



Real Property Committee
1:30 p.m., Monday, April 11, 2022
1207 Palm Boulevard
City Hall Council Chambers

Public Comment:

All citizens who wish to speak during the meeting must email their first and last name, address and topic to Nicole DeNeane, City Clerk, at nicoled@iop.net no later than **3:00 p.m. the day before the meeting**. Citizens may also provide written public comment here:

<https://www.iop.net/public-comment-form>

Agenda

1. Call to order and acknowledgment that the press and the public have been duly notified of the meeting in accordance with the Freedom of Information Act.

2. Approval of previous meeting's minutes – March 7, 2022

3. Citizens' Comments – All comments have a time limit of three (3) minutes.

4. Marina Tenants Comments

5. Old Business

- a. Update on marina dock rehabilitation project
- b. Update on marina restaurant renovation by Marker116, LLC
- c. Update on proposed public dock and greenspace at the IOP Marina
- d. Update on ADA beach access improvements

6. New Business

Discussion and consideration of proposed options for redevelopment of the new public dock and "T" dock at the marina [\[Strategic Plan Priority 5, Goal a.\]](#)

7. Miscellaneous Business

Next meeting date: 1:30 p.m., Monday, May 2, 2022

8. Executive Session – If needed

9. Adjournment



REAL PROPERTY COMMITTEE

1:30pm, Monday, March 7, 2022

1207 Palm Boulevard, Isle of Palms, SC 29451

and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Council members Miars, Popson and Streetman

Staff Present: Director Kerr

Also Present: Kirby Marshall, ATM

2. Approval of previous meeting's minutes – February 7, 2022

MOTION: Council Member Popson made a motion to approve the minutes of the February 7, 2022 meeting and Council Member Miars seconded the motion. The motion passed unanimously.

3. Citizens' Comments -- none

4. Marina Tenant Comments

Mr. Brian Berrigan, IOP Marina Manager, shared with Committee members pictures of improvements he has made to the Marina including fencing, parking lot grading, upgrades to the store including painting, roofing, and deck staining, installation of additional golf cart spaces, installation of a new electrical transformer (all of which will be beautified), and the installation of artificial turf. He highlighted the new fuel hut and jet docks, saying he has received a lot of compliments about both. Once all the work is complete, Mr. Berrigan thinks this Marina "will be one of the best marinas on the East Coast." He thanked the City for allowing him to be a part of the fuel hut and jet dock projects. Committee members thanked him for all his work on the improvements he has made at the Marina.

He reported that he and Marker 116 are still in conversations about the shared parking area are ongoing. They are going well, but they still disagree on overnight parking.

He said there is still an electrical issue, and Mr. Marshall said he would look into it when the meeting was over.

5. Old business

A. Update on marina dock rehabilitation project

Mr. Marshall gave the update on the Marina: “The construction of the new docks along the Morgan Creek side of the property is nearly complete. The docks have been in place for some time. The anchor piles are all in place. They are all secured and ready to go. The face and restaurant docks have been done for some time and punched out. All the remedial punch list work on those docks has been done.”

Of the electrical issues, Mr. Marshall said one previously reported issue was related to corrosion, and that has been handled. He believes a second recent issue that tripped the electrical system was more likely due to the boat that connect to the system.

He continued, “The charter docks, which are the docks right behind the Marina store, those are all in. The gangways are in. They look great. Those have been energized with power but not with potable water or fire suppression yet.” That work is expected to be completed in three weeks.

Work on the fuel hut continues. Mr. Marshall said, “They are piping the fuel dispensing product lines, getting ready to install the dispensers, and plumb the pedestals out there with potable water and fire suppression. That is all that remains except for the punch list items on the fuel hut itself, which looks amazing, and I think will be something that will be a sustainable asset for a long time.”

He had a conversation with the Project Manager, Jack Harrelson, last week, and told him he needs to be done by the end of March. He believes that is achievable except for the potable water and fire suppression. ATM will submit the as-built construction documentation to DHEC for an operating permit for the potable water system on the charter docks. The City will also receive as built documentation as well as maintenance manuals.

B. Update on marina restaurant renovation by Marker 116, LLC

Director Kerr said the electrical panel has been installed and energized. They can now put in the flooring and work on paints and finishes. Work on the yard is supposed to start today. Kitchen equipment is starting to come in. All bathrooms and the front entrance are done. Their plan is to have a Certificate of Occupancy by March 25 so they can open on April 1. There is a meeting with Marker 116, the City, and the Insight Group on Tuesday.

Council Member Streetman said that Mr. Bushnell told him he believed the walk-in freezer would arrive today.

Council Member Miars pointed out it will be necessary to finalize the shared parking agreement before the restaurant opens.

C. Update on the proposed public dock and greenspace at the IOP Marina

Director Kerr said further discussion of the greenspace will happen under New Business. Regarding the public dock, Director Kerr said staff has spent “considerable time” coming up with solutions as to how the public dock will be serviced. He said at the moment the Police

Department is opening the gate at sunrise and closing it at sunset. They will conduct random site checks. A proposed sign posting “rules of engagement” was included in the packet, and staff is seeking Committee feedback. Council Member Popson expressed concern about allowing fishing in the area, but Director Kerr said it is not prohibited.

Director Kerr said there is no kayak launching area there yet, but Mr. Berrigan has the needed materials and has said he could have them installed by the end of the month. Staff will work with Mr. Berrigan and ATM to ensure the area is safe for use.

