

South Carolina PORTS AUTHORITY
CHARLESTON, SOUTH CAROLINA



REQUEST FOR QUALIFICATIONS

SELECTIVE DEMOLITION OF FORMER PAPERMILL & BREAKBULK FACILITIES

**NORTH CHARLESTON TERMINAL
5600 VIRGINIA AVENUE
NORTH CHARLESTON, SOUTH CAROLINA**

Project No. CIF24EU01

FEBRUARY 2025

1. INTRODUCTION

The South Carolina Ports Authority (SCPA) is in the process of planning future improvements to the North Charleston Terminal (NCT). Two portions of SCPA property have been identified that need to have existing structures demolished and disposed of to make way for future infrastructure. These portions include a former paper mill site and a grain silo and its associated ship loading and unloading structures. The (SCPA) is requesting a Statement of Qualifications from qualified Contractors for the Selective Demolition of these facilities.

The SCPA recently acquired an industrial facility located at 5600 Virginia Avenue in North Charleston, SC. This property is in the process of being incorporated into NCT and sits along the shore of the Cooper River. The former paper mill property encompasses over 290 Acres as shown Orange in [Figure 1](#) adjacent to the North Charleston Terminal secure facility.



FIGURE 1: FACILITY LOCATION MAP

RFQ FOR SELECTIVE DEMOLITION OF FORMER PAPERMILL & BREAKBULK FACILITIES

The industrial facility can be characterized by 9 functional areas as shown in [Figure 2](#). The functional areas are grouped by similar process type or by structure type and consist of the following:

1. Area 1: Paper Machine #3 & Warehouse Storage
2. Area 2: Paper Machine #1 & #2
3. Area 3: Recovery Boilers, Evaporators, Turbine Generators & Sludge Handling
4. Area 4: Chip Handling & Woodyard
5. Area 5: Cogeneration & Wastewater Treatment
6. Area 6: Pulping & Chemical Operations
7. Area 7: Asset Storage Area
8. Area 8: Plant Entrance & Main Gate
9. Area 9: Loop Road Office Buildings & Storage

Note that a larger version of this figure is included in [Appendix A](#) to this RFQ. A more detailed map of the former paper mill site is also included in [Appendix B](#).

(Remainder of page intentionally left blank)

RFQ FOR SELECTIVE DEMOLITION OF FORMER PAPERMILL & BREAKBULK FACILITIES



FIGURE 2: Project Areas Map

RFQ FOR SELECTIVE DEMOLITION OF FORMER PAPERMILL & BREAKBULK FACILITIES

An existing grain silo structure and its associated ship loading and unloading facilities have also been identified as in need of demolition. This area is shown in [Figure 2](#) as “Area 10”. An aerial photograph of this area is also shown in [Figure 3](#).



FIGURE 3: Area 10 Aerial Photograph

This Request for Qualifications (RFQ) is seeking responses from qualified contractors for Selective Demolition and Abatement (where applicable) of the former papermill facilities in Areas 1 through 8, and breakbulk storage in Area 10 only. Limited documentation is provided with this RFQ. More detailed and complete information will be provided to short-listed entities as described in [Section 3](#).

This contract for Selective Demolition and Abatement Services is herein after referred to as the “Project”. The term “Proposer” as used herein includes a Contractor or Contractors, consortia, partnerships, joint ventures and others with whom the SCPA will be contracting.

2. PROJECT INFORMATION AND PROCUREMENT OVERVIEW

2.1. Project Overview

In planning for future cargo capacity needs within Charleston Harbor, the North Charleston Terminal has been identified as a location where augmenting the existing facility with additional operational space will meet the needs of our customers. The purpose of this project is to perform selective demolition of existing facilities on NCT that will be a part of the ongoing effort to plan future capital improvements to the revised terminal footprint.

The existing facility is closed and off limits. No Site Visits Are Available at this stage of procurement. Attempting to enter the facility will result in the removal of the responsible entity from consideration for this project.

