



Public Services & Facilities Committee

1:00 p.m., Thursday, September 21, 2023

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. **Citizens' Comments** – All comments have a time limit of three (3) minutes.
3. **Approval of previous meeting's minutes** – August 8, 2023
4. **Old Business** - None
5. **New Business**
 - a. Presentations of respondents to Request for Qualifications RFQ 2023-01 Design-Builder for the modification and repairs of City Hall
 - Trident Construction and McMillan Pazan Smith
 - Hill Construction and Coast Architects
 - b. Consideration of change order proposal from Thomas & Hutton in the amount of \$42,000 for construction phase services for the 30th Avenue and Forest Trail Outfall projects
6. **Miscellaneous Business**

Next meeting date
7. **Executive Session** – If needed
8. **Adjournment**



**Public Services & Facilities Committee Meeting
1:00pm, Tuesday, August 8, 2023
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Council members Miars, Streetman, and Popson

Staff Present: Administrator Fragoso, Director Kerr, Director Pitts, Assistant Director Asero, Director Ferrell

2. Approval of Previous Meeting's Minutes – June 6, 2023

Council Member Miars made a motion to approve the minutes of the June 6, 2023 meeting. Council Member Popson seconded the motion. The motion passed unanimously.

3. Citizen's Comments -- none

4. Old Business

Update on IOP marina shared parking lot management, review of usage/demand of parking space, and discussion of parking reconfiguration options

Director Kerr, referencing photos in the meeting packet, said staff has been monitoring the shared lot all season via camera and with a parking lot attendant Thursdays-Sundays. He said the resident-only trailer spots were used and believes approximately 10 such spaces are a good amount to have, noting that not all of them were in use simultaneously. He said the transition of those spots from trailer-only before 3pm and restaurant spaces after 3pm went well. He stated that the 16 resident-only parking spaces were never full and is unsure if that number needs to be increased.

Staff has spoken with the restaurant and engaged Matt Klein to prepare some updated parking reconfigurations of the lot with 10, 5, and 7-8 trailer parking spots along with 16 resident-only parking spaces.

Administrator Fragoso added they have been speaking with engineers about speaking to the contractor selected for the work and "ask in form of a change order what it would cost for them, they are already mobilized, what would it cost if we wanted to extend that pipe [at 41st Avenue] all the way to the head wall" so they have a concrete number in case a quick decision to engage them needs to be made.

Council Member Miars expressed concern about reducing the number of resident-only parking spaces before the dock improvements and greenspace are completed. Council Member Streetman agreed and liked the idea of extending the piping down to the outfall, which could provide 10-15 more spaces.

Director Kerr added that the City would like to find an option that does not include shared areas because monitoring the area is resource intensive. He said whatever option selected needs “to solve for Saturday” as that is the day of highest usage.

Administrator Fragoso said, “All of the concepts [for the public dock and greenspace] include an assumption of that 20’ greenspace between the boardwalk that we just installed and the parking lot. So all of them already assumed that is going to be in place, so that is not lost in any of the parking layouts. The revised version would reduce the City lot slightly to enhance the space that would be dedicated to the restaurant with the idea that it could be captured or expanded if we decide to pipe all the way down to the headwall on the drainage ditch side.”

Council Member Popson agreed with the move away from shared parking and supports any option that will maximize resident parking spaces. Administrator Fragoso said the options created by Mr. Klein would be presented at the September City Council Workshop.

There was a brief discussion about the City’s options regarding dictating the amount of parking allowed for the restaurant.

5. New Business

A. Consideration of proposed improvements to dog park at the Recreation Center

Director Ferrell shared the plans and proposed budget for upcoming improvements to the Bark Park at the Recreation Center. Changes include a black vinyl-coated chain link fence, engravable pavers at the entrance, interior dog-friendly hardscaping, along with some play pieces and water play areas. The budget for the project is \$60,000. The cost of the fencing will come to City Council for approval. The intent is for work to be completed before the end of the year.