Director Kerr shared an idea for staffing the public dock without actually staffing the public dock would be to have Coastal Expeditions offer twice monthly coastal tours between May and September free to residents. The \$7200 cost is included in the FY23 budget. Council Member Popson suggested the need for first aid equipment to be left at the dock as well as better security for the gate. Director Kerr said there will be a monitored security camera at the public dock.

D. Update on ADA beach access improvements

Director Kerr said they are still waiting on a response from OCRM for a permit to extend the MobiMat further on four beach access paths. The public comment period is finished. He spoke with OCRM this morning, and “they indicated that they still needed a couple of more weeks.”

He also reported that staff has met with the Charleston County Greenbelt Funding people regarding the City’s request for funding at 34A beach access. He said they appeared favorable, so they hope to be successful with that request.

E. Discussion of evaluating alternatives for development of municipal parking lots [Strategic Plan Priority 1, Goal a]

Director Kerr explained that City code does not allow for a new hotel in this area. A retail operation, office space, or restaurant would be permitted, and no one has previously expressed interest in those options. He added that in the past City Council has not expressed a willingness to change the code to allow for other uses. Staff would need to understand City Council’s flexibility on allowable uses before reaching out to developers. He said a previous request for a boutique hotel in that area was not well received. Historically, increasing occupancy there has not been a popular idea.

Director Kerr said that if space remained for municipal use only, a different path could be taken with regards to development and funding.

After further discussion, the Planning Commission will be asked to look into the idea further and then report back to the Real Property Committee.

6. New Business

A. Presentation and discussion of condition assessment report of AIWW and Public Dock

Mr. Kirby Marshall of ATM presented an assessment of the condition of the intracoastal dock and the former watersports dock (now called the Public Dock) “to determine the viability of

those, that existing infrastructure for repurpose and reuse for continued operations on the water way.”

He reviewed the regulatory status of each dock and what is permitted for each area. He also gave a detailed assessment of the condition and sustainability of each of the docks. The complete assessments of each dock, complete with pictures, can be found in the meeting packet for this meeting on the City’s website.

Estimated costs to refurbish/rehabilitate the Public Dock is \$576,553, including contingency. Estimated costs for a more extensive redevelopment would be approximately \$1.8M.

Cost estimates to refurbish the T-docks were between \$1.2M and \$1.6M depending on the level of redevelopment the City wants.

Mr. Marshall was asked if there were any “in-between” options for both docks. He said he could work up something for each dock that included pieces of each option. He will have the new concepts to the Committee by the end of next week. The time needed to adjust or apply for permitting as well as construction time will depend on the options selected.

B. Discussion and consideration of proposed options for redevelopment of the new greenspace at the marina [Strategic Plan Priority 5, Goal a]

Director Kerr said staff engaged Davis & Floyd to create some options for the greenspace area by the public dock. One option involves more landscaping and the second option creates for seating options and connecting walkways. Davis & Floyd is working on the pricing options now. They anticipate being able to complete either option before Memorial Day. Committee members agreed they prefer the option that creates more seating.

C. Discussion of proposed FY23 Operational Budget for IOP Marina and Front Beach [Strategic Plan Priority 3, Goal b]

Director Kerr reviewed the highlights in both operational budgets for the Marina and Front Beach. Revenues for the Marina include the \$40,000 in delayed rent from Marker 116.

Monies have been designated for dredging, design for dredging, work on the Public Dock and the T-dock, credit card fees related to the use of the parking kiosks, three parking kiosks, public art, and the venture with Coastal Expeditions discussed earlier in the meeting.

D. Discussion of 70th Anniversary of City’s Incorporation

Council Member Streetman asked if there was any interest in celebrating the 70th anniversary of the City Incorporation early next year. Council Members Miars and Popson agreed it was a good idea. Copious records were kept from the celebration of the 50th Anniversary from which ideas could be drawn. The topic will be added to the Ways & Means Committee agenda next week.

8. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, April 4, 2022 at 1:30pm.

9. **Adjournment**

Council Member Popson made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 4:03pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

941 Houston Northcutt Blvd, Suite 201
Mount Pleasant, SC 29464
843.414.1040

To: Ms. Desiree Fragoso
From: Kirby Marshall
CC: Mr. Douglas, Kerr/IOP; ATM File
Date: March 10, 2022
Re: Public Dock and Intracoastal Dock Rehabilitation Concepts and Cost Estimates

Please find attached additional rehabilitation concepts for the Public Dock and Intracoastal Dock as discussed at the Real Property Committee meeting this week. We have also included the previously developed concepts as well as updated cost estimates for each alternative.

The cost estimate updates include the removal of fire standpipe infrastructure on the Public Dock (based on further review of NFPA codes). The ultimate fire suppression plan for each of these docks must be coordinated with the local fire marshal, however. We intend to do so directly. We also are reaching out to SCDHEC-OCRM and the USACE to get clarity on the likely permitting requirements and timelines we discussed with you this week.

Below is a summary matrix of the rehabilitation options that we have developed for each dock and the associated cost estimate for the proposed improvements.

Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation Preliminary Option Matrix		
Dock/Option	Work Description	Conceptual Construction Cost Estimate
Public Dock Option A	Refurbished Fixed Pier; Refurbished Floating Dock	\$519,915
Public Dock Option B	New "Grand" Pier; New Floating Dock	\$1,703,294
Public Dock Option C	Reurbished Fixed Pier; New Floating Dock	\$701,546
Intracoastal Dock Option A	Refurbished Fixed Pier; Relocated Floating Dock	\$1,285,988
Intracoastal Dock Option B	New Fixed Pier; New Floating Dock	\$1,687,970
Intracoastal Dock Option C	Refurbished Fixed Pier; New Floating Dock	\$1,440,088

The conceptual cost estimates developed for each alternative are based on recent bid data that ATM has received on other, local projects and ATM's experience in the industry. We do note, however, that the current construction market is highly volatile and costs may fluctuate prior to project execution.

If you have any immediate questions, please do not hesitate to call me directly.

Attachments

O:\Projects\18-2287 IOP Marina Permitting & Design\DWG\waterports dock 2022-02.dwg W.A. 3/1/22
NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF
APPLIED TECHNOLOGY & MANAGEMENT.

ATLANTIC
INTRACOASTAL
WATERWAY

INTRACOASTAL
DOCK

EXISTING GANGWAY
TO BE REMOVED

REFURBISHED
FLOATING DOCK

EXISTING COVERED AREA
TO REMAIN

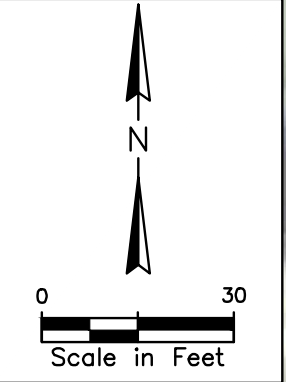
EXISTING FIXED PIER
TO REMAIN/BE REFURBISHED

NEW KAYAK LAUNCH AREA

NEW 80' ADA
COMPLIANT GANGWAY

NEW GANGWAY
ACCESS PLATFORM
(8'x11')

0' MLW



- NOTES:
1. MLW LINE BASED ON 2016 BATHYMETRIC SURVEY.
 2. IMAGE BASED ON CHARLESTON COUNTY 2021 AERIALS.

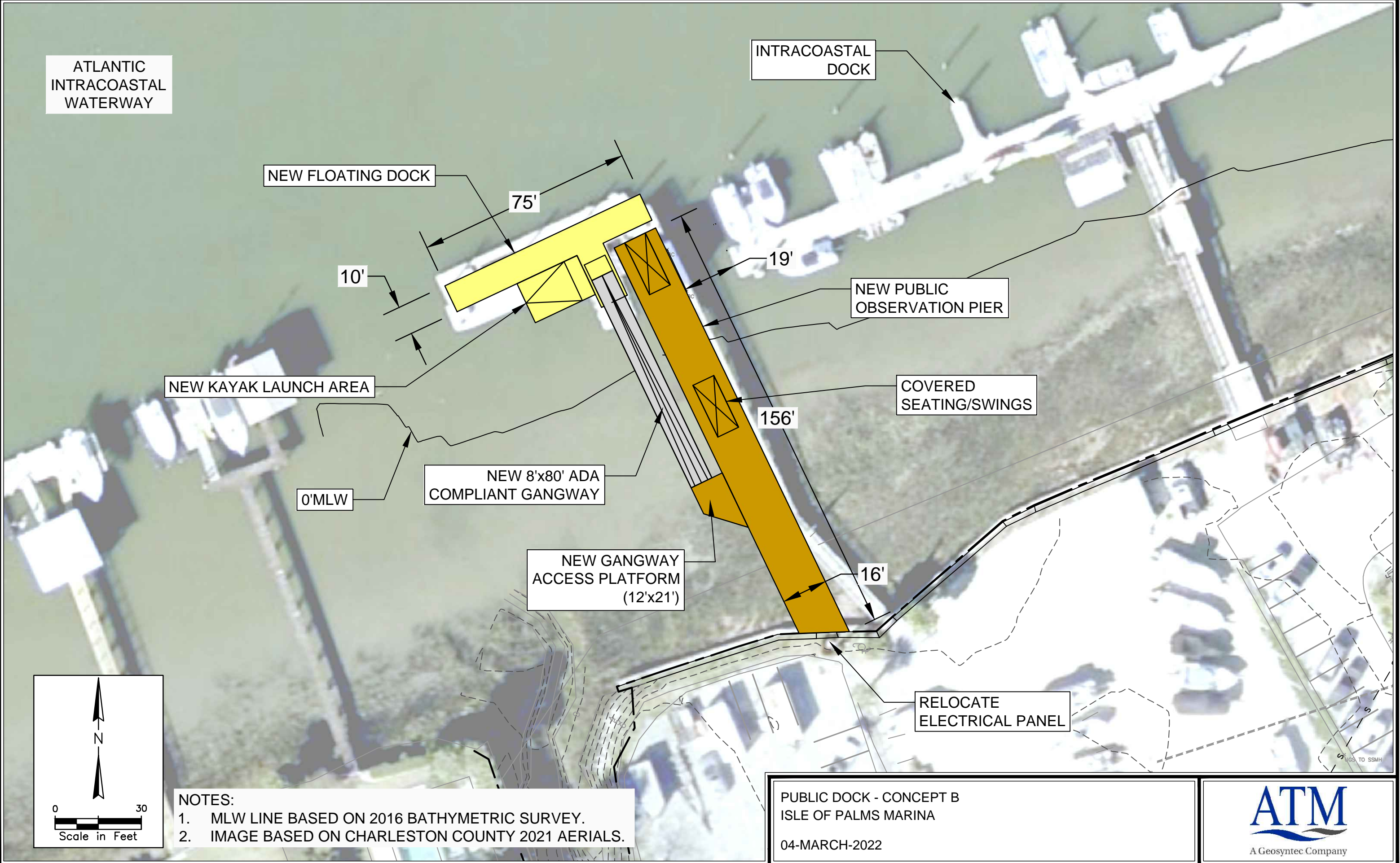
PUBLIC DOCK - CONCEPT A
ISLE OF PALMS MARINA
04-MARCH-2022



Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation - Public Dock Concept A
Conceptual Construction Cost Estimate - March 2022

