



## **Public Works Committee**

8:00 a.m., October 1, 2020

1207 Palm Boulevard, Isle of Palms, South Carolina

### **Virtual Meeting Due to COVID-19 Pandemic:**

The public may join the virtual meeting by clicking here: <https://www.youtube.com/user/cityofisleofpalms>

### **Public Comment:**

Citizens may provide public comment here:  
<https://www.iop.net/public-comment-form>

### **Agenda**

1. **Call to order** - and acknowledgement that the press and public have been duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Approval of previous meeting's minutes** – September 3, 2020
3. **Citizens' Comments** – Citizens may submit written comments here: <https://www.iop.net/public-comment-form> Comments received prior to the meeting will be entered into the record.
4. **Department Report** – Director Pitts and Assistant Director Asero; Vehicle maintenance, trash collection, and building maintenance tracking reports
5. **Old Business**
  - a. Update on Phase III Drainage Project and small internal projects
  - b. Discussion of outsourcing household garbage collection services
  - c. Update on Memorandum of Understanding (MOU) between the City and Dominion Energy ahead of next tree trimming cycle
  - d. Discussion of Dominion Energy's Non-Standard Service Fund and list of eligible projects
6. **New Business**
  - a. Consideration of MOU with Isle of Palms Water and Sewer Commission regarding the island's Sewer Master Plan
  - b. Discussion and consideration of amendment to Section 5-4-32 of the City's Zoning Code to allow for sewer pump stations in the SR-1 single-residential district
  - c. Discussion and consideration of roof repairs to the Public Works workshop to address ceiling condensation issues in an amount not to exceed \$19,000
7. **Miscellaneous Business**

Next Meeting Date: 8:00 a.m., Thursday, November 5, 2020



8. **Executive Session** – If needed

9. **Adjournment**



**PUBLIC WORKS COMMITTEE**  
**8:00am, Thursday, September 3, 2020**

**Virtual Meeting via Zoom call due to COVID-19 Pandemic**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to order**

Present: Council members Pounds, Smith, and Streetman

Staff Present: Administrator Fragoso, Asst. Administrator Hanna, Director Pitts, Asst. Director Asero

**2. Approval of previous meeting's minutes – August 6, 2020**

Council Member Streetman made a motion to approve the minutes of the August 6, 2020 meeting, and Council Member Smith seconded the motion. The minutes passed unanimously.

**3. Citizens' Comments**

The only comment was read into the record by Asst. City Administrator Hanna.

Sherry Welsh, 19 24<sup>th</sup> Avenue, asked about the process by which she can get a new trash can.

This comment in its entirety can be found on the City's website alongside the agenda for this meeting.

**4. Department Reports – Director Pitts and Assistant Director Asero**

Director Pitts said August's garbage collection is closer to normal for this time of year. He reported that Charleston County has notified the City that all of their garbage must now be taken to the Bees Ferry landfill. Vehicle maintenance is on budget.

Asst. Director Asero reviewed works for the month of August. He reported that SCDOT fixed a broken pipe on Charleston Boulevard, Eadie's has reconstructed a ditch at 2<sup>nd</sup> avenue, vegetation was cleaned up at Forest Trail, and Charleston County Stormwater reviewed plans for new home construction. He also shared that SCDOT is working on how to keep Hartnett Boulevard drained.

He shared some of the tasks completed regarding facilities maintenance and landscaping. He also completed an analysis of what is needed to fill in the problematic areas along Palm Boulevard between 21<sup>st</sup> and 57<sup>th</sup> avenues in preparation for paid parking in those areas. Palm tree pruning is happening from Breach Inlet to 21<sup>st</sup> Avenue. He met with the landscape architect for the Public Safety Building and did a city-wide inspection of the irrigation system with the landscape contractor.

Administrator Fragoso reported that Charleston County only gave the City four days' notice about the change regarding trash being dumped at the Bees Ferry landfill. This change will create inefficiencies and cost overtime during the beach season. Director Pitts said it will add approximately 90 minutes to the route during that time due to traffic. The County has said this is a cost-saving measure as it costs them \$115,000/year for the Isle of Palms to use the transfer station.