B. Discussion of transition from roll carts to commercial application in Wild Dunes condominiums

Director Pitts said garbage carts for Fairway Dunes and Mariners Walk have been ordered and will be deployed after Labor Day.

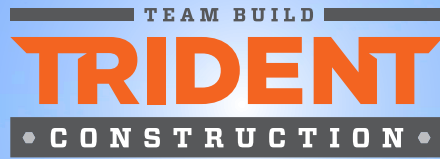
6. Miscellaneous Business

The next meeting of the Public Services & Facilities Committee will be Tuesday, September 5, 2023 at 1:00pm.

7. Adjournment

Council Member Popson made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 1:51pm.

Respectfully submitted,
Nicole DeNeane
City Clerk



Qualifications for TEAM BUILD Services

RFQ 2023-01 Design-Build Project - City Hall Modifications and Repairs



Building TRUST and ADDING VALUE to Everything We Do



August 18, 2023

Douglas Kerr
Deputy City Administrator
1207 Palm Boulevard
Post Office Box 508
Isle of Palms, South Carolina 29451

Dear Douglas,

It is with great pleasure that we present the qualifications of Trident Construction and our design partner, McMillan Pazdan Smith, to serve as your collaborative Design/Build team partners for your City Hall Modifications and Repairs project.

Our proven Design/Build team will build upon the positive working experiences gained on the Isle of Palms Public Safety Building and Fire Station #2 Design/Build projects. For this project, we will also incorporate the experiences we have gathered from similar public renovation projects. Having worked seamlessly with McMillan Pazdan Smith and SeamonWhiteside for over **twenty** years on similar Design/Build projects, we believe you will see the value of our long-term relationships.

We are bringing back the Public Safety Building team. As your Project Executive, I will be your single point of contact for all communications from project inception to final completion. Day-to-day activities will be directed by John Edward Griffith, our Senior Project Manager. He will be supported by Chris Burrell, your Preconstruction Coordinator and Community Advocate. Chris is a resident of the Isle of Palms. My contact information is:

Todd Bulwinkle
Vice President
Trident Construction, LLC
2245 Technical Parkway
North Charleston, SC 29406
(843) 343-2773 (Mobile)
todd@tridentconstruction.com
www.tridentconstruction.com

Trident Construction is properly insured and licensed by the state of South Carolina to perform Design/Build construction services. Trident Construction is a registered Limited Liability Corporation headquartered in South Carolina. McMillan Pazdan Smith and SeamonWhiteside will both be working as subcontractors to Trident Construction and are registered to perform design and engineering services in South Carolina.

Attached you will find our response to the Request for Qualifications. If we can provide any additional information, do not hesitate to contact me. We are very excited by the opportunity to once again team with the City of Isle of Palms to deliver an exceptional project.

Sincerely,

Trident Construction

Todd Bulwinkle
Vice President

Trident Construction, LLC

2245 Technical Parkway • North Charleston, SC 29406 | P.O. Box 60939 • North Charleston, SC 29419-0939
PHONE 843.572.7600 FAX 843.764.1704 EMAIL tcc@tridentconstruction.com WEBSITE www.tridentconstruction.com



CITY OF ISLE OF PALMS

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Isle of Palms Public Safety Building



Sullivan's Island Fire Station



Isle of Palms Fire Station #2



North Charleston Athletic Complex



Team Strength and Capacity

COMPANY NAME

Trident Construction, LLC

COMPANY ADDRESS

2245 Technical Parkway, North Charleston, SC 29406

PRIMARY CONTACT

Todd Bulwinkle, Vice President
todd@tridentconstruction.com

PHONE

(843) 343-2773 (Mobile)

1.A. YEARS IN BUSINESS

42 Years; Trident Construction was founded in 1981.

1.B. FIRM HISTORY

Our company was founded by Robert D. Fairey on the guiding principles of building trust and adding value to our client's construction experience from inception to final completion. Trident Construction has grown to become the region's most recognized leader for providing collaborative Design/Build construction services to team-oriented clients. Known throughout our market as Trident Construction's **TEAM BUILD** process, today, we complete over \$200,000,000 annually, from small tenant upfits to complex fast-track \$50,000,000 facilities. The success of our **TEAM BUILD** approach has led to our 95% repeat client business.

