

REQUEST FOR PROPOSAL (RFP)

RFP #2026-11

Design Build Services for Various Boat Landing Improvements



Advertised: February 6, 2026

RFP Due: March 10, 2026

Jasper County, South Carolina
RFP #2026-11
Design Build Services for Various Boat Landing Improvements

I. GENERAL INFORMATION

Jasper County (“the County”) is soliciting responses from qualified Marine Contractors and Engineering and Architecture firms (“Proposers” or “Contractors”) licensed in South Carolina to provide Construction Services and related professional services including design and permitting as further described herein.

RFP MUST BE RECEIVED NO LATER THAN 1:00 pm ON Tuesday, March 10, 2026.

Issue Request for Proposals (RFP)	February 6, 2026
Deadline for Inquires	February 27, 2026, 5:00 pm
Response to Inquiries	March 4, 2026
Deadline for Submitting Proposal	March 10, 2026, 1:00 pm

II. INSTRUCTIONS TO BIDDERS

1. Pre-Submittal

Any questions regarding this RFP must be submitted in writing via email to jiwanicki@jaspercountysc.gov or through the vendor registration page located on Jasper County’s Bids and Solicitations web page, <https://www.jaspercountysc.gov/services/bids-and-solicitations/> **NO LATER than Friday, February 27, 2026, by 5:00 pm.**

All submitted questions will be addressed and posted on Jasper County’s Bids and Solicitations web page and the vendor registration portal on **Wednesday, March 4, 2026.**

2. Proposal Reading Location

The names of Proposers will be publicly read at the Jasper County, Clementa Pinckney Government Building, Council Chamber, Third Floor, 358 Third Avenue, Ridgeland, SC 29936 on **Tuesday, March 10, 2026, at 1:00 pm. The Proposals will not be opened, and no other information about the Proposals will be provided at that time.**

All Proposers or their representatives are invited to attend the Proposal opening.

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3. Submittals

Jasper County is hereby issuing this Request for Proposals (RFP) to contractors and design firms that have the capability and interest in undertaking and performing the scope of work described in this RFP. The RFP is being publicly advertised in accordance with Jasper County procurement guidelines. Each contractor or firm responding to this solicitation is officially a Proposer.

Each mailed or hand delivered Proposal must submit a sealed package containing an original and four **(4) copies** of the RFP and must have “**BOAT LANDING RFP #2026-11**” clearly written on the outside.

All mailed or hand delivered Proposals will be logged in and date and time stamped.

All late Proposals will be rejected. Jasper County is not responsible for late submissions caused by delays in mail delivery or a delay in any other method of delivery.

Print size shall be 12 pt. font minimum on 8½ by 11 paper, double-sided, and must include all the information required in this RFP.

Provide a cover page that includes Company Name, Address, Point of Contact (Email Address and Phone Number), and Date of Submission.

PROPOSALS SHALL NOT EXCEED A TOTAL OF 50 PAGES. A PAGE IS CONSIDERED TO BE ONE SIDE OF A SHEET OF PAPER IF PRINTED. EXCEEDING THE PAGE LIMIT IS GROUNDS FOR REJECTION OF THE SUBMITTAL. The following **WILL NOT** be counted as pages:

- a. Front and/or back cover pages of your Proposal document
- b. Table of Contents for your Proposal document
- c. Section Dividers for your Proposal document
- d. AFFIDAVIT OF COMPLIANCE document
- e. Bid Form

If you have any questions on the above page limit information email iiwanicki@jaspercountysc.gov.

