

Conceptual Cost Estimate					
Isle of Palms Marina Redevelopment					
Real Property Scenario					
Jul-17					
Item	Estimated Quantity	Units	Unit Price	Item Cost	Comments/Assumptions
Upland Elements					
Mobilization	1	LS	\$100,000	\$100,000	
Demolition and Grading	1	LS	\$70,000	\$70,000	
Erosion and Sediment Control	1	LS	\$50,000	\$50,000	
Stormwater Management System	1	LS	\$150,000	\$150,000	
Asphalt Paving	10,130	SY	\$28	\$283,640	
Gravel/Pervious Paving	7,582	SY	\$20	\$151,640	
Concrete Curb and Gutter	5,728	LF	\$15	\$85,920	
Road Parking and Striping	1	LS	\$5,000	\$5,000	
Traffic Signs	1	LS	\$25,000	\$25,000	
Wayfinding Signs	1	LS	\$25,000	\$25,000	
Concrete Sidewalk	1,780	SY	\$60	\$106,800	
Testing Allowance	1	LS	\$10,000	\$10,000	
Surveying	1	LS	\$2,500	\$2,500	
Site Electrical and Lighting	1	LS	\$200,000	\$200,000	
Site Potable Water and Sewer	1	LS	\$150,000	\$150,000	
Landscaping	1	LS	\$100,000	\$100,000	Reduced per Real Property Committee
Perimeter Boardwalk (upland)	6,550	SF	\$30	\$196,500	
Bridge Access - Platform Lift	2	EA	\$0	\$0	Eliminated
Bridge Access - Stairs	2	EA	\$0	\$0	Eliminated
Bridge Access - Exterior Structure	1	LS	\$0	\$0	Eliminated
Dumpster Screening	1	LS	\$7,500	\$7,500	
Tractor Shed	1,000	SF	\$0	\$0	To be provided by operator
Bike Corral	4	EA	\$875	\$3,500	
Parking Meter System	6	EA	\$0	\$0	Tabled
Parking IT Support Infrastructure	1	LS	\$0	\$0	Tabled
Restroom Building	486	SF	\$0	\$0	Tabled
Upland Filling Station					
Fueling Infrastructure	1	LS	\$100,000	\$100,000	
Existing Infrastructure Demolition	1	LS	\$20,000	\$20,000	
Concrete Paving	215	SY	\$60	\$12,900	
Sub-Total				\$1,855,900	
Marine Elements					
Mobilization	1	LS	\$25,000	\$25,000	
Demolition	1	LS	\$100,000	\$100,000	
Dredging	1	LS	\$0	\$0	Removed per Real Property Committee
Perimeter Boardwalk (cantilevered)	1,570	SF	\$0	\$0	Tabled
Perimeter Boardwalk (bridge)	600	SF	\$110	\$0	Removed per Real Property Committee
New Floating Docks	16,000	SF	\$50	\$800,000	
Relocate and Renovate AIWW Dock	1	LS	\$75,000	\$75,000	
AIWW Fixed Pier Modifications	120	SF	\$75	\$9,000	
City Dock Fixed Pier Modifications	105	SF	\$75	\$7,875	
Kayak Launch Dock - AIWW Dock	600	SF	\$70	\$42,000	
Public Kayak Launch - City Dock	510	SF	\$70	\$35,700	
Gangway Landing Float - City Dock	200	SF	\$70	\$14,000	
Tidal Wave Floating Docks	800	SF	\$100	\$80,000	Heavy Duty Floating Dock
Tidal Wave Floating Building	400	SF	\$100	\$40,000	Basic structure with shade and utility routing
Jet Docks	0	EA	\$10,000	\$0	Assume relocate from existing marina
SUP Pad	0	SF	\$30	\$0	Recommend the operator fund this improvement
Gangways - ADA	5	EA	\$45,000	\$225,000	Reduced; include re-use of existing
Gangways - Other	2	EA	\$25,000	\$50,000	
Standard Slip Utilities	37	Slip	\$7,500	\$277,500	
Small M/Y Slip Utilities	2	Slip	\$25,000	\$50,000	
Jet Dock Utilities	15	Slip	\$5,000	\$75,000	
AIWW Dock Utility Renovation	1	LS	\$60,000	\$60,000	
Fuel Hut	450	SF	\$150	\$67,500	
Marina Fuel System	1	LS	\$200,000	\$200,000	Including piping from tank farm and all appurtenances on docks
Marina Pumpout System	1	LS	\$40,000	\$40,000	
Marina Fire Standpipe System	910	LF	\$85	\$77,350	
Marina Fire Extinguishers	17	EA	\$1,200	\$20,400	
Sub-Total				\$2,371,325	
Construction Cost Estimate Total				\$4,227,225	
Soft Costs	10%	Const. Value	\$422,723	\$422,723	
Engineering, Permitting, Const. Phase					
Contingency	10%	Const. Value	\$422,723	\$422,723	
Conceptual Level Plan Contingency					
Project Total				\$5,072,670	

Potential Grant Funding	CVA Pumpout Grant	\$30,000	75% of pumpout costs eligible. Reimbursement grant
	Boating Infrastructure Grant	\$69,467	Tier 1 Application Under Consideration