2.2. Project Objectives

- 2.2.1. In selecting a contractor, the SCPA will place emphasis on proven experience in providing like functions on projects of similar magnitude and complexity as the proposed Project, the team proposed to perform the work, and the Proposer's commitment to providing the same team members for the duration of the contract.
- 2.2.2. The Statement of Qualifications will be judged based upon the following:
 - depth of knowledge
 - demonstrated safety record (Experience Modification Record – EMR, or similar)
 - resources with experience performing work on similar facilities
 - Proposer's commitment to providing sufficient, qualified resources
 - Proposer's commitment to committing team members to the contract for the duration
 - additional items as listed in [Section 4](#).
- 2.2.3. It is the responsibility of each Proposer to examine the entire RFQ, seek clarification in writing, if required, and review its submittal for accuracy before submitting its Proposal. **All questions must be submitted seven (7) calendar days prior to the SOQ package submission date.**

2.3. Project Assumptions

- 2.3.1. The SCPA will enter into an agreement with a single entity.

- 2.3.2. The SCPA expects all parties in the entity to work closely together to achieve a successful project.
- 2.3.3. Each Proposer shall have a Contractor's license for the State of South Carolina with classification of the license appropriate for the Contract Work. Likewise, the license limitation group shall be appropriate for the anticipated dollar value of the Contract Work.
- 2.3.4. Subcontractors whose portion of the work exceeds the dollar limitation specified by the Contractors' Licensing Board of South Carolina shall also be properly licensed in the State of South Carolina.
- 2.3.5. Additional Information such as prior studies, construction drawings and specifications will be available during Step 2 of the selection process (See [Section 3.1](#) for additional information).

2.4. Definitions of Terms

- 2.4.1. Whenever the term "RFQ" is used, the reference is to the selection process, or this Request for Qualifications.
- 2.4.2. Whenever the terms "shall," "must," or "is required" are used in the RFQ, the referenced task is a mandatory requirement of this RFQ. Failure to meet any mandatory requirement may cause rejection of a submittal.
- 2.4.3. Whenever the terms "can," "may," or "should" are used in the RFQ, the referenced specification is discretionary. Therefore, responses that include discretionary items so termed may enable the Proposer to have their submission rated higher than others that do not include these items.
- 2.4.4. Whenever the term "submittal", "Statement of Qualifications (SOQ)", or "Response to Request for Qualifications" is used in the RFQ, the reference is to the response offered by a contractor in accordance with the RFQ.
- 2.4.5. Whenever the term "Selection Committee" is used in the RFQ, the reference is to the SCPA's representatives collectively responsible for administering and conducting the evaluation and selection process of the RFQ.
- 2.4.6. "Architect", "Engineer", "Team", "Consultancy", or "Contractor" refers to Proposers and the eventual successful Proposer for this contract.

3. GENERAL INSTRUCTIONS

3.1. Selection Process

- 3.1.1. SCPA will use a two-step process to select a Contractor with which to execute a contract for this project. This RFQ represents Step One of the solicitation and will result in the selection of three to five Proposer(s) to advance to Step Two of this procurement program. The determination regarding how many Proposers to short list is not subject to review or protest and may be more or less than stated. The selected short listed Proposers will be issued a Request for Proposals (RFP) for the project. The proposals will be evaluated, and one Contractor will be selected for

award of the project. A single contract will be executed between the Contractor and Owner for the project.

3.1.2. Step One – Statement of Qualifications (SOQ) Only

1. **Written Submittal (Statement of Qualifications Response to RFQ):**
The Selection Committee will receive and review statements of qualifications in response to this RFQ. The Selection Committee will evaluate all submittals against a set of criteria, provided in [Section 4](#) below, and will determine the Proposers most qualified and suited for this particular project, who will be short-listed to move onto Step Two of the selection process.

3.1.3. Step Two – Request for Proposals (RFP)

1. **Written Proposals (Responses to Request for Proposal):**
Next, the SCPA will issue a Request for Proposals (RFP) to short-listed Proposers. Additional program and site information will be provided to short-listed firms. Each proposer shall prepare and submit written technical and commercial (cost) proposals. Short-listed firms will also be required to present their proposals in a face-to-face meeting at SCPA Headquarters. The written technical and cost proposals, and presentations will be evaluated by the Selection Committee against a set of criteria provided in [Section 4](#) below. The technical and commercial (cost) proposals are considered of importance and will be weighed accordingly with other sub-factors. The weighting of each factor will be defined within the RFP documents.