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4. Proposed Procurement Timeline

Release date for RFP	February 6, 2026
Final Date to Receive Written Questions	February 27, 2026
Addenda to Answer Questions	March 4, 2026
RFP Closing Date	March 10, 2026
Completion of Selection Committee Review and Recommendation	April 3, 2026
Finalize Contract Terms	April 14, 2026
Jasper County Council	April 20, 2026
Execution of Contract	April 30, 2026

5. Sealed and Marked

If sent by mail or hand-delivered, the original signed Proposal shall be submitted in a sealed package, clearly marked “**BOAT LANDING RFP #2026-11**” on the outside of the package and addressed to:

Kimberly Burgess
Dir., Administrative Services
Jasper County Government Building
358 Third Avenue, Suite 304
PO Box 1194
Ridgeland, SC 29936

It is the Proposer’s sole responsibility to deliver the Proposal to the Jasper County Government Building reception desk for receipt on or before **1:00 pm, Tuesday, March 10, 2026.**

If a Proposal is delivered by U.S. Mail, the Proposer shall be responsible for its timely delivery to the Jasper County Government Building. Proposals delayed by mail shall not be considered and shall be rejected.

Proposals submitted via email will not be accepted.

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All submissions will be logged in, date, and time stamped. ***Any Proposals received after the date and time specified will be logged and date and time stamped as "late" and will remain unopened.***

6. Legal Name and Signature

Proposals shall clearly indicate the legal name, address, and telephone number of the Proposer. Proposals shall be manually signed above the printed name and title of signer on the Affidavit of Compliance page. The signer shall have the authority to submit Proposals on behalf of the Proposer. Failure to properly sign the Proposals form shall invalidate the Proposals and it shall not be considered for award.

7. Clarification and Addenda

Each Proposer shall examine the RFP documents. The Administrative Services Division Procurement Officer shall not be responsible for interpretations or clarifications of Project Scope.

All inquiries or suggestions, concerning interpretation, clarification, or additional information pertaining to the Project Scope shall be made in writing or through email to:

Jim Iwanicki
Engineering Services Director
Jasper County
623 Live Oak Drive
P.O. Box 1244
Ridgeland, SC 29936
jiwanicki@jaspercountysc.gov

Any inquiries or suggestions concerning clarification of the RFP (**excluding Project Scope**) shall be made through the Procurement Officer in writing or through email to:

Kimberly Burgess
Dir., Administrative Services
Jasper County Government Building
358 Third Avenue, Suite 304
PO Box 1194
Ridgeland, SC 29936

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8. Responsive and Responsible Proposals

To be responsive, the Proposal shall conform in all material respects to the requirements set forth in the RFP. To be responsible, the Proposal shall fulfil fully the requirements, experience, reliability, capacity, and equipment that will ensure good faith performance.

9. Reserved Rights

Jasper County reserves the right to make such investigations as it deems necessary to make the determination of the Proposer's responsiveness and responsibility.

10. Applicable Law

All applicable laws and regulations of the United States of America, the State of South Carolina and Jasper County will apply to any resulting agreement, contract, or purchase.

11. Right to Protest

Appeals and remedies are provided for in the Jasper County Purchasing and Contracting Ordinance, Article V, Jasper County Code of Ordinances.

12. Contract Forms

Any agreement, contract, or purchase order resulting from the acceptance of a Proposal shall be on forms either supplied by or approved by the Jasper County Procurement Officer.

13. Forms, Alternates, Variances

Proposals must be submitted on the attached RFP forms, although additional information may be attached. The Proposers must indicate any variance from the requested scope of services and/or terms and conditions, on the RFP Affidavit of Compliance. Otherwise, Proposers must fully comply with the requested Scope of Services, terms and conditions. Alternate Proposals may or may not be considered at the sole discretion of Jasper County.

14. Proposal Prices

Provide a Bid Summary for each construction item listed on the Bid Form. Each item must be proposed separately, and no attempt is to be made to tie any item(s) in with any other item or items.

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15. Descriptive Information

All equipment, materials, and articles incorporated in the product/work covered by this RFP are to be new and of suitable grade for the purpose intended.

16. Deviations to Scope of Work and Requirements

Any deviation from the scope of work as written and accepted by the County may be grounds for termination of the Contract.

17. Quality

If any work product delivered does not meet applicable scope of work, or if the work product does not meet industry standard performance and professionalism, the Contractor shall redo the work at no expense to Jasper County. Contractor shall refund to the County any money which has been paid to the Contractor for any work not redone to meet industry standards and professionalism. The Contractor shall be responsible for attorney fees in the event the Contractor defaults and court action is required.