<u>Item</u>	<u>Number</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Comments</u>
Preliminaries					
Performance and Payment Bond	1	LS	\$7,000	\$7,000	~2% of Construction Total
Builders Risk Insurance	1	LS	\$7,000	\$7,000	~2% of Construction Total
Mobilization/Demobilization	1	LS	\$40,000	\$40,000	Assume local contractor; split between Public and Intracoastal Docks
Public Dock					
Demolition	1	LS	\$10,000	\$10,000	Assume face dock kept in place and re-used; demo interior floaters, gangway, etc.
Fixed Pier	90	SF	\$700	\$63,000	Assume timber construction similar to existing
ADA Gangway 8'x80'	1	EA	\$100,000	\$100,000	Assume aluminum ADA compliant gangway
Fire extinguishers	3	EA	\$1,750	\$5,250	Assume no standpipe required
New Floating Dock	316	SF	\$100	\$31,600	Assume re-use existing face dock; new interior dock w/limited piling
Existing Dock Maintenance	1	LS	\$15,000	\$15,000	General maintenance floating dock, fenders, rollers, etc. (over and above recent clean up)
Re-Decking All Existing Docks	1,800	SF	\$40	\$72,000	Demo and replace worn decking with SYP (fixed and floating); Add \$27/SF for IPE
Lighting Pedestals	3	EA	\$2,000	\$6,000	Assume limited lighting on floating dock
Potable Water	1	Pedestal	\$3,500	\$3,500	Assume potable water to one lighting pedestal to aid in dock cleaning/maintenance
Floating Kayak Launch Dock	1	LS	\$45,000	\$45,000	Approx. 10'x20' with anchorage
Base Soft Costs	1	LS	\$31,750	\$31,750	Contracted permitting, design, and currently proposed CA
Additional Soft Costs (Permitting, Design, Construction Phase Services)	1	LS	\$15,000	\$15,000	Additional utilities design, permitting, CA, etc.
Total				\$452,100	
Total with 15% Contingency				\$519,915	

O:\Projects\18-2287 IOP Marina Permitting & Design\DWG\waterports dock 2022-02.dwg W.B. 3/1/22
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NOTES:
1. MLW LINE BASED ON 2016 BATHYMETRIC SURVEY.
2. IMAGE BASED ON CHARLESTON COUNTY 2021 AERIALS.

PUBLIC DOCK - CONCEPT B
ISLE OF PALMS MARINA
04-MARCH-2022



Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation - Public Dock Concept B
Conceptual Construction Cost Estimate - March 2022

Item	Number	Unit	Unit Cost	Total Cost	Comments
Preliminaries					
Performance and Payment Bond	1	LS	\$26,000	\$26,000	~2% of Construction Total
Builders Risk Insurance	1	LS	\$26,000	\$26,000	~2% of Construction Total
Mobilization/Demobilization	1	LS	\$40,000	\$40,000	Assume local contractor; split between Public and Intracoastal Docks
Public Dock					
Demolition	1	LS	\$50,000	\$50,000	Assume all existing demolished
Fixed Pier	2,625	SF	\$325	\$853,125	Assume timber construction
Fixed Pier Shade Structures	2	EA	\$15,000	\$30,000	Assume Posts with Metal Roof; Swings
ADA Gangway 8'x80'	1	EA	\$100,000	\$100,000	Assume aluminum ADA compliant gangway
Fire extinguishers	3	EA	\$1,750	\$5,250	Assume no standpipe required
New Floating Dock	950	SF	\$190	\$180,500	Assume all new floating dock; timber frame with anchorage
Relocate Upland Utility Service	1	LS	\$7,500	\$7,500	Relocate electrical panel
Lighting Pedestals	3	EA	\$2,500	\$7,500	Assume limited lighting on floating dock; new service
Potable Water	1	Pedestal	\$3,500	\$3,500	Assume potable water to one lighting pedestal to aid in dock cleaning/maintenance
Floating Kayak Launch Dock	1	LS	\$45,000	\$45,000	Approx. 10'x20' with anchorage
Base Soft Costs	1	LS	\$31,750	\$31,750	Contracted permitting, design, and currently proposed CA
Additional Soft Costs (Permitting, Design, Construction Phase Services)	1	LS	\$75,000	\$75,000	Additional permitting and design of new structure, Additional CA
Total				\$1,481,125	
Total with 15% Contingency				\$1,703,294	

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ATLANTIC
INTRACOASTAL
WATERWAY

INTRACOASTAL
DOCK

EXISTING GANGWAY
TO BE REMOVED

NEW FLOATING
DOCK

77'

10'