2. **Final Evaluation**
From the evaluation of the qualifications, written technical and commercial proposals, the Selection Committee will rank the Proposers in order of suitability and appropriateness for the project, and will ultimately select the proposal that represents the best value to the Owner. The Owner reserves the right to negotiate the final cost budget with the selected Proposer.

3.2. Pre-Submittal Conference

There will not be a pre-submittal conference for this project

(Continued on Next Page)

3.3. Scope of Work Overview

3.3.1. The general scope of work includes the selective demolition and disposal of all structures within Areas 1 through 8, and 10 down to their lowest base slab elevation. Abatement and subsequent disposal of all hazardous substances necessary to complete the demolition scope is also included.

3.3.2. The deliverables for the Project will include, but may not be limited to:

1. As-Built Plans, disposal documentation, and a site survey of the final conditions.

3.3.3. Additional information regarding the scope of work will be provided in the RFP.

3.4. Schedule of Events

The following Schedule of Events represents the SCPA's best estimate of the schedule that will be followed. The SCPA reserves the right, at its sole discretion, to adjust this schedule as it deems necessary.

EVENTS	DATE	TIME
1. RFQ available for Distribution to Proposers	Feb. 28, 2025	n/a
2. Site visits for Prospective Proposers – NOT AVAILABLE AT THIS STAGE	N/A	N/A
3. Electronic Submission of SOQ	April 10, 2025	3:00pm
4. Selection of Short Listed Proposers and Issuing Request for Proposals (RFP)	April 18, 2025	n/a
5. Site Visits for Short Listed Proposers	By Appointment	TBD
6. Electronic Submission of Technical and Commercial (Cost) Proposals	July 31, 2025	3:00pm
7. In-Person Presentations from Short Listed Proposers	Aug 4 – 15, 2025	TBD
8. Selection of Proposer for Contract Negotiations	August 22, 2025	TBD
9. SCPA Board Review	September 2025	TBD
10. Notice to Proceed	TBD	n/a

4. SOQ SUBMISSION FORMAT AND REQUIREMENTS

4.1. SOQ Electronic Submittal

4.1.1. One electronic copy in portable document format (.pdf) shall be submitted. Each submittal shall include a transmittal letter. The transmittal letter (cover letter) table of contents and appendices will not count toward the page limit. The cover

does not count and shall not be used to convey a response to the RFQ by means of printing significant amounts of text copy on them. Proposers are encouraged to follow in their responses the sequence of the Written Submittal outlined herein. Responses shall be concise, clear, and relevant. Proposers' costs incurred in responding to this RFQ are the sole responsibility of the Proposer alone, and the SCPA does not accept liability for any such costs.

- 4.1.2. Responses are limited to **20 letter (8 1/2" x 11") pages** using a minimum of a 12-point font and one-inch page margins. The pages of the SOQ must be numbered. A table of contents, with corresponding pdf bookmarks in the body of the submittal, must be included to identify each section. Placing multiple headings or bookmarks on a single page is acceptable. More than one item in the table of contents can be started on the same page; in this event, all corresponding bookmarks shall be placed on that page. Additional information not explicitly requested or required shall not be included in the Appendix.
- 4.1.3. SOQ submittals will not be accepted after the time and date shown in the Schedule of Events ([Section 3.4](#)). The SCPA is not responsible for the proper or timely delivery of submittals. Failure to meet the deadline for receipt of submittals will result in rejection of the submittal. Submittals received after the deadline will not be considered whether delayed in data transit or for any other cause whatsoever. Each Proposer is solely responsible for the accuracy and completeness of its submittal. Errors and omissions may constitute grounds for rejection.
- 4.1.4. Respondents must deliver their submittals via email to all of the following email addresses:
 - bmitchell@scspa.com
 - bweber@scspa.com
 - estehmeyer@scspa.comThe subject line of the email shall reference the terminal name, project number, project name, and name of proposer i.e., "**NCT – CIF24EU01 – Selective Demolition - 'Proposer Name' SOQ Submittal**".
- 4.1.5. All documents required to be submitted with the SOQ shall be included in one compiled PDF. The submission of multiple files will not be accepted.
- 4.1.6. Except for submission of questions, submitters shall not contact any members or employees of the SCPA regarding any aspect of this procurement until after the selection of short listed proposers. Contact with these people could be grounds for elimination from consideration. Questions must be submitted in writing via e-mail to the attention of Ed Stehmeyer at estehmeyer@scspa.com.
- 4.1.7. All questions are to be submitted in writing and must be received seven (7) calendar days prior to the submittal date noted in the Schedule of Events ([Section 3.4](#)). If changes to the RFQ contents are deemed necessary, modifications will be provided via addendum. The SCPA will provide a document sharing website for the posting and sharing of all relevant Project information. It is the Proposer's responsibility to check the website (<https://scspa.com/resources/legal/legal-notices/>) for any updates to this solicitation.

