-seasoned, and straight grained, free from shakes and large or loose knots and shall have no defects which will impair its strength or durability for the purpose intended.

All lumber to be surfaced four sides.

All dock segments must be designed with provisions for additional torsional rigidity as required to meet site conditions.

Flotation:

All units will be rotationally molded for seamless one-piece construction.

Encasement shall be manufactured from linear virgin polyethylene resin containing UV ray inhibitors and carbon black pigment.

Foam core shall be expanded polystyrene foam with a minimum of 1.0 lbs. per cubic foot density.

Flotation fasters shall be stainless steel.

Flotation Performance:

Flotation units shall be designed to maintain the desired buoyancy and freeboard even if punctured or cracked.

Flotation unit and frame to act as one integral unit.

Steel Components:

All structural steel connectors, brackets and miscellaneous parts to be fabricated from ASTM A 36 grade steel.

All bolts, nuts and washers shall be fabricated according to ASTM A 307 and shall be of sufficient size, shape and length for their intended use.

All structural steel, all bolts, nuts and washers shall be hot dipped galvanized in accordance with ASTM A 123.

A minimum coating of 2 ounces per square foot shall be applied.

All screws shall be series 300 stainless steel.

Any dissimilar materials shall be properly insulated with neoprene or nylon washers to minimize galvanic corrosion.

Cleats:

All cleats shall be 10" malleable cast iron, conforming to ASTM A 47. Cleats shall be thru-bolted to galvanized steel reinforcement angles or backer plates.

Cleats shall be spaced at approximately 10 ft centers along the length of the dock. Cleat arrangement schematic and calculations shall be part of the contractor's submittals.

Dock Bumper:

Heavy-duty dock fenders shall be installed around the perimeter of the dock. Heavy duty corners shall be installed on all exposed dock corners. Dock bumper shall be non-marring white or black extruded heavy-duty vinyl fastened with stainless steel screws.

Transition Plate:

A transition plate shall be installed at the dock/concrete abutment interface. The plate shall be designed to form a smooth transition between the concrete abutment and the groundout dock.

The contractor is responsible for determining, correlating, or modifying the height of the abutment in relationship to the dock in the fully groundout condition to ensure that the transition plate works throughout all tide cycles.

Pile Guides:

Pile guides shall consist of a galvanized or stainless-steel frame, appropriately sized to work throughout all stages of the tide. Steel frames and hardware shall be designed to resist all design loads.

Rollers for pile guides shall be UHMW polyurethane with black ultra-violet light inhibitor added.

ATTACHMENTS

- A. FEMA Memo**
- B. Dock Replacement Schematic**
- C. Bid Form**
- D. Ethics in Public Contracting Affidavit**
- E. Non-Collusion Affidavit**
- F. Small / Woman-Owned / Minority Business Enterprise Form**
- G. RFP Signature page**

I. ADDITIONAL DOCUMENTS

Additional documents may be available online. Proposers are required to review and be familiar with any documents as they are a part of the RFP and will become part of the contract awarded.

These additional documents may be accessed on the City of Beaufort website at <https://www.cityofbeaufort.org/165/Procurement>.

II. SUBMISSION REQUIREMENTS

I. **Required content of proposal:** The detailed requirements set forth in the Proposal Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. Proposers are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the City. Proposals determined not to be in compliance with provisions of this RFP, and the applicable law and/or regulations will not be processed. In addition to the information required as described below, a respondent may submit supplemental information that it feels may be useful in evaluating its proposal. This information may include documents such as a firm profile or brochure.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of a contract, shall be the responsibility entirely and exclusively by the proposer.

II. **Proposal format:** The proposal format requirements were developed to aid Proposers in their proposal development. They also provide a structured format so reviewers can systematically evaluate several proposals. These directions apply to all proposals submitted.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experiences, and knowledge within this industry. Proposer's proposal must address all the points outlined herein as required, in the following order:

a. **Transmittal Letter:** A transmittal letter must be submitted with a Proposer's proposal which shall include:

- i. Name of the firm responding, including mailing address, e-mail address, telephone number, and names of contact person.
- ii. The name of the person or persons authorized to make representations on behalf of the Proposer, binding the firm to a contract.
- iii. Prepare an executive summary stating the respondents' understanding of the project and opinion why the respondents' firm should be chosen. Include any general information the proposer wishes the City to consider about the proposal.
- iv. **Detailed description of work to be performed including warranty information of materials and workmanship.**
- v. An affirmative statement that the proposer has read and agrees to the General Terms and Conditions and will adhere to them as a component of the contract documents.

b. **Proposer's Work History and References:**

- i. Contractor should have at least (5) years of demonstrated construction experience with commercial and government buildings roof replacements.
- ii. Provide client references (name, address, e-mail and phone number) for a minimum of three (3) projects completed in the last five (5) years of a similar size and nature. References from South Carolina and the Lowcountry are preferred. Project references

must be for projects that included extensive historic stucco and plaster repairs. Experience installing Natural Cement Stucco is preferred.