The County reserves the right to reject any or all materials/equipment if, in its judgement, the item reflects unsatisfactory workmanship, manufacturing, or shipping damages.

18. Regulations

It shall be the responsibility of the Consultant to ensure compliance with Federal, State of South Carolina, and County laws, rules, regulations, or other requirements, as may apply.

19. Termination of Award

Failure of the Consultant to satisfy the requirements of Jasper County shall be reason for termination of the award. Any Proposal may be rejected in whole or in part for good cause when in the best interest of the County.

20. Royalties and Patents

The successful Consultant shall pay all royalties and license fees for equipment or process in conjunction with the equipment being furnished. Consultant shall defend all suits or claims for infringement of any patent right and shall hold the County harmless from loss on account or cost and attorney's fees incurred.

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21. Inspection and Acceptance

No item(s) received by the County pursuant to this contract shall be deemed accepted until the County has had reasonable opportunity to inspect the item(s). Any item(s) discovered defective, or which do not conform to any warranty of the seller upon inspection may be returned at the seller's expense for full credit or replacement.

If later, defects are discovered which were not ascertainable upon the initial inspection, the item(s) may also be returned at the Seller's expense for full credit or replacement. The County's return of defective items shall not exclude any other legal, equitable or contractual remedies the County may have.

III. **GENERAL TERMS AND CONDITIONS**

1. **Exceptions to Specification**

Proposers taking exception to any part or section of the specifications shall indicate such exceptions on the Affidavit of Compliance Form and continuation page(s), if necessary. Failure to indicate exceptions shall be interpreted as the Proposer's intent to fully comply with the specifications as written.

2. **Evaluation of Proposals**

Any Purchase Order or Purchase Sales Agreement resulting from this RFP shall be awarded to the Proposer providing the best proposal as determined by Jasper County, South Carolina.

Responses will be evaluated using the following criteria:

- A. **Qualifications, Abilities, and Experience of Key Personnel (30%)** - Each firm will be evaluated in terms of the experience and qualifications of the key personnel that will be assigned to the Program Management Team.
- B. **Experience of the PROPOSER and References (30%)** - Each Proposer shall be evaluated by its demonstrated capabilities and experience to provide the required services. Review will include but not be limited to past performance on similar types of work, quality of work, and adherence to schedules and other related factors. History of working with municipalities and other local governments will also be considered. Review will include review of any subcontractors specified in Proposer's submittal as well.
- C. **Proposal Quality (20%)** - Each Proposer will be evaluated on how the RFP was put together and the readability of the document.
- D. **Project Cost (20%)** – Each Proposer will be evaluated on the project cost.

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After initial scoring of the above criteria, the County reserves the right to select a short list of finalists for a presentation/interview. Results of the interview process shall factor in the final scoring for contract award.

3. Award

Each factor of the evaluation will be considered relative to obtaining the most effective plan consistent with the needs of the County.

4. Product Liability Insurance

The successful Proposal will supply proof of professional liability insurance and workers compensation.

IV. SCOPE OF SERVICES

1. Project Purpose

Jasper County is seeking qualified marine contractors along with engineering and architecture services with licensure in South Carolina to provide construction services and related professional services including design and permitting as further described herein.

2. Scope of Work

The following is a list of some of the representative services that may need to be provided as part of the Design Build Contract.

- Site master planning
- Project scoping
 - Space Study
 - Schematic Design
 - Preliminary Cost Estimates
 - Preliminary Time Schedule
 - Conceptual Renderings
- Survey and Land Acquisition Services
- Site plan design
- Structures design
- Construction documents
- Pricing
 - Guaranteed Maximum Price (GMP)
- Construction Administration
 - Pre-Construction conference
 - Submittal review and approval
 - Construction document interpretation
 - Perform all inspections for all phases including required opening

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- inspection by any public agency authorities.
- Provide and direct material and systems testing
- Change order preparation
- Attend progress meetings
- Contractor's pay requests.
- Project closeout
- Post construction
 - Assist in training personnel to operate and maintain the facility.
 - Final record documents using contractor-prepared as-built drawings in a PDF format.
 - Startup.
- Selection of fixtures, equipment and signage
- Renderings
- Permitting

The Project Scope is defined further in "EXHIBIT A."