**5. Old Business**

**A. Update on Phase III Drainage Project and small internal projects**

Administrator Fragoso reported that Thomas & Hutton continues to work on the permitting and engineering and design for the Phase III Drainage Project. She said staff and Thomas & Hutton met with Wild Dunes to discuss a "mutually agreeable design" for the 30<sup>th</sup> Avenue outfall.

Administrator Fragoso said the bid package for the smaller internal projects has been received and it is being reviewed. It should go out for bid by early next week.

Staff is also working with Thomas & Hutton on an application to the Rural Infrastructure Authority Grant. The City was granted the maximum amount of \$500,000 for Phase II of the drainage project a few years ago. The City is eligible to receive additional funding for Phase III since it services another part of the island. The application deadline is September 14.

**B. Discussion of outsourcing household garbage collection services**

Treasurer Suggs reviewed potential savings surrounding the outsourcing of garbage and yard debris collection. Savings across numerous places in the budget for outsourcing garbage collection only comes to approximately \$586,000. The potential savings for outsourcing garbage and yard debris collection comes to approximately \$1,042,000. These numbers are based on non-binding estimates received from Carolina Waste, Republic Services, and costs found in Sullivan's Island's garbage collection contract. Administrator Fragoso said that outsourcing garbage collection is not financially feasible, adding that the community is very satisfied with the service they receive from the Department of Public Works.

Committee members then discussed the backdoor service received by many island residents and the need to rethink that service in light of the associated costs of the County's new requirement of taking trash to the Bees Ferry Landfill. Eliminating the backdoor service provided by the City will result in additional costs to condominium owners. Costs would likely be run through their HOAs. Committee members felt the backdoor service is inefficient and would like to see a financial analysis of eliminating the service.

**C. Discussion of development of cutting agreement between the City and Dominion Energy ahead of next tree-trimming cycle**

Council Member Pounds reported that he and Administrator Fragoso met with Dominion Energy to discuss moving forward with a tree-cutting agreement and the use of the monies in the non-standard service fund. Administrator Fragoso suggested the creation of a Memorandum of Understanding with Dominion Energy rather than a tree-cutting agreement as it could provide

more City-centric direction. Committee members agreed they would like to see monies budgeted for a certified arborist to represent the City's interests in preserving as many trees as possible. Council Member Smith suggested some proactive messaging educating residents about types of trees and planting locations so they do not become hazards.

**D. Discussion of Dominion Energy's Non-Standard Service Fund and list of eligible projects**

Referring to a list of potential projects compiled by Dominion Energy in 2016, Council Member Pounds said that they have asked Dominion Energy to provide some high-level estimates for the costs of these projects. He shared that the cost to underground 0.1 mile of utility lines on Sullivan's Island cost \$310,000. Earlier estimates of undergrounding utilities from Breach Inlet to 15<sup>th</sup> Avenue came to \$12M. He said it is necessary that the City have a strategy on how best to use the monies in this fund.

Administrator Fragoso suggested having an expert in the undergrounding of utilities speak to the committee about all that is involved in the process. It was agreed that it may not be feasible to underground utilities island-wide.

Committee members agreed it is necessary to keep the discussions with Dominion Energy, the potential MOU, and list of projects as reoccurring agenda items to keep the issue front and center. Council Member Pounds asked if the high-level cost estimates for the smaller projects could be available for the next meeting. He also asked Council members Smith and Streetman to review the list of projects so it can be discussed in further detail at the October meeting.

6. **New Business** -- none

7. **Miscellaneous Business**

The next meeting of the Public Works Committee will be Thursday, October 1, 2020 at 8:00am.

Shred Day will be held Saturday, September 26 from 9am-12pm.

8. **Adjournment**

Council Member Streetman made a motion to adjourn, and Council Member Smith seconded the motion. The meeting was adjourned at 9:33am.

Respectfully submitted,

Nicole DeNeane  
City Clerk

STATE OF SOUTH CAROLINA ) MEMORANDUM OF UNDERSTANDING  
 )  
COUNTY OF CHARLESTON )

THIS MEMORANDUM OF UNDERSTANDING (this “MOU”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Isle of Palms (hereinafter, the “City”) and the Commissioners of Public Works of the City of Isle of Palms, doing business as the Isle of Palms Water and Sewer Commission (hereinafter, the “Commission”). The City is an incorporated municipality (1953) with a nine-member elected body in a Council form of Government. The Commission is a water and wastewater utility with a five-member elected body. Both public entities serve the same citizen customers in the same geographic area but operate separately, except that in order for the Commission to borrow money, bond issues must be approved, via ordinance, by the City Council.