- iii. Identify any additional or unique resources, options, capabilities or assets which the Proposer would bring to this project.

c. Required Forms:

i. Proposals must include:

1. Proof of current State of South Carolina Marine Contractor license.
2. Certificates of Insurance showing present coverage as described in the "Insurance" section of the General Terms and Conditions.
3. Bid Form (Attachment C)
4. Ethics in Public Contracting Certification (Attachment D)
5. Non-Collusion Affidavit (Attachment E)
6. Small / Woman-Owned / Minority Business Enterprise Form (Attachment F)
7. RFP Signature page (Attachment G)

d. Other Information to Provide:

- i. List any lawsuits or arbitration proceedings that have been initiated by or against your company in the past five years. Briefly describe the nature of the action and the outcome.
- ii. Proposer shall be responsible for providing a letter from the surety company that would issue Performance and Payment bonds for the Contractor included on your team, providing information on the Contractor's bonding capacity. Performance and Payment bonds are required.

III. PROPOSAL EVALUATIONS

The City will evaluate proposals based on the evaluation criteria listed below, which shall be applied to determine the lowest most responsive proposal. The City reserves the right to disqualify any proposal for, but not limited to; person or persons it deems as non-responsive and/or non-responsible. The City reserves the right to make such investigations of the qualifications of the any Proposer as it deems appropriate.

EVALUATION CRITERIA	MAXIMUM POINTS
Demonstrated experience with similar projects	40
Ability to complete the work before deadline	20
Cost of Project	40

It is the City's intent to award one contract to provide the services as detailed herein. Award of any proposal may be made without discussion with Proposers after responses are received. The Proposers submitting sealed proposals will be evaluated by an evaluation committee. The committee will evaluate each component separately. After careful evaluation, the committee will rank the Proposers and make a recommendation to the City Manager of the lowest

responsible bidder. The City reserves the right to accept or reject any and all bids that is in the best interest of the City.

The City may choose to interview one or more contractors responding to this RFP. The City reserves the right to request and obtain, from one or more contractor(s), supplementary information as may be necessary for the City to analyze the proposal pursuant to the evaluation criteria. The City reserves the right to accept or reject any and all proposals that is in the best interest of the City.

ESA Review
FEMA-4829-DR-SC

Memorandum To: File

FEMA EHP Reps: Kirsten LoBrutto

Date: 02/11/2026

Applicant: City of Beaufort

Project ID: PA-04-SC-4829-PW-00178 PN 804918

Subject Memo: Updated Work Window Condition - ESA Species and Designated Critical Habitat, No-effect Determination; Beaufort County, SC; Downtown Marina; FEMA DR-4829-00178 PN 804918.

The Federal Emergency Management Agency (FEMA) is the lead agency for PA-04-SC-4829-PW-00178 PN 804918. This letter addresses FEMA’s obligations for federally listed species US Fish and Wildlife Service (USFWS) jurisdiction with respect to the Endangered Species Act (ESA) of 1973, as they pertain to this project. This action is located at 6 sites within the Downtown Marina, which is located at 1006 Bay Street, Beaufort SC 29902: Site 1: : Dinghy Dock: 32.43086, -80.67517; Site 2: B Dock at AG Dock: 32.43063, -80.67480; Site 3: D Dock at A-G dock: 32.43016, -80.67511; Site 4: A-25 and A-27 dock at A-G dock: 32.42985, -80.67433; Site 5: A dock at A-G dock: 32.42973, -80.67447; Site 6: Dock H: 32.43047, -80.67373 (Figure 1), and is anticipated to receive funds through FEMA’s Public Assistance Program. In accordance with Section 7(a)(2) of the ESA, FEMA has evaluated the potential effects on threatened and endangered species and critical habitat that may occur as a result of proposed construction activities for this project.



Figure 1: City of Beaufort, Downtown Marina - damage locations

Project Scope of Work:

The City of Beaufort proposes to restore the facility’s three docks to their pre-disaster design, function and capacity within the existing foot print by removing and replacing: dock decking, dock deck planks, wood deck studs, rail bumpers, dock bumpers, dock deck cleats, external & internal pile guides, built up wood stud beams, wood stringers, wood beams, plastic dock floats, utility pedestal lighthouses, corner brackets, electrical conduit and wiring, and PVC water pipe. The City already removed and replaced a prefabricated aluminum gangway. HMP: At sites 1,2 & 3: wood dock decking will be replaced with IPE decking of more dense and durable hardwood, and standard plain steel bolts nuts and washers will be replaced with stainless steel, marine grade components.