Our staff of construction professionals works closely with our clients and design team members to provide a wide variety of services including project planning, site selection, preconstruction coordination, budgeting, and construction management. We use our TEAM BUILD services to provide exceptional value to our clients through fact-based decision making options, project documentation, and transparency.

We are immediately available to bring our TEAM BUILD services to your project.

1.C. NUMBER OF FULL-TIME EMPLOYEES

ARCHITECTURE/ENGINEERING/INTERIOR DESIGN

Our architecture/interior design team partner, McMillan Pazdan Smith, has 299 employees. Our engineering partner, Seamon Whiteside, has 170 employees.

CONSTRUCTION

Trident Construction is the largest, locally owned general construction company in the Charleston area. Our staff of more than 130 construction professionals includes 3 project executives, 22 project managers, 12 project engineers, 53 superintendents, 20 administration personnel and 19 on-site laborers and carpenters. Our entire staff all live in the Charleston area, and are personally invested in the local community.

Trident Construction has the staffing resources and subcontractor relationships to successfully plan and complete your project. We also have the ability to self perform concrete work, rough carpentry, and interior finishes, which allows us to maintain quality and schedule.

Number of Employees by Office & Location:

North Charleston: 130 Employees
2245 Technical Parkway
North Charleston, SC 29406



1.D. FIRM CAPACITY

With over 130 construction professionals on staff, Trident Construction has the ability to complete more than 50 major projects annually. Trident Construction has the capacity to take on additional Design/Build projects. A current list of our major projects is below:

CURRENT MAJOR CONSTRUCTION PROJECTS AND PRESENT COMMITMENTS OF KEY INDIVIDUALS					
PROJECT NAME	OWNER	ARCHITECT	PERCENT COMPLETE	SCHEDULED COMPLETION DATE	PROJECT MANAGER
Porter-Gaud Playground	Porter-Gaud School	ADC Engineering	65%	August 2023	Todd Bulwinkle /Jay Handegan
East Port Industrial	Dalfen Industrial	LS3P	80%	October 2023	Todd Bulwinkle /Roman Rozek
71 Wentworth Street	East West Partners	Kevan Hoertdoerfer Architects	90%	December 2023	Matt Robbins/Aaron Norton
North Charleston Recreational Complex	City of North Charleston	McMillan Pazdan Smith	50%	December 2023	Todd Bulwinkle /Lewis White/Josh Robbins
Roper St. Francis - Berkeley Infusion	Roper St. Francis	E4H Architecture	15%	December 2023	Todd Bulwinkle /Marlo Sutphin
Watson Hill Fire Station	City of North Charleston	Glick/Boehm & Associates, Inc.	55%	January 2024	Todd Bulwinkle /Lewis White/Marlo Sutphin
Archer School Apartments	Humanities Foundation	Martin Riley Associations - Architects, P.C.	70%	January 2024	Todd Bulwinkle / Chris Burrell /Justin Holsenback
Steel Fab - 80,000 SF	Steel Fab	Studio 2LR	10%	February 2024	Todd Bulwinkle /Jay Handegan
Waterfront Phase II	East West Partners	McMillan Pazdan Smith	60%	March 2024	Tim Kennedy/ Chris Burrell
The Cape	East West Partners	Hart Howerton	65%	March 2024	Tim Kennedy/Dillon Kirk
Goose Creek Amphitheater	City of Goose Creek	C Baker Engineering	1%	July 2024	Matt Robbins/Jay Handegan
Kiawah River Hotel	Kiawah River Hospitality Group	McMillan Pazdan Smith	65%	April 2024	Todd Bulwinkle / John Edward Griffith
Mount Pleasant Public Service Operations Facility	Town of Mount Pleasant	Davis & Floyd, Inc. & Glick/Boehm & Associates, Inc.	35%	September 2024	Matt Robbins/Roman Rozek
Charleston County Azalea Complex	Charleston County	SMHa	5%	February 2026	Matt Robbins/Lewis White/Ethan Call