V. PROPOSAL REQUIREMENTS AND FORMATTING

Proposers are REQUIRED to submit all requested information and/or documentation outlined in this section of the solicitation. Any Proposer failing to do so may have their response rejected as being non-responsive and making them ineligible for contract award. Proposers shall submit their responses in a format and sequence that follows the section numbering and layout provided in this solicitation to assist the County in its evaluation of responses.

Proposers shall submit written qualifications which clearly demonstrate their ability to provide quality services in an effective manner.

The County desires a Proposer with a history of meeting or exceeding client expectations, providing effective communication between the client and the Proposer, a record of meeting schedules and deadlines, distinct knowledge of local sales tax programs, permitting requirements, a reputation as an effective steward of natural resources and the environment, prudent contract administration and project accounting, and a quality presentation of project deliverables.

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Proposals shall include the following information, and should be arranged in labeled sections as follows:

QUALIFICATIONS:

Section A: Personnel Technical Competence/Qualifications

1. Project Team Organizational Chart: Provide an organizational chart identifying team members who might be assigned to this contract (including sub-consultants). The organizational chart must include the name, role/position, and office location of each team member and subconsultant. A project team member may be responsible for more than one area.
2. Professional Resumes: Provide professional resumes of key project personnel proposed for this contract and detailed background information including:
 - Education
 - Professional registrations and certifications, applicable to South Carolina
 - Experience
 - Years with Proposer
 - Office location
 - Specific role and responsibilities on past projects of this type
3. Proposer Reserves: Description of the available backup personnel, resources, and their location.
4. Primary Point of Contact: Identify the Proposer's primary point of contact.
5. Organization of sub-consultants and personnel: Provide the name of any Proposer(s) and their personnel that will be providing sub-consulting services to your Proposer. Also include the services they will provide, their office location, and a contact name and phone number.

Section B: Background, Capabilities, and Experience

1. Range of Services: Provide a description of the full range of services the Proposer provides. Provide the number of years in business and the location of the main office that will service the County's account including the location of any sub-consultants.
2. Capabilities: Discuss the Proposer's unique qualifications, capabilities, and methodologies that will be used for the Design Build Services.

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3. Prior Experience: Provide a complete list with detailed descriptions including dollar value and time frame of the Proposer's experience on similar Governmental Design Build Services and/or Governmental Engineering and Architecture Services within the past 5 years. Specify the type of work performed, the Proposer's Project Manager and personnel that worked on the referenced projects including their role. Include project photos, budget and schedule. Identify if the project was completed on time and on budget.
4. Project References: Provide at least three (3) references from Item 3 above. Provide Name, current employer, past employer, if relevant, current phone number, and current email address.
5. Workload: Provide a summary of current workload and workload projections. Present and anticipated workload of project team (please show in tabular format with each team member's anticipated obligations depicted over the life of the project).
6. List of litigation history of the Proposer and all sub-consultants for the past 5 years.

Section C: Scope of Work Approach

Discuss and provide insight into the Proposer's approach. What sets the Proposer's approach apart from others in the industry.

Section D: Forms and Information

AFFIDAVIT OF COMPLIANCE must be submitted.

Section E: Costs

The Project Bid will be used in the evaluation of Proposals but will not form the basis for contract negotiations with the selected Proposer.

The Proposer shall submit a Billable Costs Document for their Proposal. At a minimum, the document shall have a line-item cost for each construction item.

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VI. CONTRACT AWARD

Contract award, as well as contract continuation of the contract in subsequent fiscal periods, is subject to availability of County funds. If contract negotiations with the highest rated Proposer are unsuccessful, the County reserves the right to begin contract negotiations with next highest rated Proposer.