Project Damages:

During the incident period of September 25, 2024 through October 7, 2024, Hurricane Helene which produced high velocity winds, torrential rain and violent waves with surges that breached the sea wall, damaged the (3) boat docks (dinghy dock, A-G dock and H-dock). The docks were subject to the extreme and rapid movement of the waves which caused damage to the mechanical connections, the pile guides and dock structure. Dock D, at A-G dock did not have any boats moored at it to help stabilize/anchor it, and due to this uncontrolled movement, suffered wracking of the mechanical connections and permanent deformation leaving it unstable and an irregular walking surface. An area at the end of the main dock A, which has a gas/diesel pump station, completely failed and has been temporarily reinforced due to safety concerns. All of the docks are held buoyant by dock floats, many of which are damaged leaving those areas of the docks unstable (see Figures 2 - 27)



Figure 2: Site 1: Dinghy Dock damaged dock floats



Figure 3: Site 1: Dinghy dock: missing dock, built up wood stringers and intermediate beam



Figure 4: Site 1: Dinghy Dock - damaged corner rail bumper



Figure 5: Site 1: Dinghy dock - typical corner rail bumper



Figure 6: Site 1: Typical dock cleat



Figure 7: Site 1: Damaged external pile guide



Figure 8: - Overview of A-G dock



Figure 9: Site 2: B dock at Aa-G dock - damaged built up stringer, dock decking, flat rail bumper



Figure 10: Site 2: B dock at A-G dock - damaged built up stringer, dock decking, internal pile guides



Figure 11: Site 2: B dock at A-G dock - damaged built up stringer, dock decking, flat rail bumper



Figure 12: Site 2 dock at A-G dock - damaged built up stringer, pile guides, dock decking, flat rail bumper

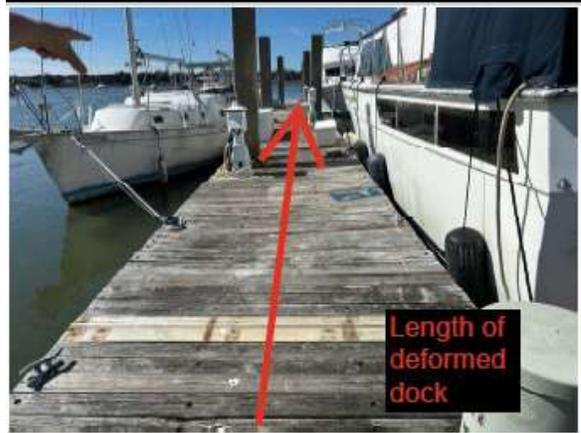


Figure 13: Site 3: D dock at A-AG dock - damaged mechanical connectors causing deformation and instability



Figure 14: Site 3: D dock at A-G dock - damaged mechanical connectors causing deformation and instability of dock, damaged pile guide

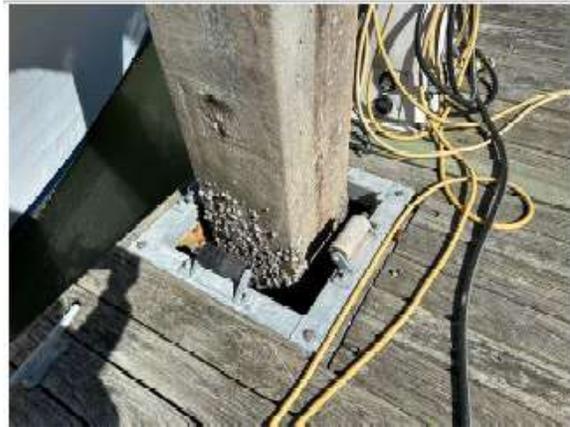


Figure 15: Site 3: Dock A-G dock - typical internal pile guide (1) to be replaced (6) to be removed and reset



Figure 16: Site 3: Dock A-G dock - typical utility pedestal (1) replaced and (5) to be removed and reset

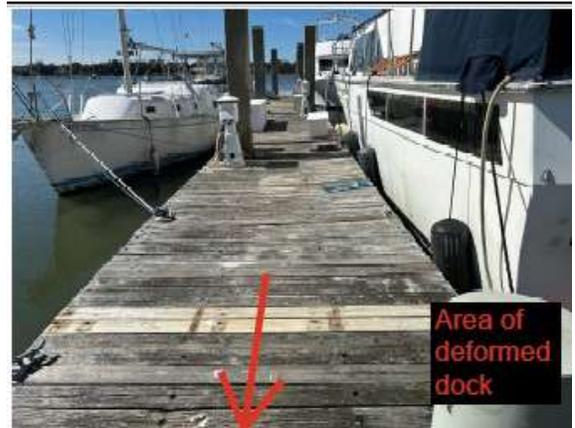


Figure 17: Site 3: D dock at A-G dock - damaged mech connectors caused deformation and instability of dock

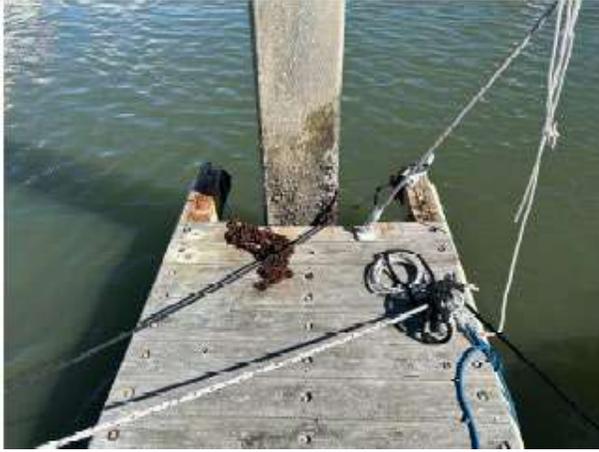


Figure 18: Site 4: A dock at A-G dock - missing tip of dock, damaged built-up beams, dock decking, pile guide, flat bumper rail, deck cleat and dock floats