## PREAMBLE

## BACKGROUND OF MOU

1. In 2015, the Isle of Palms Planning Commission received a request from City Council to investigate ways to expand the public wastewater collection and treatment system. This work was accomplished over a series of months culminating in a presentation to City Council on August 22, 2017, where the Planning Commission presented suggestions regarding possible courses of action to facilitate that effort and goal.
2. In October of 2015, in October of 2016 and again in September of 2017, the City experienced flooding associated with three extreme weather events. During two of these events, the flooding caused individual septic systems to malfunction, rendered homes uninhabitable, and created unsanitary conditions in flood waters.

3. Following these weather events, two citizen forums were organized to discuss citizen priorities for Council action. The citizens identified, among other items, drainage and extension of the public sewer as priorities. The City and the Commission met on March 21, 2018, to discuss various forms of wastewater treatment to address these citizen concerns. The City and the Commission have jointly expressed an interest in investigating the requirements necessary to provide sewer service to the areas of the Isle of Palms not presently receiving sewer service from the Commission.
4. The City budgeted and adopted \$50,000 in the Fiscal Year 2019 budget to facilitate its ability to fund the updated cost estimates for expansion of the public sewer system.
5. On May 30, 2018, the City and the Commission entered into an initial memorandum of understanding agreeing to a 50:50 cost share of a \$38,600 study to update the island's sewer master plan.
6. In December 2018, Thomas & Hutton Engineering Co. presented the updated sewer master plan that included a phasing plan and construction cost estimate of \$34,588,806. This amount does not include the \$18,990,000 necessary to expand the Forest Trails treatment facility.
7. The City and the Commission further agree that the proliferation of non-traditional treatment systems, like grinder pump systems, are less than ideal, unsightly, rarely have alternative power supplies making them non-functional during periods of power outages.
8. The Commission has previously taken the proactive position in their agreements with customers having grinder pump systems that when public sewer becomes available,

those customers are required to abandon the grinder pump systems and connect to the public sewer at their expense.

9. The Commission has engaged the services of a rate consultant who has completed a study on impact fee increases, and this modeling will facilitate gathering of needed rate and cost information for future extensions.

#### FUTURE EXPECTATIONS

10. The City and the Commission commit to a goal to improve the barrier island environment, increase sustainability and improve property values. This MOU is intended to establish guidelines for collaboratively working together and sharing information.
11. The City and the Commission commit to a goal of developing an additional memorandum of understanding within one year from the date of this MOU that will provide a detailed strategy detailing how to systematically expand the Commission's public sewer system in a planned, safe sequence that is not only economically viable but also maximizes grant resources to mitigate costs to the customers.
12. The City and the Commission agree that they are providing public service to the same customers.
13. The City and the Commission set a target of realizing this goal for their citizen customers within ten (10) years from the date of this MOU, with the understanding that this target date may need to be updated and modified as the expansion progresses.
14. This work and analysis will comprise data provided by Thomas & Hutton, as well as information on flood complaints; repetitive losses from flooding; the concentration of grinder pumps, new grinders and grinder requests; malfunctioning septic tanks;



requests for sewer service; areas lacking service; and downstream improvements/impacts.

15. The City and the Commission agree to support one another in the pursuit of available grant funding for areas that may qualify. Funding, and issues related to proximity to the treatment plant, may also become a determining factor in the timing and location of phases towards accomplishing the goal.
16. When necessary, the City and the Commission shall develop any required ordinances as a means of facilitating individual homeowners connecting their properties to the system, once available, without undue financial hardship to the homeowners. Factors to be considered might be length of home ownership, owner occupancy and any homestead exemption.
17. The City and the Commission commit to sharing information that would not violate any confidential information or risk exposing any proprietary material, not otherwise subject to disclosure under the South Carolina Freedom of Information Act.
18. The City and the Commission will improve and facilitate communication during the budgetary process and planning process, continuing to create awareness of the stated goals, will share reports, and will work to coordinate projects for possible cost saving opportunities created by economies of scale. The Commission agrees to supply to the City a monthly report or presentation detailing: (a) forecasted spending versus original budget, (b) construction progress versus original timetable, and (c) any unexpected events that affect the construction projects associated with eliminating the Wild Dunes facility and consolidation at the Forest Trails facility. The City acknowledges its

attendance at the monthly Board of Commissioners meetings and receipt of the Manager's monthly report to the Commissioners satisfy such requirement.