If a contract is awarded as result of this solicitation, such award shall be made to the most qualified Proposer(s). If contract negotiations with the most qualified Proposer(s) are unsuccessful, the County reserves the right to begin contract negotiations with the next most qualified Proposer(s).

VII. STANDARD CONTRACT TERMS AND CONDITIONS

The Proposer acknowledges that a contract will need to be carried out with terms and conditions acceptable to the County and the Proposer.

The Proposer agrees that terms and conditions provided in this RFP, and in their response to the RFP either in their entirety or relevant portions thereof, should be included and become part of any resulting contract.

Please note that if the County determines that key team members identified in this RFP are no longer available and/or not being used on this project, the County reserves the right to terminate the contract.

The anticipated term of the resulting contract shall be twelve (12) months.

VIII. WARRANTY

The Proposer will warranty this work for a period of one (1) year if anything should prove defective in its workmanship or materials.

END OF SECTION

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BID FORM

Proposal Pricing

Beck's Ferry Landing

Line	Item	Price
1	Concept design	
2	Survey	
3	Land Acquisition Services	
4	Permitting	
5	Mobilize	
6	Demo and Disposal	
7	Construct new 8' x 31' Walkway	
8	Construct new 10' x 9' deck	
9	Grading, filter fabric, and rip rap	
10	Repair floating dock	
11	Grade and Gravel parking spots	
	TOTAL	

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BID FORM

Proposal Pricing

Turnbridge Landing

Line	Item	Price
1	Concept design	
3	Permitting	
4	Mobilize	
5	Demo and Disposal	
6	Construct new Concrete Ramp	
7	Construct new Walkway	
8	Construct new deck	
9	Grading, filter fabric, and rip rap	
10	Repair floating dock	
11	Grade and Gravel parking spots	
	TOTAL	

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BID FORM

Proposal Pricing

Knowles Island Pier

Line	Item	Price
1	Concept design	
2	Permitting	
3	Mobilize	
4	Grading, filter fabric, and rip rap	
	TOTAL	

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BID FORM

Proposal Pricing

Additional Landing(s)

Line	Item	Price
1	Concept design - B & C Landing	
2	Concept design - Bolan Hall Landing	
3	Concept design - Cooks Landing	
4	Concept design – Corner Lake Landing	
5	Concept design – Dawson’s Landing	
6	Concept design –Tuten’s Landing	
	TOTAL	

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AFFIDAVIT OF COMPLIANCE

To be submitted with vendor's Proposal

_____ We Do Not take exception to the RFP Documents/Requirements.

_____ We take exception to the RFP Documents/Requirements as follows:

Specific exceptions are as follows:

I have carefully examined the REQUEST FOR QUALIFICATION and agree to abide by all submitted pricing, delivery, and terms and conditions of this Proposal unless otherwise stipulated herein.

Company Name_____

By_____
(Authorized Signature)

(Print Name and Title)

Company Address_____

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AFFIDAVIT OF COMPLIANCE (continued)

Telephone Number _____

Email _____

Federal Tax ID No. _____

DBE Vendor (Yes/No)

Minority Owned: _____

Women Owned: _____

Veteran Owned: _____

Date _____

ADDENDA

Proposer acknowledges receipt of the following addendum:

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

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STATEMENT OF “NO PROPOSAL”

Return this page only if your company provides the products/services being requested and DECLINES to do so.

We, the undersigned, have declined to respond to the above REQUEST FOR PROPOSAL for Beck’s Ferry Boat Landing Improvements for the following reasons:

- _____ Specifications too “Narrow,” geared to one brand or manufacturer (Please explain below).
- _____ Insufficient Time to Respond to REQUEST FOR PROPOSAL.
- _____ Unable to Meet Specifications.
- _____ Specifications Unclear (Please explain below).
- _____ Other (Please explain below).