Figure 19: Site 5: A dock at A-G dock - area of failed dock section looking south

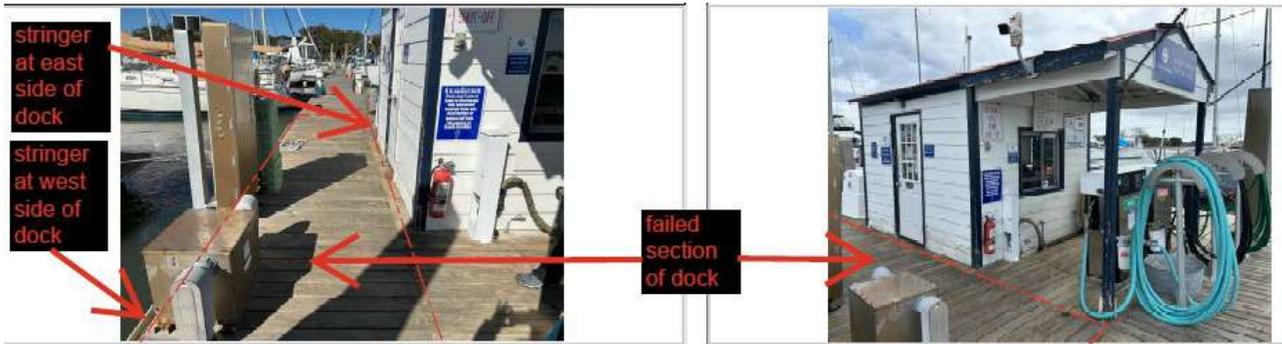


Figure 20: Site 5: A dock at A-G dock - area of failed dock section looking north, and adjacent pump station



Figure 21: Site 5: A dock at A-G dock - temporary sister joint over the stringer and corner bracket at west side of the dock



Figure 22: A dock at A-G dock - temporary sister joist over the stringer and corner bracket at east side of the dock where it abuts to the pump station platform



Figure 23: Site 5: A dock at A-G dock -0 sister joist and corner bracket at west side of the dock at perpendicular finger dock



Figure 24: Site 5: A dock at A-G dock - sister joist at east side of the dock where it abuts to the pump station platform



Figure 25: Site 6: Dock H - replaced gangway



Figure 26: Site 6: Dock H - damaged utility pedestal



Figure 27: Site 6: dock H - damaged electrical conduit, wiring and water pipe at sea wall

Additional Information

Applicant signed a Clean Water Act (CWA) Statement of Compliance (SOC) confirming that the completed replacement of the gangway was covered by a USACE Nationwide permit #3 for maintenance.

Location:

The Marina is located on the Beaufort River, adjacent to the 5-acre Henry C. Chambers Waterfront Park, which is west of and immediately adjacent to the Sea Island Parkway Bridge. The Beaufort River is part of an estuarine system, upstream from the Broad River near where it enters the Atlantic Ocean, approximately 12 nautical miles from the marina. Water depth at the end of the dock is approximately 10 meters. It is also in a Coastal High Hazard Area (FIRM Panel #45013C0166G, effective 3/23/2021, Zone VE, El 11 & 12). Outside the Marina, the coastlines in the area consist of a mix of coastal marsh and private boat docks.

Listed Species:

This memo pertains to federally listed species and critical habitat. There are no designated critical habitat at the project site or that will be affected by the proposed action. The listed species that have the potential to occur within the project area/action area are noted in Table 1:

*Table 1: Species in the action area**

Species Common Name	Species Scientific Name	ESA Listing Status	FEMA Effect Determination (Species)
West Indian Manatee	Trichechus manatus	T	NE
Northern Long-eared Bat	Myotis septentrionalis	E	NE
Tricolored Bat	Perimyotis subflavus	E (proposed)	NE
Eastern Black Rail	Laterallus jamaicensis ssp jamaicensis	T	NE
Piping Plover	Charadrius melodus	T	NE
Red-cockaded Woodpecker	Dryobates borealis	T	NE
Rufa Red Knot	Calidris canutus rufa	T	NE
Wood Stork	Mycteria americana	T	NE
Green Sea Turtle	Chelonia mydas	T	NE
Kemp's Ridley Sea Turtle	Lepidochelys kempii	E	NE
Leatherback Sea Turtle	Dermochelys coriacea	E	NE
Loggerhead Sea Turtle	Caretta caretta	T	NE
Southern Hognose Snake	Heterodon simus	T (proposed)	NE
Monarch Butterfly	Danaus Plexippus	T (proposed)	NE

*Information provided on USFWS website:

<https://ipac.ecosphere.fws.gov/location/QRUZS3XEK5DCHFEM3L27ZK563Q/resources>

<https://ecos.fws.gov/ecp/species/4469>
(T = Threatened; E = Endangered; NE = No Effect)

Determinations:

FEMA has made *no-effect* determinations for federally listed species based on the following:

The West Indian Manatee *Trichechus manatus dwells primarily in Florida's coastal and inland waters. Due to cold intolerance, it only occurs in South Carolina during the warm season when it expands its range through Georgia and South Carolina, where its primary source of forage is the smooth cordgrass (Spartina alterniflora) and other emergent vegetation found in the intertidal zones of coastal estuaries and rivers along the Atlantic Coast, where it is in good condition at a time when forage in some of the critical manatee habitats in Florida is diminished (USFWS 2024).*

A key threat to the West Indian manatees is loss of coastal marsh habitat (USFWS 2024). However, given that the subject project is restoring the marina to its pre-disaster condition, within its existing footprint, it would not have any additional impact on the foraging habitat of the West Indian manatee. Other key threats could be avoided through avoidance of work during the warm summer months when the West Indian manatee is not present in South Carolina, as well as through adherence to standard manatee conditions for work in water if and when manatees are present, and proper disposal of demolition debris at licensed facilities, which would avoid other key threats which include watercraft collisions, and entanglements in marine debris.

FEMA has made a no effect to West Indian Manatee from the proposed action, providing that the following conditions are adhered to:

- No work is permitted between the months of May through October
- If manatee(s) are seen within 100 yards of the active construction area all appropriate precautions shall be implemented to ensure protection of the manatee.
- Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment.
- All vessels associated with the project shall operate at “no wake/idle” speeds at all times while in the construction area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible,
- Debris is properly disposed of at a permitted landfill.
- The Applicant understands and agrees that all in-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) must be stiff, taut, and non-looping. In all instances, no excess line is allowed in the water
- The Applicant shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act of 1972 and the Endangered Species Act of 1973.
- The Applicant shall instruct all personnel associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel must monitor water-related activities for the presence of manatee(s).

- Any collision with and/or injury to a manatee shall be reported immediately to the U.S. Fish and Wildlife Service contacts: Melanie Olds, South Carolina Manatee Lead, Charleston Field Office, at 843-727-4707 ext. 40413; or Terri Calleson, Manatee Recovery Coordinator, North Florida Field Office, at 904-731-3286,

FEMA has made a No Effect determination for all other listed species (in table 1) due to lack of presence in the project area.

Note:

Any changes to the proposed action may negate this determination and may require ESA review of those changes. Furthermore, if a new species is listed or critical habitat designated that may be affected by the proposed action then ESA review may be required for such changes.

If you require additional information or clarification regarding this project, please contact Sylvia S Tognetti at: sylvia.tognetti@fema.dhs.gov

Sylvia S Tognetti
Environmental Floodplain Specialist (EFSP) | OEHP | Resilience
Sylvia.tognetti@fema.dhs.gov
Mobile: 256-530-9785

Attachment(s):

CWA SOC PA 4829-00178 PN 804918 RFI RSP Signed CWA SOC

Reference Cited:

U.S. Fish and Wildlife Service. 2024. Species status assessment report for the Florida manatee (*Trichechus manatus latirostris*), Version 1.1. April 2024. Atlanta, GA.