19. The City and the Commission commit to working together to seek grant sources and identify potential sources of funds to support and facilitate the necessary upgrades to accommodate the eventual connection of all individual systems to the public system.
20. Represented fully and inclusively, the City and the Commission shall acknowledge the need to trust that both are moving in the same direction with the same goal to serve the same citizen customers and so will participate together in meetings and, at least annually, review the goals, performance and accomplishments of this MOU.

NOW, THEREFORE, the City and the Commission agree that it is the intent of this MOU to formalize their agreement to cooperate in this joint endeavor and to the terms of this MOU, and each party requests the other to sign this MOU and proceed as diligently as reasonably possible with achieving the overall goal within the target ten-year timeframe.

IN WITNESS WHEREOF, the parties hereto have duly approved this MOU and their respective representatives have duly signed and delivered this MOU, as of the date first set forth above.

CITY OF ISLE OF PALMS

COMMISSIONERS OF PUBLIC WORKS OF  
THE CITY OF ISLE OF PALMS, d/b/a Isle of  
Palms Water and Sewer Commission

By: \_\_\_\_\_  
Jimmy Carroll, Mayor

By: \_\_\_\_\_  
Jay Leigh, Chair

STATE OF SOUTH CAROLINA ) MEMORANDUM OF UNDERSTANDING  
 )  
COUNTY OF CHARLESTON )

THIS MEMORANDUM OF UNDERSTANDING (~~“this~~ “MOU”) is entered into this  
day of , 2020, by and between the City of Isle of Palms (~~“hereinafter, the~~ “City”) and  
the Commissioners of Public Works of the City of Isle of Palms, doing business as the ~~IOP-WSC,~~  
~~“WSC”~~). ~~The City of~~ Isle of Palms Water and Sewer Commission (hereinafter, the  
“Commission”). The City is an incorporated municipality (1953) with a nine-member elected  
body in a Council form of Government. ~~The Isle of Palms Water and Sewer~~The Commission is a  
water and wastewater utility with a five-member elected body. Both public entities serve the same  
citizen customers in the same geographic area but operate separately, except that in order for the  
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ordinance, by the City ~~of Isle of Palms City~~ Council.

#### PREAMBLE

#### BACKGROUND OF MOU

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7. The City ~~of Isle of Palms~~ and ~~WSC~~the Commission further agree that the proliferation of non-traditional treatment systems, like grinder pump systems, are less than ideal, unsightly, rarely have alternative power supplies making them non-functional during periods of power outages.
8. ~~WSC~~The Commission has previously taken the proactive position in their agreements with customers having grinder pump systems that when public sewer becomes

available, those customers are required to abandon the grinder pump systems and connect to the public sewer at their expense.

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15. The City and ~~WSC~~[the Commission](#) agree to support one another in the pursuit of available grant funding for areas ~~which~~[that](#) may qualify. Funding, and issues related to proximity to the treatment plant, may also become a determining factor in the timing and location of phases towards accomplishing the goal.
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spending versus original budget, (b) construction progress versus original timetable, and (c) any unexpected events that affect the construction projects associated with eliminating the Wild Dunes facility and consolidation at the Forest Trails facility. The City acknowledges its attendance at the monthly Board of Commissioners meetings and receipt of the Manager's monthly report to the Commissioners satisfy such requirement.

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20. Represented fully and inclusively, the City and the ~~WSC~~Commission shall acknowledge the need to trust that both are moving in the same direction with the same goal to serve the same citizen customers and so will participate together in meetings and, at least, annually, review the goals, performance and accomplishments of this ~~Memorandum of Understanding~~MOU.

NOW, THEREFORE, the City and ~~WSC~~the Commission agree that it is the intent of this ~~Memorandum of Understanding~~MOU to formalize their agreement to cooperate in this joint endeavor and to the terms of this MOU, and ~~the City~~each party requests ~~WSC~~the other to sign this ~~Memorandum of Understanding~~MOU and proceed as diligently as reasonably possible with achieving the overall goal ~~by~~within the target ten-year ~~deadline~~timeframe.