Remarks

Company Name _____

Address _____

Name and Title _____

Date _____

Signature _____

Telephone Number _____

Email Address _____

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Exhibit A

Beck's Ferry Boat Landing Project Scope

1. Prepare conceptual design of the Landing park. Expand park footprint to include a restroom building and picnic pavilion.
2. Survey site and establish park limits.
3. Prepare land acquisition documents to assist the County attorney with acquisition.
4. Permitting from local, state, and federal agencies as needed.

Supply all labor, materials and equipment to perform the following work:

1. Mobilization – Mobilize needed equipment to include excavators, vibratory hammers, and crane barge to the job site.
2. Demolition and Disposal – Demolish and dispose of existing structure at a proper facility.
3. Construct a new 8' x 31' walkway with handrails in the existing location.
4. Construct a new 10' x 9' platform with handrails connecting the walkway with the aluminum ramp.
5. Grading the left and right side of the boat ramp, install new filter fabric, and install approximately 100 tons of riprap on both sides of the boat ramp and under the wooden 10' x 9' deck section.
6. Repair the floating Gatordock by supplying and replacing the 18" x 39' Gatordock pontoon under the floating dock. This is anticipated to be completed by crane barge.
7. Grade and add gravel as needed to existing the parking spots.

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Turnbridge Landing Project Scope

1. Prepare a conceptual design of the Landing park. This project has not been studied to the same level of detail as Beck's Ferry Boat Landing, and additional scoping is needed.
2. Permitting from local, state, and federal agencies as needed.

Supply all labor, materials and equipment to perform the following work:

1. Mobilization – Mobilize needed equipment to include excavators, vibratory hammers, and crane barge to the job site.
2. Demolition and Disposal – Demolish and dispose of existing structure at a proper facility.
3. Construct a new concrete boat ramp.
4. Construct a new walkway with handrails in the existing location.
5. Construct a new platform with handrails connecting the walkway with the aluminum ramp.
6. Grading the left and right side of the boat ramp, install new filter fabric, and install riprap on both sides of the boat ramp and under the deck.
7. Supply and replace the Gatordock pontoon under the floating dock. This is anticipated to be completed by crane barge.
8. Grade and add gravel as needed to the existing parking spots.

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Knowles Island Pier Project Scope

1. Prepare conceptual design of the Pier. This project has not been studied to the same level of detail as Beck's Ferry Boat Landing, and additional scoping is needed.
2. Permitting from local, state, and federal agencies as needed.

Supply all labor, materials and equipment to perform the following work:

1. Mobilization – Mobilize needed equipment to include excavators, crane barge to the job site.
2. Grading the left and right side of the boat ramp, install new filter fabric, and install riprap on both sides of the boat ramp and under the deck.

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Additional Project Scope

These additional sites will need to be evaluated for needs and a conceptual design completed. Additional Scoping is needed as these projects have not been studied to the same level of detail as Beck's Ferry Boat Landing, Turnbridge Landing, and Knowles Island Pier.

Permitting and construction scope of work to be determined and added as a contract amendment, subject to project funding.

1. B & C Landing
2. Bolan Hall Landing
3. Cooks Landing
4. Corner Lake Landing
5. Dawson's Landing
6. Tuten's Landing

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Materials and Specifications:

1. Pilings for walkway will be 8" tip, 10" butt 2.5cca marine treated.
2. Caps will be 3"x 10" #1 .60cca treated KDAT placed on both sides of the piles and bolted with 5/8" bolts.
3. Stringers will be 2"x10" #1 .60cca treated KDAT.
4. Decking will be 2" x 8" #1 .60cca treated KDAT nailed with Maze brand ring shank nails.
5. Handrails will be 4"x 4" stanchions #1 .60cca treated KDAT double braced with 2" x 4." The 2" x 4" ACQ treated will be used for the top and center rails with 1"x 6" composite for capping.
6. If composite is chosen, all decking will be 1"x6" Envision composite fastened with 316 stainless steel screws.
7. All nuts, bolts, cleats, and hardware for fixed dock will be hot-dipped galvanized.

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Exhibit A

Beck's Ferry Photos as of Oct. 12, 2025



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END OF SECTION