CITY OF BEAUFORT DOWNTOWN MARINA DAY DOCK REPLACEMENT ATTACHMENT "A" - DOCK REPLACEMENT SCHEMATIC

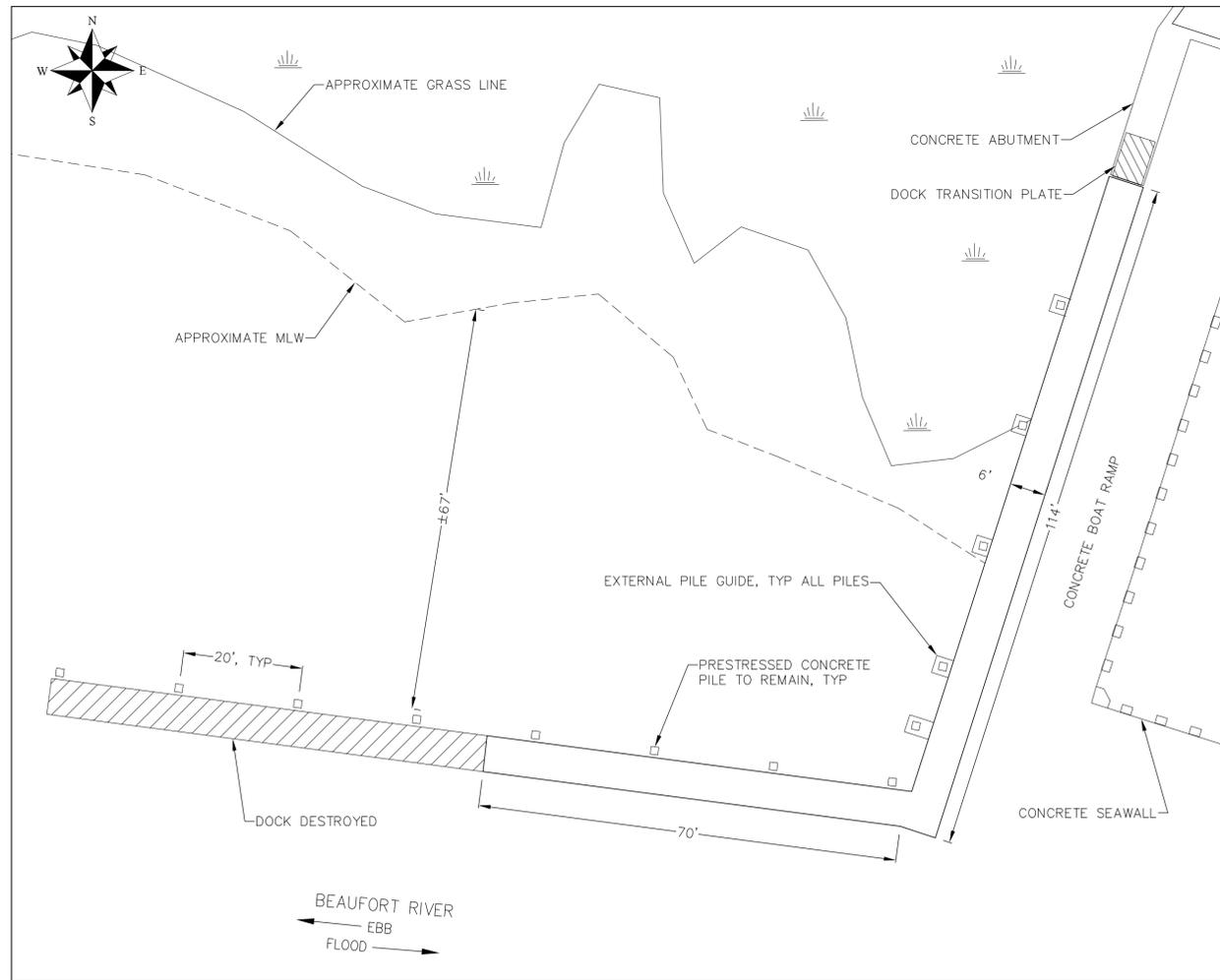
McSweeney
McSweeney Engineers
300 W. COLEMAN BLVD.
MT. PLEASANT, SC 29464
(843) 974-5621
www.mcsweeneyengineers.com

GENERAL NOTES:

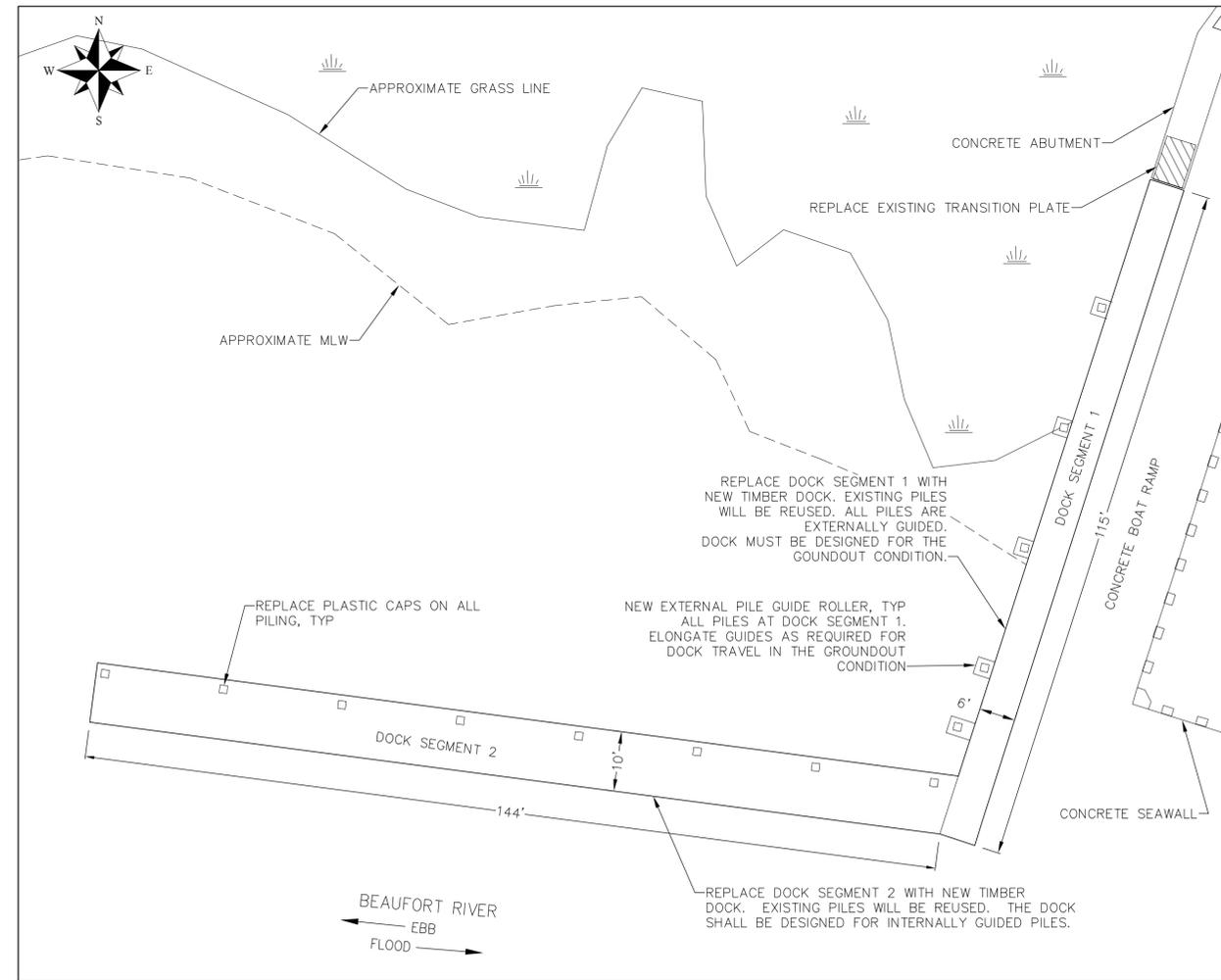
1. ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS RELATING TO THE WORK SHALL BE DETERMINED AND FIELD VERIFIED BY THE CONTRACTOR.
2. CONTRACTOR SHALL MAINTAIN ADEQUATE SURVEY CONTROL AT ALL TIMES TO ESTABLISH AND MAINTAIN ALL LINES AND ELEVATIONS.
3. THE SIZE AND LOCATION OF ALL EXISTING UTILITIES IMPACTED BY THE WORK SHALL BE FIELD VERIFIED AND PROTECTED BY THE CONTRACTOR. THE CONTRACTOR MAY RELOCATE UTILITIES TO ACCOMMODATE CONSTRUCTION AS APPROVED BY THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITY. THE CONTRACTOR IS RESPONSIBLE TO ERECT, MAINTAIN AND REMOVE TEMPORARY SHORING TO COMPLETE THE WORK. ALL PROPOSED STAGING AREAS SHALL BE COORDINATED WITH THE OWNER BEFORE STARTING THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DONE TO STRUCTURES, UTILITIES, AND VESSELS OR INJURIES TO THE PUBLIC DURING THE PERFORMANCE OF THE WORK. ANY DAMAGE CAUSED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE, AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT NOT LIMITED TO TURBIDITY, DUST, AND DEBRIS.
7. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS, INCLUDING THE FEDERAL DEPARTMENT OF LABOR, SAFETY, HEALTH ACT, U.S. ARMY CORPS OF ENGINEERS, BUREAU OF COASTAL MANAGEMENT AND PERMITS.
8. STORAGE, FUELING, AND LUBRICATION OF EQUIPMENT AND MOTORIZED VEHICLES SHALL BE CONDUCTED IN A MANNER THAT AFFORDS THE MAXIMUM PROTECTION AGAINST SPILL AND EVAPORATION. FUEL, LUBRICANTS AND OIL SHALL BE MANAGED AND STORED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. THERE SHALL BE NO STORAGE OF FUEL ON THE PROJECT SITE. FUEL MUST BE BROUGHT TO THE SITE AS NEEDED.
9. STANDARD CONSTRUCTION WORK HOURS SHALL BE BETWEEN 7:00 AM AND 5:00 PM TO MINIMIZE NOISE AND LIGHT DISTURBANCE TO NEARBY RESIDENTIAL PROPERTIES. SPECIAL WORK OUTSIDE OF THESE HOURS SHALL BE SCHEDULED WITH THE OWNER.
10. USACE AND SCDES-BCM PERMITS HAVE BEEN OBTAINED BY FOR THE PROJECT AND ARE INCLUDED IN THE PROJECT DOCUMENTS FOR REFERENCE. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL OTHER PERMITS AS REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL OBTAIN THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
11. CONTRACTOR MUST DISPLAY ON SITE THE APPROPRIATE CONSTRUCTION PLACARDS AS REQUIRED BY THE PERMITTING AGENCIES THROUGHOUT THE PROJECT.
12. CONTRACTOR SHALL PROVIDE CONTROL MEASURES AS NECESSARY FOR PREVENTING DEBRIS FROM ENTERING THE WATER.
13. ADDITIONAL REQUIREMENTS REGARDING THE SCOPE OF WORK AND PERFORMANCE SPECIFICATIONS CAN BE FOUND IN ATTACHMENT B OF THE PROJECT DOCUMENTS.



PROJECT LOCATION
SCALE: N.T.S.



EXISTING SITE PLAN
SCALE = 1:15



PROPOSED SITE PLAN
SCALE = 1:15

**CITY OF BEAUFORT DOWNTOWN MARINA
DAY DOCK REPLACEMENT**
BEAUFORT, SC

DESIGNED BY:	WDB
DRAWN BY:	WDB
CHECKED BY:	DBM
DATE:	12/30/25
REV.	DATE:

A

DOCK REPLACEMENT SCHEMATIC

ETHICS IN PUBLIC CONTRACTING AFFIDAVIT

STATE OF _____)

COUNTY OF _____)