14'

19'

EXISTING COVERED AREA
TO REMAIN

NEW KAYAK LAUNCH AREA

120'

EXISTING FIXED PIER
TO REMAIN/BE REFURBISHED

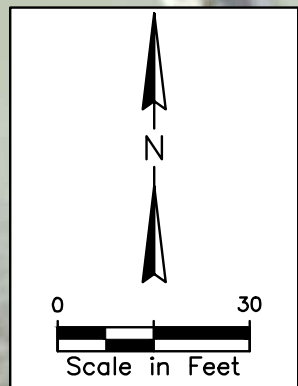
5'

0' MLW

NEW 80' ADA
COMPLIANT GANGWAY

47'

NEW GANGWAY
ACCESS PLATFORM
(115 SF)



- NOTES:
1. MLW LINE BASED ON 2016 BATHYMETRIC SURVEY.
 2. IMAGE BASED ON CHARLESTON COUNTY 2021 AERIALS.

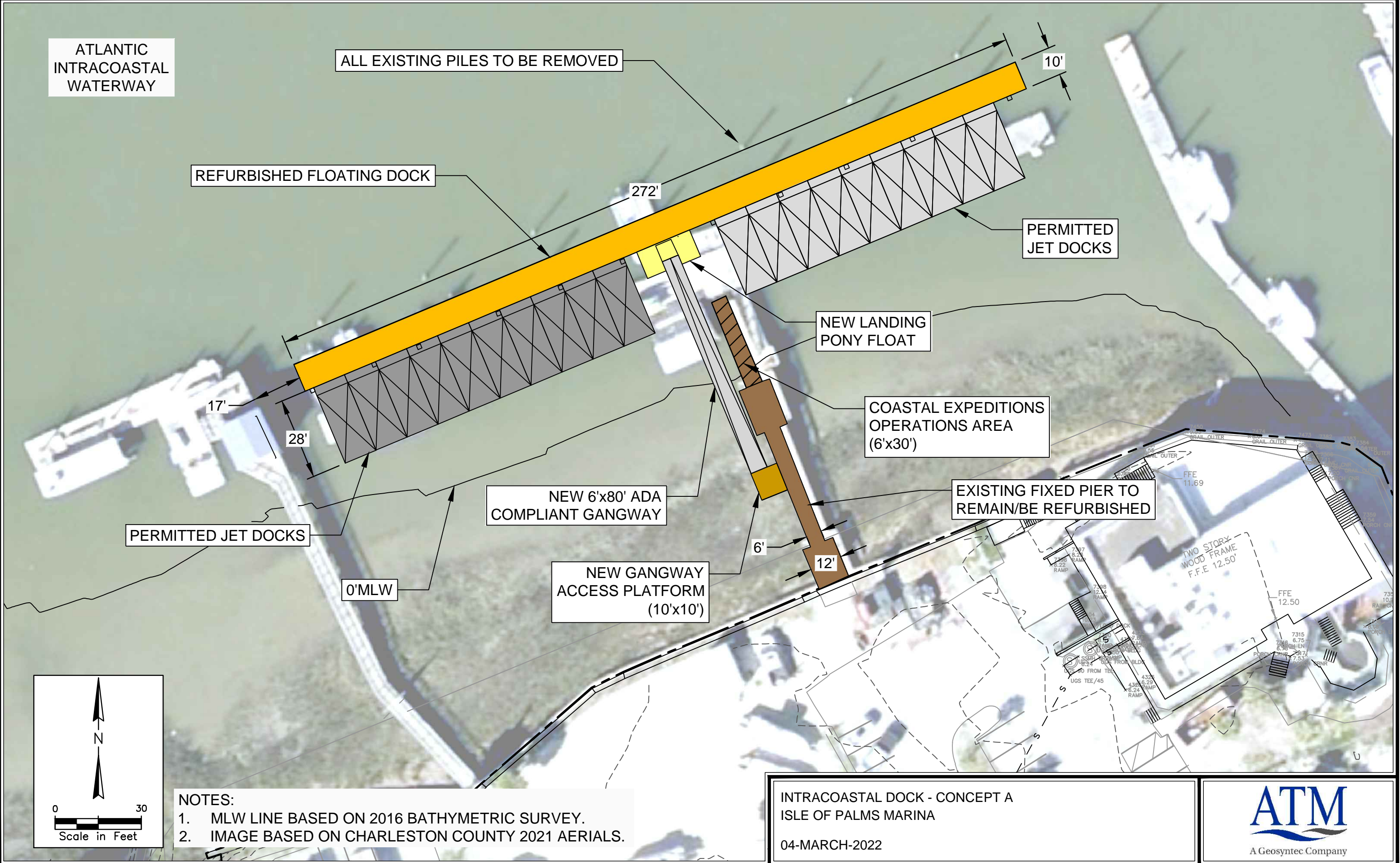
PUBLIC DOCK - CONCEPT C
ISLE OF PALMS MARINA
07-MARCH-2022



Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation - Public Dock Concept C
Conceptual Construction Cost Estimate - March 2022