4.2. Written SOQ Submittal Evaluation

Evaluation Criteria - The Selection Committee will evaluate the submittals uniformly based upon the criteria listed in the table below. The evaluation of submittals will be based upon consideration of the demonstrated qualifications and capabilities of the teams. Absent modification by addendum, factors to be considered in the evaluation will be limited to the following:

Category	Criteria
Team Description <i>(POINT VALUE = 40)</i>	<ul style="list-style-type: none"> • Experience and ability of each contractor or subcontractor on the team • Experience and ability of Project Managers and Site Superintendents • Experience with similar facilities • Team organization • Availability for this project
Project Approach <i>(POINT VALUE = 40)</i>	Clearly defining: <ul style="list-style-type: none"> • How your team has approached this type of facility before • Identifying typical challenges and ways your team overcame them.
Risk Identification and Safety <i>(POINT VALUE= 10)</i>	<ul style="list-style-type: none"> • Identify typical risks associated with this type of work and the ways to mitigate them. • Demonstrated Safety Record
Responsiveness of Submittal <i>(POINT VALUE= 10)</i>	<ul style="list-style-type: none"> • Extent to which the instructions in the RFQ were followed • Accuracy in reflecting the project's assumptions & requirements • Quality of team's references

4.3. Contents of SOQ Submittal

The SOQ submittal shall contain the following information:

- 4.3.1. Provide a detailed Team Description, demonstrating the depth and strength of resources/personnel capability. The detailed description shall include:
 - A listing of the Consultancies or subcontractors on the team and their respective scope of work.
 - Project Team: Identify the key individuals' experience and expertise with similar project types and scopes.
 - Team Organization:
 - Provide an organization chart
 - Key personnel and responsibilities including applicable resumes ([Form 1](#)) and project summary data sheets ([Form 2](#)). See also [Section 4.4](#)
- 4.3.2. Describe the Project Delivery and Approach, including:
 - Contract Scope:
 - Provide the Proposer's understanding of the contract's scope of work listed in Section 3.2.
 - Project Approach: Provide the Proposer's recommended approach to this type of project that maintains an efficient use of resources, reduces Construction Risk, and, if followed, will help this construction project be successful.
- 4.3.3. Risk Identification and Safety:
 - From your previous project experience, identify risks that you have encountered for projects of similar scope and the ways in which you mitigated them.
 - Provide documentation of your company's safety record on similar types of projects.

4.4. Past Performance of Team

SCPA will evaluate the experience of the Proposer's organization. Proposers are advised that SCPA may use all information provided by the Proposer and information obtained from other sources in the assessment of past performance. Past performance information on contracts not listed by the Proposer, or that of named sub-contractors, may also be evaluated. The SCPA may contact references other than those identified by the Proposer and information received may be used in the evaluation of the Proposers past performance. While SCPA may elect to consider information obtained from other sources, the burden of providing current, accurate, and complete past performance information rests with the Proposer.

Resumes of Key Personnel shall be provided in the SOQ submittal package on a form that contains similar information contained in the example Key Personnel Resume Form attached ([Form 1](#)). Resumes of Key Personnel shall be limited to two pages each. This resume should include projects that demonstrate their experience on similar projects. If an individual occupies more than one position, only one resume is required.

Identify the applicable previous work experience by the Project Manager, Site Superintendents, and any Major Sub-Contractors for this Project on a form containing similar information as shown on the attached Work History Form – Contractor ([Form 2](#)). The projects listed should be those the Proposer deems relevant in demonstrating qualifications to serve as the Contractor for this Project. Forms 1 and 2 do not count against the maximum page count allowed by [Section 4.1.2](#).