**Bold indicates members purposed for your project.*

1.E. FINANCIAL STRENGTH AND CAPACITY



Daniel Fulcher

*Account Executive
Bond & Specialty Insurance
Construction Services, Durham*

Phone: (919) 474-4810
4505 Emperor Blvd., Ste. 210
Durham, NC 27703

August 18, 2023

Douglas Kerr
Isle of Palms
Deputy City Administrator
1207 Palm Boulevard
Post Office Box 508
Isle of Palms, South Carolina 29451

Re: Isle of Palms City Hall Modifications and Repairs

Dear Kerr:

It has been the privilege of Travelers Casualty and Surety Company of America (“Travelers”)¹ to provide surety bonds for Trident Construction Co., Inc. for over 39 years. During that time, they have built and we have bonded projects in the \$50,000,000 range for a wide variety of owners.

It is our understanding that Trident Construction, LLC is pursuing the referenced City Hall Modifications and Repairs at Isle of Palms. We believe they are well-qualified to perform the project. At this time, Trident Construction's available bond capacity for single projects is in the \$50,000,000 range and aggregate in the \$150,000,000 range. At their request, we will give favorable consideration to providing the required performance and payment bonds for this project. Travelers Casualty and Surety Company of America is listed in the Department of Treasury's Listing of Approved Sureties (Department Circular 570) with a combined listing of over \$2.2 Billion.

Please note that the decision to issue performance and payment bonds is a matter between Trident Construction and Travelers and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

The surety agent is Greg Jones USI Insurance Services 235 Magrath Darby Blvd, Suite 325, Mount Pleasant, SC 29464.

If you have any questions or need any additional information, please do not hesitate to contact me.