_____, being first duly sworn, deposes and says that:

1. He/She is _____(title) for/of _____
(company/business), the Bidder that has submitted the attached Statement of Bids;
2. He/She is legally qualified and capable of signing this affidavit and is authorized to do so by Bidder;
3. He/She is fully informed regarding the preparation and contents of the attached Statement of Bid and of all pertinent circumstances respecting such Bid;
4. Such Bid is genuine and is made without fraud;
5. Neither the said Bidder, nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest has offered or received any kickbacks or inducements from any Bidder, suppliers, manufacturer, or company in connection with the offer, and they have not conferred on any public employee, public member, or public official having official responsibility for this procurement or transaction, any payment, loan, subscription, advance, deposit of money, services, or anything of value as defined in Section 8-13-100 of the South Carolina Code of Laws; and
6. Furthermore, neither the Bidder, nor any of its officers, partners, owners, agents, representatives, employees or parties in interest has any relationship with the City, another person, or organization that interferes with fair competition or that constitutes a conflict of interest with respect to a contract with the City.

DATE

COMPANY/BUSINESS

BY: _____
SIGNATURE

PRINTED NAME

SWORN to before me this _____
day of _____, 20____

ITS: _____
TITLE

Notary Public for _____(state)
My commission expires: _____

By: _____ signature

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF _____)

COUNTY OF _____)

_____, being first duly sworn, deposes and says that:

1. He/She is _____ of _____, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly with any other Bidder, company or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, company or person to fix the price or prices in the attached Bid or of any other Bidder, or to secure through any other Bid, or to fix any overhead, profit or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Beaufort, SC or any person interested in the proposed contract.

(signed)

(title)

SWORN to before me this _____

day of _____, 20_____

Notary Public for _____(state)

My commission expires: _____

By: _____
(signature)

SMALL/WOMAN-OWNED/MINORITY BUSINESS ENTERPRISE FORM	
YOUR COMPANY'S CURRENT STATUS	SUPPLIER BUSINESS CLASSIFICATIONS
<p>Is this a small business?</p> <p>Yes No</p>	<p>A small business is a business which is independently owned and operated, not dominant in its field of operation, and can qualify under criteria concerning number of employees, average annual receipts, or other criteria as outlined by the Small Business Administration. (See CFR Title 13, Part 121, as amended)</p>
<p>Is this a woman-owned business?</p> <p>Yes No</p>	<p>A woman-owned business is a business which is at least 51% owned by a woman or women who also control and operate the business.</p>
<p>Is this a minority-owned business?</p> <p>Yes No</p> <p>If Yes, please indicate minority group: <input type="checkbox"/> Asian American <input type="checkbox"/> Black American <input type="checkbox"/> Hispanic American <input type="checkbox"/> Native American</p>	<p>A minority-owned business is a business which is at least 51% owned, controlled and operated by socially and economically disadvantaged individuals. The following groups are among those presumed to be socially and economically disadvantaged: Asian Americans, Black Americans, Hispanic Americans, and Native Americans.</p>
<p>Is this a disabled-owned business?</p> <p>Yes No</p>	<p>A disabled-owned business is a business which is at least 51% owned, controlled and operated by an individual or individuals who are disabled.</p>
<p>Is this a veteran-owned business?</p> <p>Yes No</p>	<p>A veteran-owned business a business which is at least 51% owned, controlled and operated by an individual or individuals who are U.S. veterans.</p>
<p>Is this a disabled veteran-owned business?</p> <p>Yes No</p>	<p>A disabled veteran-owned business is a business which is at least 51% owned, controlled and operated by an individual or individuals who are U.S. veterans and disabled.</p>
<p>Are the individuals who own, control and operate this business U.S. citizens?</p> <p>No</p>	<p>Yes</p>
<p>Is this business a non-profit organization?</p> <p>Yes No</p>	
<p>Is this business incorporated?</p> <p>Yes No</p>	

All Bidders shall acknowledge receipt and acceptance of this addendum by signing in the space provided in the RFP Signature Page. Bids submitted without this Addendum may be considered non-responsive.

CITY OF BEAUFORT
RFP SIGNATURE PAGE
DOWNTOWN MARINA DINGHY DOCK
RFP 2026-108

PROPOSER'S NAME: _____

The undersigned, having become familiar with the existing conditions and the Proposal Scope of Services hereby proposed, agrees to complete the work as described in accordance with the Request for Proposal and Contract Documents.

Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the Proposer, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract.

This offer is genuine and not made in interest of or on behalf of any undisclosed person, vendor or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Proposer has not directly induced or solicited any other Proposer to submit false or sham bid; Proposer has not solicited or sought by collusion to obtain for itself any advantage over any other Proposer or other Owner.

The words "Bidder", "Offeror", "Proposer", "Vendor", and "Company" are used interchangeably throughout this solicitation, and are used in place of the person, vendor, or corporation submitting a solicitation.

Proposer has examined copies of all documents and of the following addenda (if applicable):

Addendum No.	Date
_____	_____
_____	_____
_____	_____

Address: Post Office Box: _____ Zip: _____

Street: _____ Zip: _____

City: _____ State: _____

Telephone: _____

Email: _____

Proposal will not be accepted unless signed in the appropriate space by an authorized officer or employee of the bidder.

*Signature: _____ Title: _____

Printed Name: _____ Date: _____