Item	Number	Unit	Unit Cost	Total Cost	Comments
Preliminaries					
Performance and Payment Bond	1	LS	\$10,000	\$10,000	~2% of Construction Total
Builders Risk Insurance	1	LS	\$10,000	\$10,000	~2% of Construction Total
Mobilization/Demobilization	1	LS	\$40,000	\$40,000	Assume local contractor; split between Public and Intracoastal Docks
Public Dock					
Demolition	1	LS	\$30,000	\$30,000	Assume all floating docks and gangway demolished
Fixed Pier	110	SF	\$700	\$77,000	Assume timber construction similar to existing
ADA Gangway 8'x80'	1	EA	\$100,000	\$100,000	Assume aluminum ADA compliant gangway
Fire extinguishers	3	EA	\$1,750	\$5,250	May not be required per NFPA 303; confirm with fire marshal
New Floating Dock	1,856	SF	\$100	\$185,600	All new floating docks; anchor piling
Existing Dock Maintenance	1	LS	\$5,000	\$5,000	Limited maintenance on fixed pier
Re-Decking Existing Fixed Pier	1,086	SF	\$40	\$43,440	Demo and replace worn decking with SYP (fixed and floating); Add \$27/SF for IPE
Lighting Pedestals	3	EA	\$2,000	\$6,000	Assume limited lighting on floating dock
Potable Water	1	Pedestal	\$3,500	\$3,500	Assume potable water to one lighting pedestal to aid in dock cleaning/maintenance
Floating Kayak Launch Dock	1	LS	\$45,000	\$45,000	Approx. 10'x20' with anchorage
Base Soft Costs	1	LS	\$31,750	\$31,750	Contracted permitting, design, and currently proposed CA
Additional Soft Costs (Permitting, Design, Construction Phase Services)	1	LS	\$17,500	\$17,500	Addtl utilities design, permitting, new floating dock specification, etc.
Total				\$610,040	
Total with 15% Contingency				\$701,546	

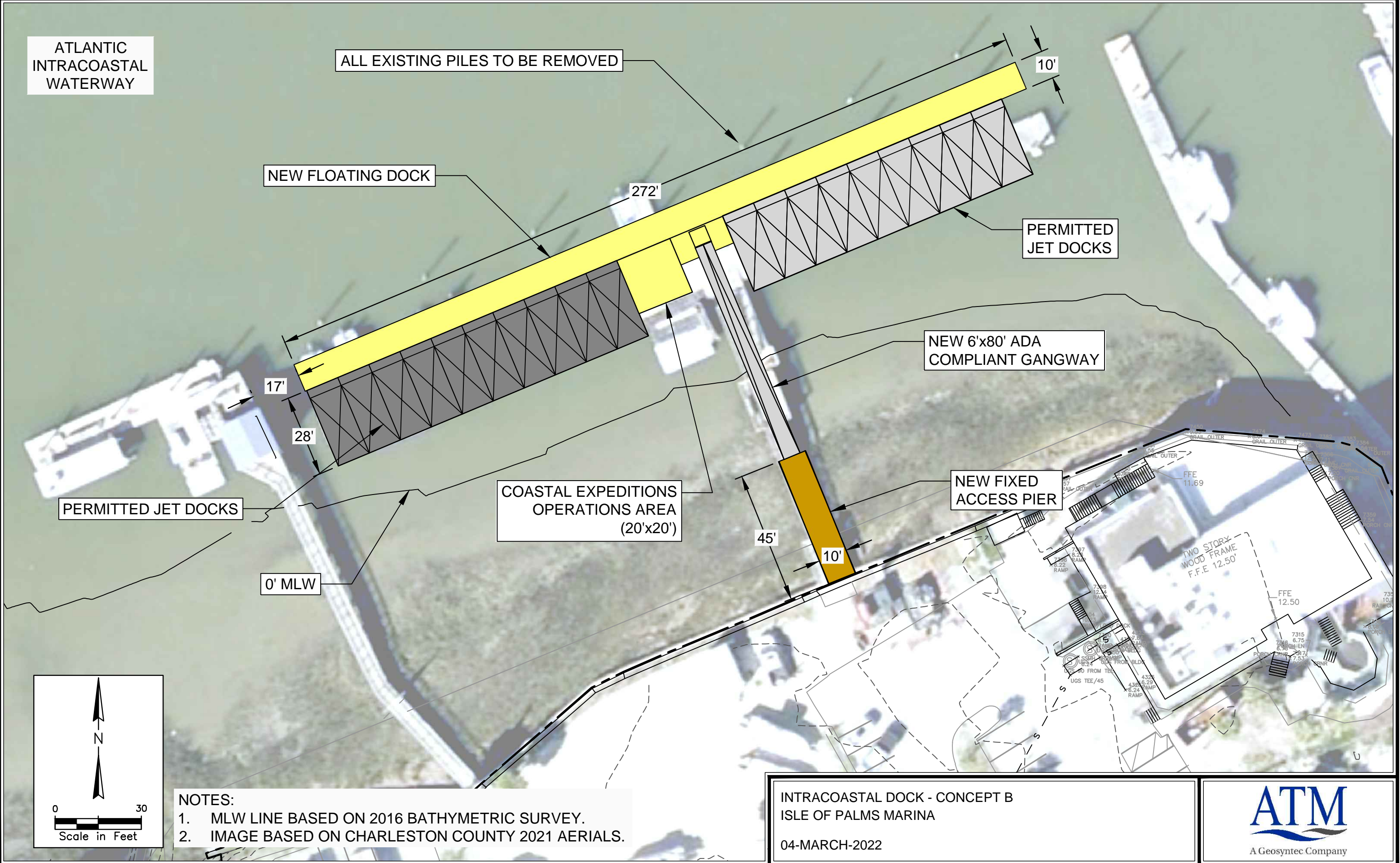
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Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation - Intracoastal Dock Concept A
Conceptual Construction Cost Estimate - March 2022