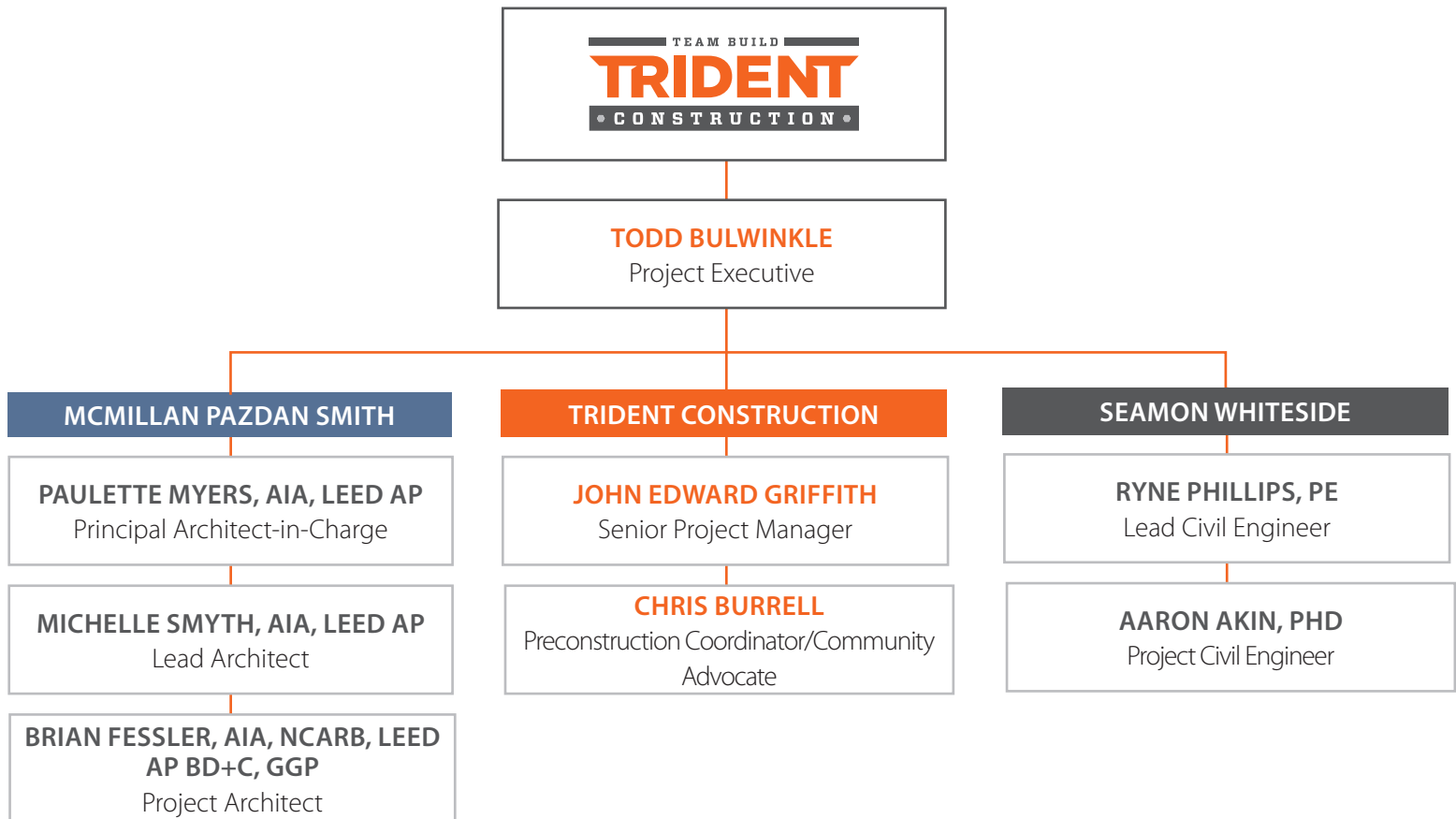
Sincerely,

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

Daniel Fulcher



CITY OF ISLE OF PALMS



Team Competence and Experience

2.A. TEAM MEMBER EXPERIENCE



TODD BULWINKLE

Vice President/Project Executive

Beginning his career with Trident Construction as a co-op student, Todd progressed in the company and was named a partner in 2011. He is disciplined in project estimating, project management, and field supervision in historic renovations, commercial, and healthcare construction.

Education

- » Clemson University | Bachelor of Science, Construction Science & Management

Project Experience

- » North Charleston Gymnasium Complex (\$13.9 million)
- » Isle of Palms Public Safety Building Renovations (\$5.2 million)
- » Sullivan's Island Fire Station & Storage Building (\$8.5 million)
- » Isle of Palms Fire Station #2 (\$3.3 million)
- » The Cigar Factory Historic Renovation (\$20,000,000)
- » GARCo Mill Renovation (Core & Shell) (\$8.8 million)
- » Kerrison Building Cornerston Apartment Homes (\$7.6 million)
- » Pain Specialists of Charleston (\$4 million)
- » Carolina EyeCare - West Ashley ASC (\$1.35 million)



JOHN EDWARD GRIFFITH

Senior Project Manager

John Edward has over 15 years experience in all phases of healthcare, commercial, educational, and multifamily construction. His work experience has included all aspects of project supervision, project management, preconstruction, estimating, and field management.