4.5. Legal and Financial

Receipt of an addendum by the Proposer must be acknowledged in writing. Failure to acknowledge an addendum may result in rejection of the SOQ. Explanations or instructions given in a form other than an addendum to the RFQ shall not be binding. Information provided in response to these sections will not count towards the overall page limitation or be scored.

5. SELECTION PROCESS

SCPA reserves the right to withdraw this RFQ or to reject any and all submittals at any time and cancel the Project if, in the sole discretion of SCPA, continuation is deemed not to be in its best interest. In addition to the SCPA's general right to reject all submittals, a submittal may be rejected if the submittal contains false or misleading statements or reference that, in the sole judgement of the Selection Committee, do not support an attribute or condition contended by the Proposer and, in the sole judgement of the Selection Committee in its evaluation of the submittal. The Selection Committee reserves the right in its sole discretion to waive minor irregularities and to reject any or all submittals.

All submittals, together with any supporting material submitted by the Proposer become the property of the SCPA and may be retained, destroyed, or otherwise disposed of at the convenience of the SCPA.

Upon selection of the preferred team as determined by the Selection Committee, the SCPA will execute a contract with the selected Contractor. The submittal received from the selected Proposer will become part of the agreement reached between the SCPA and the Proposer. If the selected Contractor and the SCPA fail to reach an agreement, the SCPA reserves the right to enter into contract negotiations with any of the remaining qualified proposers and select the Contractor deemed by the SCPA, to be in its best interest.

6. SUPPORTING DOCUMENTS

The following documents are provided to all parties interested in pursuing this RFQ.

- Form 1: Key Personnel Resume Form
- Form 2: Work History Form – Contractor
- Appendix A: Project Areas Map - Enlarged

RFQ FOR SELECTIVE DEMOLITION OF FORMER PAPERMILL & BREAKBULK FACILITIES

- Appendix B: General Map of the Former Paper Mill - 2019

END OF REQUEST FOR QUALIFICATIONS

Project No: CIF24EU01

Form 1

Key Individual Resume Form

KEY INDIVIDUAL RESUME FORM

Highlighted Text can be removed when filling out this form.

Brief Resume of Key Individual anticipated for the Project.	
a. Name & Title:	John Smith, P.E. Senior Project Manager
b. Role of Key Individual for this Project:	Lead Design Engineer
c. Name of Firm with which you are now associated:	ABC Design-Build Contractors
d. Years of Experience: With this Firm ___ Years With Other Firms ___ Years	Please list chronologically (most recent experience first) your employment history, including company name, position, duration of employment, and general responsibilities. This section shall show the required years of progressive experience. Project specific experience shall be included in Section g below: Firm 1: Regional Manager – Responsible for all engineering projects within region, 2012 – 2016 Firm 2: Senior Engineer – Responsible for overseeing roadway projects as assigned, 2005 – 2012 Firm 3: Staff Engineer – Responsible for roadway design duties as assigned, 2000 – 2005
e. Education: Name & Location of Institution(s)/Degree(s)/Year(s)/Specialization(s):	My University / City, State / Master of Science / 2000 / Civil Engineering - Transportation My University / City, State / Bachelor of Science / 1998 / Civil Engineering
f. Active Registrations: Year First Registered/State/Discipline/All Active Registration #s:	2009 / SC / Civil / 56789 2004 / NC / Civil / 12345
g. Document the extent and depth of your experience and qualifications relevant to the Project. (List at least three (3), but no more than five (5) relevant projects* for which you have performed a similar function. These projects do not need to demonstrate progressive experience.)	<ol style="list-style-type: none"> 1. Project Name 2. Specific Role 3. Note whether experience is with current firm or with other firm. 4. Project and Assignment Duration 5. Owner Contact Information including the company name, contact name, e-mail address and phone numbers of the owner's representative who can verify and discuss the participation in the project. 6. Provide estimated construction value 7. Provide project description and note your specific responsibilities and authorities for each project, not those of the firm. <p>Project Example No. 1</p> <p>Key Personnel Role: Senior Engineer</p> <p>Experience with Current Firm: Firm 2</p> <p>Project/Assignment Duration: Project 2002-2010, Assigned 2005-2007</p> <p>Owner Contact Information: DOT, Jane Doe, JaneDoe@DOT.gov , (803) 555-5555</p> <p>Design/Construction Value: \$200 Million</p> <p>Project Description: This project includes 20 miles of reconstruction with 4 bridge replacements in Wilmington, N.C. John's specific responsibilities included coordination with designers, scheduling, and cost control. Further description of project and responsibilities may be necessary.</p> <p>* On-call contracts with multiple task orders (on multiple projects) may not be listed as a single project.</p>
h. For Key Personnel required to be on-site full-time for the duration of construction, provide a current list of assignments, role, and the anticipated duration of each assignment.	John Smith is currently assigned to a design-build widening and rehab project in Charlotte, N.C. as the construction manager. The widening/rehab project is scheduled to be completed by December 2016, prior to the beginning of this project.