<u>Item</u>	<u>Number</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Comments</u>
<i>Preliminaries</i>					
Performance and Payment Bond	1	LS	\$19,000	\$19,000	~2% of Construction Total
Builders Risk Insurance	1	LS	\$19,000	\$19,000	~2% of Construction Total
Mobilization/Demobilization	1	LS	\$40,000	\$40,000	Assume local contractor; split with Public Dock work
<i>Intracoastal Dock</i>					
Demolition	1	LS	\$40,000	\$40,000	Demo piling, utilities, finger piers, and existing gangway
Fixed Pier	100	SF	\$700	\$70,000	Assume timber construction similar to existing
ADA Gangway 6'x80'	1	EA	\$85,000	\$85,000	Assume aluminum ADA compliant gangway
New Pony Float	200	SF	\$100	\$20,000	Pony float for gangway landing; no anchorage
Floating Dock Relocation, Maintenance, and new Anchoring	1	LS	\$300,000	\$300,000	Relocate existing floating dock; dock maintenance (fenders, bumper strip), new pile guides, new piles
Fixed Pier Maintenance	1	LS	\$30,000	\$30,000	Replace hardware; repair handrails
Re-Decking All Existing Docks	3,600	SF	\$40	\$144,000	Demo and replace worn decking with SYP; Add \$27/SF for IPE
Marina Electrical	14	Slips	\$11,000	\$154,000	Assume limited shore power on marina-controlled end of dock to all Jet Docks and some side tie
Lighting Pedestals	3	EA	\$2,500	\$7,500	Assume lighting pedestals on restaurant end of dock
Potable Water	17	Slips	\$2,500	\$42,500	Assume potable water to all pedestals
Standpipe System	160	LF	\$400	\$64,000	Assume new standpipe system required; integrate into old floating dock
Fire extinguishers	4	EA	\$1,750	\$7,000	Extinguishers with housings similar to rest of marina
Base Soft Costs	1	LS	\$53,750	\$53,750	Currently contracted permitting, design, and CA
Additional Soft Costs	1	LS	\$22,500	\$22,500	Additional specification and CA of fixed pier improvements; Change in Use for Coastal Expeditions
Total				\$1,118,250	
Total with 15% Contingency				\$1,285,988	

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- NOTES:
1. MLW LINE BASED ON 2016 BATHYMETRIC SURVEY.
 2. IMAGE BASED ON CHARLESTON COUNTY 2021 AERIALS.