IN WITNESS WHEREOF, the parties hereto have duly approved this MOU and their respective representatives have duly signed, ~~sealed~~, and delivered this MOU, as of the ~~dates indicated by each parties' signature~~date first set forth above.

CITY OF ISLE OF PALMS

COMMISSIONERS OF PUBLIC WORKS OF

Date: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
PALMS, d/b/a Isle of

~~Mayor, City of~~ THE CITY OF ISLE OF

Palms Water and Sewer Commission

~~IOP WSC~~

Date: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_  
Jimmy Carroll, Mayor

By: \_\_\_\_\_  
Jay Leigh, Chair



Sec. 5-4-32. - SR-1 single-family residential district.

In addition to all other applicable requirements of this chapter and other City ordinances, the requirements for the SR-1 district are as follows:

- (1) *Purpose.* The purpose of the SR-1 single-family residential district is:
  - a. To provide for quiet, low-density residential neighborhoods on comparatively large lots.
  - b. To discourage unwarranted encroachment by prohibiting commercial uses and to prohibit other uses which would interfere with the development or continuation of single-family use.
  - c. To encourage the cessation of nonconforming uses.
  - d. to discourage uses which would generate traffic on minor streets other than required to serve residences on those streets.
  - e. To maintain the integrity of established residential neighborhoods, and to minimize the disruption of existing residential patterns by the scattered development of comparatively large residential lots.
- (2) *Permitted uses.* Permitted uses in the SR-1 single-family residential district shall be:
  - a. Detached, single-family dwelling.
  - b. Residential accessory uses.
  - c. Sewer pump stations with a footprint of one thousand square feet (1,000 sq') or less.
- (3) *Permitted special exceptions.* Permitted special exceptions in the SR-1 single-family residential district shall be:
  - a. Elementary and secondary schools offering general education courses.
  - b. Church, synagogue, or other place of worship.
  - c. Group dwellings.
  - d. Golf courses.
  - e. Home occupations meeting the requirements of section 5-4-44.
  - f. Public utility and municipal uses satisfying the special exception requirements set forth in subsection (9) of this section.
- (4) *Conditional uses.* Public utility and municipal uses satisfying the conditional use requirements set forth in subsection (9) of this section shall be conditional uses in the SR-1 single-family residential district.
- (5) *Minimum lot requirements.* Minimum lot requirements in the SR-1 single-family residential district are as follows:
  - a. Lot area: thirty-five thousand (35,000) square feet of contiguous highland.
  - b. Lot width: seventy feet (70') measured at building line.
  - c. Lot depth: one hundred ten feet (110').
  - d. Lot frontage: sixty feet (60') on a public or private street; thirty feet (30') on a public or private cul-de-sac.

Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.
- (6) *Minimum yard requirements.* Minimum yard requirements in the SR-1 single-family residential district are as follows:

- a. Front yard: thirty feet (30').
- b. Side yard: ten feet (10').
- c. Rear yard: thirty feet (30').

Exception: minimum yard requirements for lots with an area less than seventeen thousand five hundred (17,500) square feet.

- a. Front yard: twenty-four feet (24').
- b. Side yard: ten feet (10').
- c. Rear yard: twenty-four feet (24').