Project No: CIF24EU01

Form 2

Work History Form - Contractor

WORK HISTORY FORM – CONTRACTOR

[Name of Lead Contractor or Major Subcontractor]

a. Project Name & Location (City, State)	b. Name of the lead designer responsible for the overall project design	c. Contact information of the Owner and their Project Manager who can verify Contractor's responsibilities	d. Actual or Estimated Construction Completion Date	e. Actual or Estimated Project Construction Cost (in thousands)	f. Dollar Value of Work Performed by the Contractor identified as the Lead Contractor or Major Subcontractor (in thousands)
Name: Location:	Name:	Name of Owner: Project Manager: Phone: Email:	MM/YYYY		

g. Narrative describing the work performed by the Contractor. If submitting work completed by an affiliated or subsidiary company of the Contractor, identify the full legal name of the affiliate or subsidiary and their role on the Project.

--

Project No: CIF24EU01

Appendix A

PROJECT AREAS MAP - ENLARGED

NORTH CHARLESTON TERMINAL AND FORMER PAPER MILL PROJECT AREAS MAP

SHOWING PROJECT AREAS ON THE NORTH CHARLESTON TERMINAL (NCT) AND FORMER PAPER MILL PROPERTY AS WELL AS KEY SCSPA PROPERTY BOUNDARIES, TRANSPORTATION INFORMATION, AERIAL IMAGERY, AND OTHER LOCAL FEATURES



- MAP FEATURES**
- Interstates
 - US Highways
 - Railroads
 - County Boundaries
 - Terminal Boundaries
 - Existing Chemical Facility
 - SCSPA Property Boundaries

- PROJECT AREAS**
- | | |
|--------|---------|
| Area 1 | Area 7 |
| Area 2 | Area 8 |
| Area 3 | Area 9 |
| Area 4 | Area 10 |
| Area 5 | |
| Area 6 | |

PRIMARY NOTES AND SOURCES

Specific definitions of Project Areas can be in the document associated with this map. The data on this map was provided by the following sources:
 The SC State Ports Authority (SCSPA).
 The SC Department of Transportation (SCDOT).
 The US Census Bureau.
 The US Department of Agriculture (USDA).
 Charleston County, South Carolina.

DISCLAIMER: The South Carolina State Ports Authority ("SCPA") makes no warranty, covenant, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any geographic information system ("GIS") data or other information provided or made available by SCPA (individually and collectively "Data"). The Data is for general information purposes only, and is provided or made available by SCPA on an "as is" basis and with all faults. SCPA explicitly disclaims any and all liabilities, representations, covenants, and warranties arising out of or relating to the Data and its use, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.

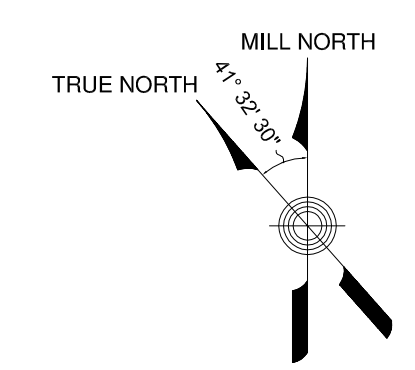
SOUTH CAROLINA PORTS

Map created 2/27/2025.

