

South Carolina PORTS AUTHORITY
CHARLESTON, SOUTH CAROLINA



REQUEST FOR PROPOSAL
ADDENDUM No. 1

TERMINAL FACILITIES CONDITION ASSESSMENT
WANDO WELCH TERMINAL

MOUNT PLEASANT, SOUTH CAROLINA

SCPA Project: FCA

APRIL 2026

Pre-Bid Site Visit Questions

During the pre-bid meeting and site visit held on March 31, 2026, several questions were raised by prospective proposers. The responses provided below are issued to offer additional clarification of the solicitation documents.

Question 1: Please clarify whether the building exhaust fans, garage industrial heaters, and associated equipment are to be included in the proposal scope, or if these items are the responsibility of the mechanical/HVAC category under SCPA?

Please include the building exhaust fans, garage industrial heaters, and all associated equipment within the project scope. HVAC-related air handling units, condensers, and their associated ductwork shall be excluded from the scope of this assessment.

Question 2: Are the gantry cranes to be included in this inspection, or are they typically inspected by a third-party vendor?

Gantry cranes are not specifically covered under the IBC and are inspected under third-party standards such as ANSI/ASME B30 and OSHA requirements. For this condition assessment, inspectors should visually document the observable condition of gantry cranes, including structural support and any obvious signs of damage or deterioration. Functional testing or detailed inspections should be performed by a qualified third party handled by SCPA. Any areas that cannot be fully observed should be noted as limited access in the report.

Question 3: Should the condition assessment scope encompass the evaluation of oil and grease separators?

Yes, oil and grease separators should be included in the condition assessment. Inspectors should use their best engineering judgment to evaluate the observable condition, including structural integrity, signs of leakage, corrosion, and accessibility for maintenance. While the IBC references plumbing requirements through the IPC, routine performance testing is not required unless otherwise specified. Any area that cannot be fully accessed should be documented as limited access in the report.

Question 4: What extent of the concrete and pavement immediately outside the building entrances should be included in the inspection scope?

The inspection of concrete and pavement shall include areas immediately outside building doors that are directly impacted by building use. For both standard pedestrian doors and service or loading doors, this shall generally encompass a zone extending approximately 10 feet from the door, consistent with typical accessibility and egress considerations outlined in applicable building codes.

Question 5: Are the large storage racks considered assets to be inspected as part of this assessment?

Only large storage racks that are affixed to the wall or floor should be included in the assessment. Inspectors should use their best engineering judgment to evaluate the condition, stability, and safety of any fixed racks.

Question 6: Given that garages will not be cleared of items, how should visually inaccessible areas or elevated components be addressed during inspection?

For areas that are visually inaccessible or elevated, inspectors should use their best engineering judgment to assess the condition based on what is observable. Use of telescopic cameras, binoculars, or other non-intrusive visual aids is acceptable. Any area that cannot be inspected should be clearly identified and noted as limited access in the assessment report.

Question 7: Should dock levelers be included within the scope of the building condition assessment?

Yes, dock levelers are considered part of the building systems and should be included in the condition assessment inspections.

Question 8: Which engineering building code should the assessment align with?

*The assessment should align with the most current edition of the **International Building Code (IBC)**, as adopted by the State of South Carolina, including applicable local amendments and regulations.*

Question 9: What format is preferred for the submission of cost estimates associated with this project?

Provide a detailed, line-item cost estimate broken down by building component or system. The estimate should include unit costs, quantities, and underlying assumptions, and should be prepared in accordance with standard industry practices for building condition assessments and facility asset management.

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