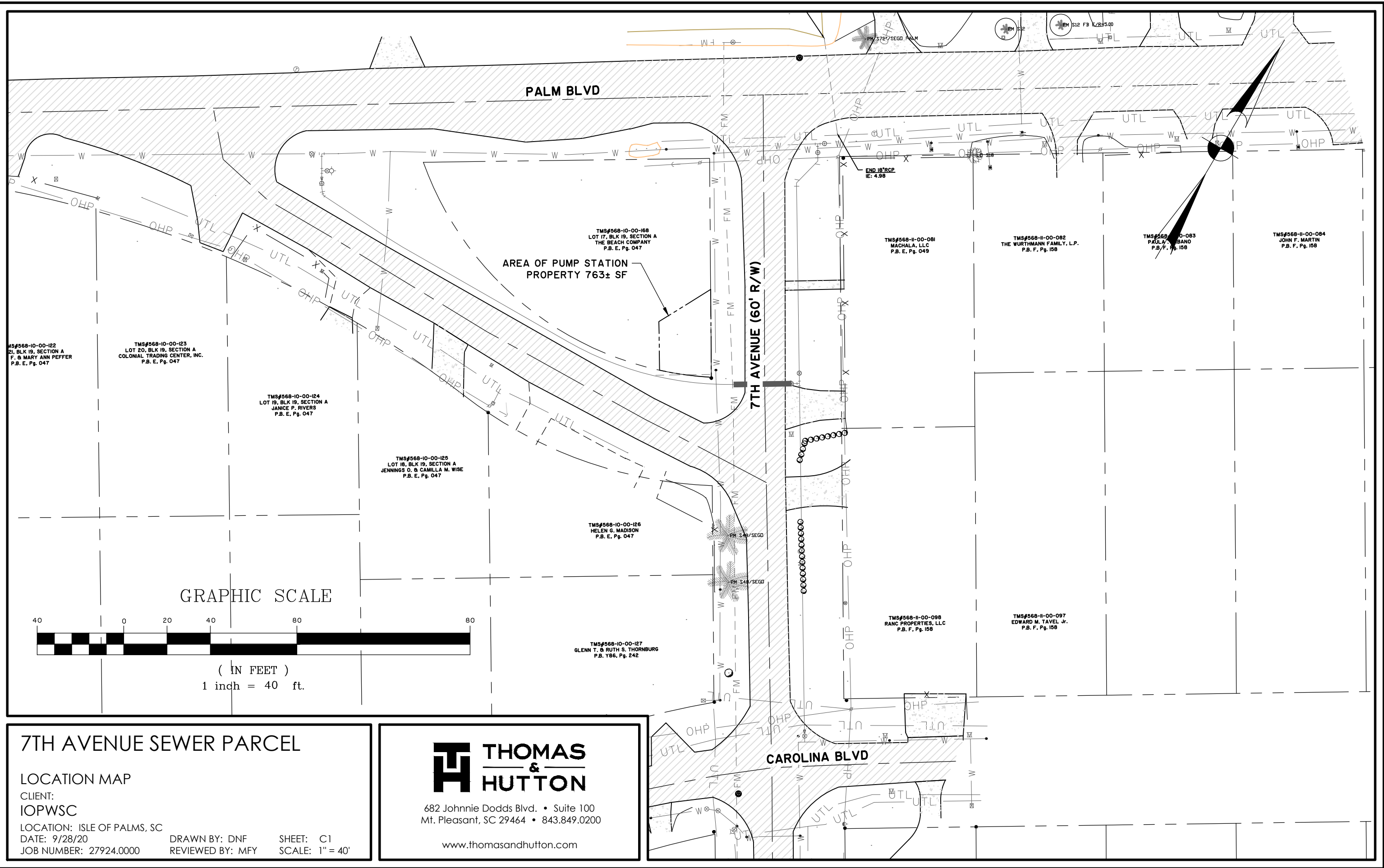
- (7) *Maximum height.* Maximum height in the SR-1 single-family residential district shall be forty feet (40').
- (8) *Double frontage lots.* Double frontage lots are prohibited in the SR-1 single-family residential district.
- (9) *Public utilities and municipal uses.*
  - a. *Public utility facilities and uses.* This subsection (9)a applies to wastewater treatment facilities, public works maintenance and storage facilities, and all other public utility facilities or uses.
    - (i) Construction or alteration of a public utility facility may be approved in a residential zoning district as a conditional use subject to a finding by the Zoning Administrator that the facility satisfies all of the following conditions:
      - 1. The facility is located on a lot that is at least one (1) acre in size;
      - 2. The overall lot coverage of the facility is less than fifty percent (50%);
      - 3. The minimum setback for any structure is thirty feet (30') from all property lines;
      - 4. The maximum overall height of any structure is thirty feet (30');
      - 5. The minimum buffer along all property lines is twenty feet (20') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance;
    - (ii) The Board of Zoning Appeals may approve construction or alteration of a public utility facility in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:
      - 1. The facility is located on a lot that is at least one-half (½) acre in size;
      - 2. The overall lot coverage of the facility is less than fifty percent (50%);
      - 3. The minimum setback for any structure is twenty feet (20') from all property lines;
      - 4. The maximum overall height of any structure is forty feet (40');
      - 5. The minimum buffer along all property lines is ten feet (10') wide with at least six (6) canopy trees, twelve (12) understory trees, and one-hundred (100) three-gallon shrubs per one-hundred (100) linear feet of property line; with each species approved by the Zoning Administrator based on its ability to provide screening and drought tolerance.
  - b. *Municipal facilities and uses.* This subsection (9)b applies to all municipal facilities, including but not limited to City halls, fire stations, police stations, public safety facilities,