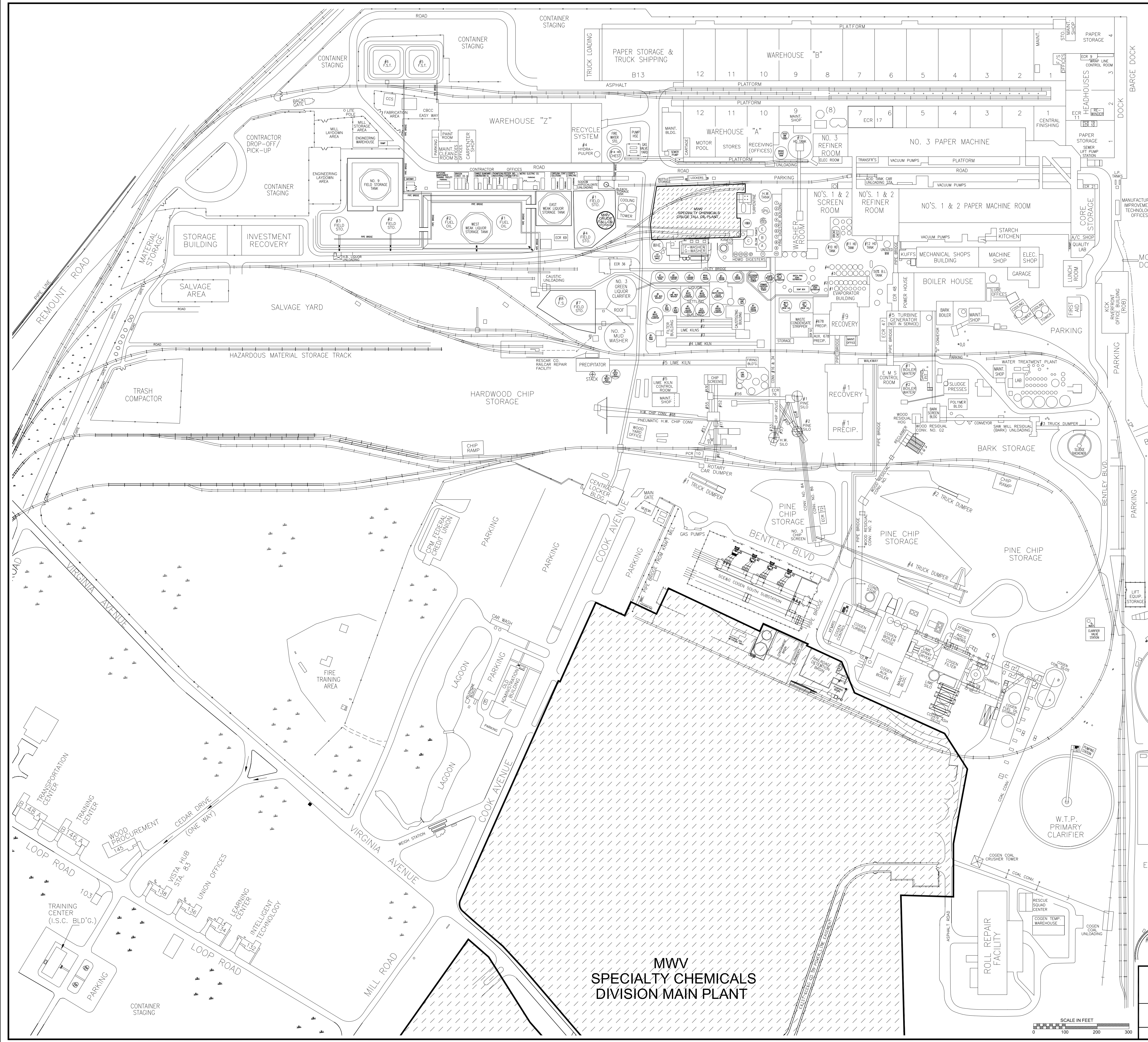
Project No: CIF24EU01

Appendix B

General Map of the Former Paper Mill - 2019




COOPER RIVER



MWV
SPECIALTY CHEMICALS
DIVISION MAIN PLANT

SCALE IN FEET
0 100 200 300



WestRock
GENERAL MAP OF THE MILL
CHARLESTON, SC
LATEST REVISION DATE
JANUARY 19, 2019
DWG.# S-2200-01