INTRACOASTAL DOCK - CONCEPT B
ISLE OF PALMS MARINA
04-MARCH-2022

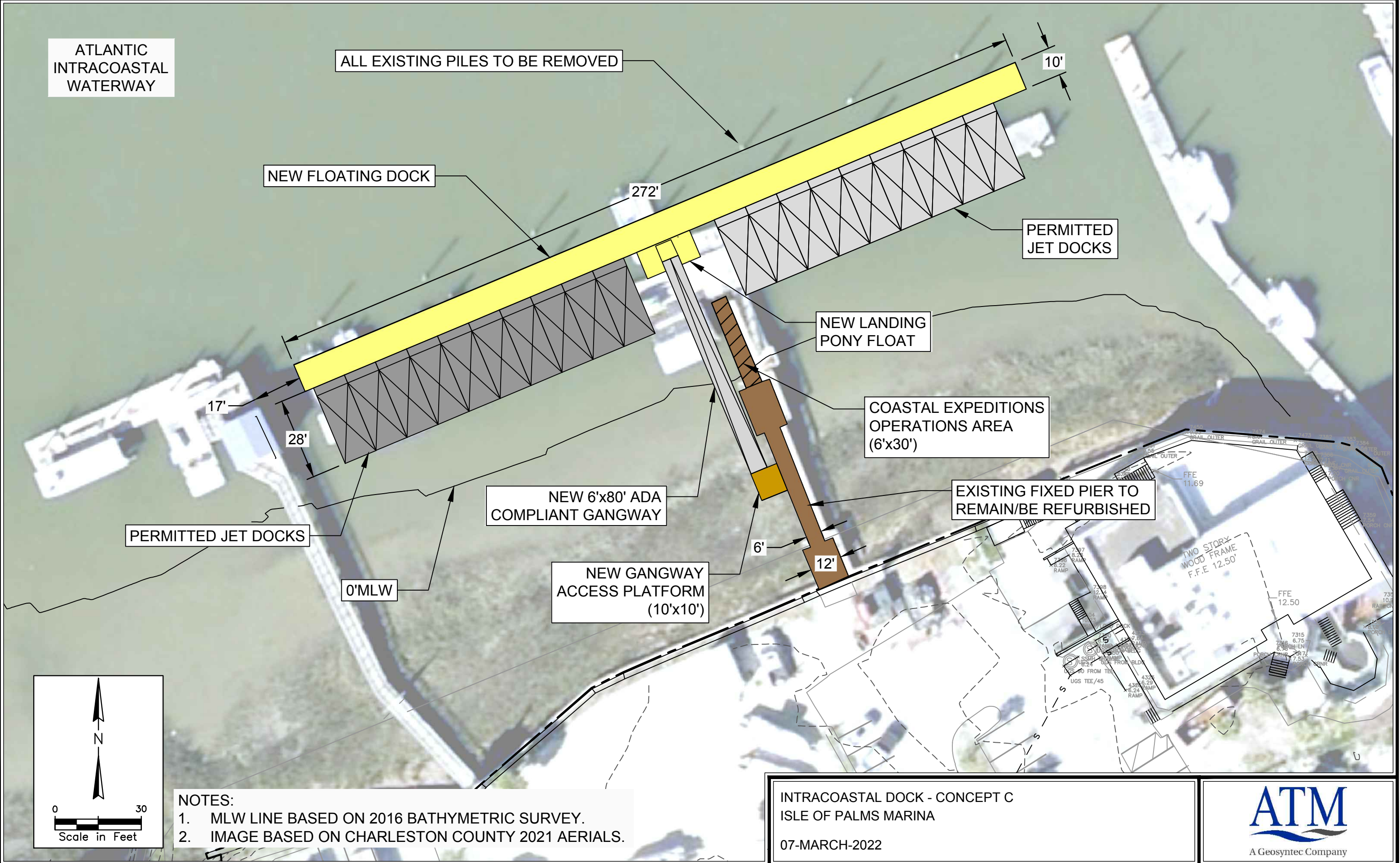


A Geosyntec Company

Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation - Intracoastal Dock Concept B
Conceptual Construction Cost Estimate - March 2022

Item	Number	Unit	Unit Cost	Total Cost	Comments
Preliminaries					
Performance and Payment Bond	1	LS	\$26,000	\$26,000	~2% of Construction Total
Builders Risk Insurance	1	LS	\$26,000	\$26,000	~2% of Construction Total
Mobilization/Demobilization	1	LS	\$40,000	\$40,000	Assume local contractor; split with Public Dock work
Intracoastal Dock					
Demolition	1	LS	\$125,000	\$125,000	Assume all existing AIWW Docks demolished; include fixed pier
Fixed Pier	450	SF	\$325	\$146,250	Assume timber construction similar to existing
ADA Gangway 6'x80'	1	EA	\$85,000	\$85,000	Assume aluminum ADA compliant gangway
New Floating Dock with Anchorage	3,324	SF	\$200	\$664,800	New floating dock and anchorage; slightly more robust loading
Marina Electrical	14	Slips	\$10,000	\$140,000	Assume limited shore power on marina-controlled end of dock to all Jet Docks and some side tie
Lighting Pedestals	3	EA	\$2,500	\$7,500	Assume lighting pedestals on restaurant end of dock
Potable Water	17	Slips	\$2,500	\$42,500	Assume potable water to all pedestals
Standpipe System	160	LF	\$400	\$64,000	Assume new standpipe system required
Fire extinguishers	4	EA	\$1,750	\$7,000	Extinguishers with housings similar to rest of marina
Base Soft Costs	1	LS	\$53,750	\$53,750	Currently contracted permitting, design, and CA
Additional Soft Costs (Permitting, Design, Construction Phase)	1	LS	\$40,000	\$40,000	New pier design; permit modification; additional CA services
Total				\$1,467,800	
Total with 15% Contingency				\$1,687,970	

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Isle of Palms Marina - Intracoastal and Public Dock Rehabilitation - Intracoastal Dock Concept C
Conceptual Construction Cost Estimate - March 2022

Item	Number	Unit	Unit Cost	Total Cost	Comments
Preliminaries					
Performance and Payment Bond	1	LS	\$23,000	\$23,000	~2% of Construction Total
Builders Risk Insurance	1	LS	\$23,000	\$23,000	~2% of Construction Total
Mobilization/Demobilization	1	LS	\$40,000	\$40,000	Assume local contractor; split with Public Dock work
Intracoastal Dock					
Demolition	1	LS	\$110,000	\$110,000	Demo piling, utilities, finger piers, and existing gangway
Fixed Pier	100	SF	\$700	\$70,000	Assume timber construction similar to existing
ADA Gangway 6'x80'	1	EA	\$85,000	\$85,000	Assume aluminum ADA compliant gangway
New Face Dock	2,920	LS	\$200	\$584,000	New Face Dock and anchorage piling
Fixed Pier Maintenance	1	LS	\$30,000	\$30,000	Replace hardware; repair handrails
Re-Decking Existing Fixed Pier	900	SF	\$40	\$36,000	Demo and replace worn decking with SYP; Add \$27/SF for IPE
Marina Electrical	14	Slips	\$10,000	\$140,000	Assume limited shore power on marina-controlled end of dock to all Jet Docks and some side tie
Lighting Pedestals	3	EA	\$2,500	\$7,500	Assume lighting pedestals on restaurant end of dock
Potable Water	17	Slips	\$2,500	\$42,500	Assume potable water to all pedestals
Standpipe System	160	LF	\$400	\$64,000	Assume new standpipe system required; integrate into old floating dock
Fire extinguishers	4	EA	\$1,750	\$7,000	Extinguishers with housings similar to rest of marina
Base Soft Costs	1	LS	\$53,750	\$53,750	Currently contracted permitting, design, and CA
Additional soft costs	1	LS	\$22,500	\$22,500	Related to fixed pier repair/maintenance needs and CA per condition assessment; change in use for CE
Total				\$1,252,250	
Total with 15% Contingency				\$1,440,088	