and recreation centers, parks, playgrounds, and any other municipal use, but excludes public utility facilities or uses.

- (i) Construction or alteration of a municipal facility may be approved in a residential zoning district as a conditional use subject to a finding by the Zoning Administrator that the facility satisfies all of the following conditions:
  - 1. The facility is located on a lot that conforms in size to the applicable zoning district requirement;
  - 2. The overall lot coverage is less than forty percent (40%);
  - 3. The minimum building setback from the front or rear lot line is thirty feet (30');
  - 4. The minimum building setback from any side lot line is ten feet (10');
  - 5. The maximum overall height of any structure is forty feet (40');
  - 6. A buffer is installed that complies with section 5-4-71.
- (ii) The Board of Zoning Appeals may approve construction or alteration of a municipal facility in a residential zoning district as a special exception subject to the requirements of section 5-4-5(c) and upon a finding that the following additional conditions are met:
  - 1. The facility is located on a lot that conforms in size to the applicable zoning district requirement;
  - 2. The overall lot coverage is less than fifty percent (50%);
  - 3. The minimum building setback from the front or rear lot line is twenty feet (20');
  - 4. The minimum building setback from any side lot line is ten feet (10');
  - 5. The maximum overall height of any structure is forty feet (40');
  - 6. A buffer is installed that complies with section 5-4-71.

(Ord. No. 2015-15, § 1, 2-23-2016; Ord. No. 2019-07, 4-23-2019)

Z:\27294\27294.0000\Engineering\Drawings\Exhibits\27294.0000 - Pump Station Site Plan at 7th Avenue.dwg - Sep 28, 2020 - 2:41:41 PM



### 7TH AVENUE SEWER PARCEL

LOCATION MAP

CLIENT:  
IOPWSC

LOCATION: ISLE OF PALMS, SC  
DATE: 9/28/20  
JOB NUMBER: 27924.0000

DRAWN BY: DNF  
REVIEWED BY: MFY

SHEET: C1  
SCALE: 1" = 40'



**THOMAS  
&  
HUTTON**

682 Johnnie Dodds Blvd. • Suite 100  
Mt. Pleasant, SC 29464 • 843.849.0200

[www.thomasandhutton.com](http://www.thomasandhutton.com)

**7TH AVENUE (60' R/W)**



**Isle of Palms - Maintenance Building  
Condensation Repairs**

<i>Description:</i>		<i>Detailed Estimate</i>						<i>Date:</i>	9/23/2020
<i>Item #</i>	<i>Work Description:</i>	<i>Vendor Name:</i>	<i>Mat. Cost:</i>	<i>Labor Cost:</i>	<i>Equip Cost:</i>	<i>Sub Cost:</i>	<i>Total Cost:</i>		
1	Spray Foam Insulation on Exterior & Roof - Open Cell	Energy One				4,640	4,640		
2	Thermal Barrier for Spray Foam Coating	Energy One				1,800			
3	Ceiling Demo	TCC		1,120					
4	Remove and Cover Louver	TCC	200	550	500				
5	Secure Exterior Metal Panels	TCC	50	200					
						-	-		
							-		
						-	-		
							-		
							-		
							-		
							-		
<i>Direct Cost Total</i>			250	1,870	500	6,440	4,640		
	Insurance	1%					46		
	Data Processing / Safety	0.60%					28		
	Overhead and Profit	8.00%					377		
<i>Total Value of Item</i>			250	1,870	500	6,440	5,092		
	<b>Add Alternates</b>						-		
	Install New Ceiling Grid & Tile	Jones Bros				9,216			
	Install HVAC tap above ceiling	Morelli				2,000			
	Duct Cleaning	Morelli				1,500			