Education

- » Clemson University | Bachelor of Science, Civil Engineering

Project Experience

- » Isle of Palms Public Safety Building Renovations (\$5.2 million)
- » Sullivan's Island Fire Station & Storage Building (\$8.5 million)
- » Kiawah River Hotel (\$45 million)
- » St. Clare of Assisi Church (\$15.5 million)
- » Summerville Medical Office Building (\$4.7 million)
- » MPS Office Upfit (\$1.7 million)
- » Charleston Southern University Dormitory Renovations (\$2.25 million)
- » MUSC Health East Cooper (\$19 million)
- » Windmill Station at Carnes Crossroads (\$14.2 million)
- » Porter-Gaud Upper School (\$11 million)
- » Montessori Community School of Charleston (\$10 million)



CHRIS BURRELL

Preconstruction Coordinator/Community Advocate

Chris has over 20 years of program management, project management, and engineering experience in all phases of commercial construction including industrial projects, multi-family housing, senior living facilities, parking structures, high security office buildings, and healthcare facilities.

Education

- » Clemson University | Bachelor of Science, Construction Science & Management

Project Experience

- » Isle of Palms Public Safety Building Renovations (\$5.2 million)
- » South Carolina Aquarium Boeing Learning Lab - Maritime Center Renovations (\$8.1 million)
- » South Carolina Aquarium Third Floor Office Renovations (\$2.9 million)
- » Isle of Palms Public Safety Building Renovations (\$5.2 million)
- » Westfields Office Building and Parking Garage (\$13 million)
- » Ashley Hall - 179 Rutledge Renovation (\$1.45 million)
- » New Dominion Technology Park Offices Phase I (\$43 million)
- » New Dominion Technology Park Offices Phase II (\$53 million)



PAULETTE MYERS, AIA, LEED AP
Principal Architect in Charge

Paulette has over 25 years of experience as a project manager and architect in municipal, educational, and recreational projects. Paulette has served the City of Charleston's Green Committee, a group that started a city-wide initiative to promote sustainable principles for all public facilities. Working with multiple clients to receive LEED Certification, her appreciation for sustainability coupled with budgetary restraint helps deliver maximum value for our civic clients.

Education

- » Clemson University | Masters, Architecture
- » Clemson University | Bachelor of Arts, Design

Project Experience

- » Charleston County, OT Wallace County Office Bldg. & Blake Tenement Bldg. Renovations
- » Charleston County, DJJ Relocation
- » Charleston County, Offender Office Renovation
- » Charleston County, Parole & Probation Office Relocation
- » Charleston County, Parking Garage, PSB Restroom, & Committee Room Renovations
- » City of Goose Creek, Municipal Center, Rec Center, & Fire Department Headquarters*
- » City of Charleston, Community Center & Daniel Island Municipal Complex*

*Experience with another firm



MICHELLE SMYTH, AIA, LEED AP
Project Manager

Michelle is a dynamic, enthusiastic project manager and architect. She has completed a variety of project types in the Charleston Area. Michelle's work includes new design projects for community centers as well as historic renovation work in Downtown Charleston. Because Michelle has been a resident of Peninsular Charleston and due to her years of service on the City of Charleston's DRB she possesses a unique understanding to site and context.

Education

- » Clemson University | Masters, Architecture
- » Furman University | Bachelor of Arts, Fine Arts

Project Experience

- » Charleston County, Office Building Space Utilization Study & Renovations
- » City of Goose Creek, Fire Department Headquarters
- » Dorchester County, Summerville Library
- » Dorchester County, Oakbrook Library
- » City of Charleston, Arthur Christopher Community Center*
- » Dorchester County School District, Facilities Assessment, Capital Improvements, & Master Planning



BRIAN FESSLER, AIA, NCARB, LEED AP BD+C, GGP
Project Architect

Brian has over 20 years of architectural experience, primarily in the design and construction of technically demanding community and commercial facilities. As a Project Manager, he is responsible for overseeing project development — from the preliminary programming phase through construction administration. A Green Globes professional and USGBC member, he offers expertise in sustainable building processes and requirements.

Education

- » Syracuse University | Bachelor of Arts, Architecture

Project Experience

- » Town of Mount Pleasant, Facilities Assessment Study, including Fire Station #7
- » Monks Corner, Rural Fire Department
- » Whitesville Rural Volunteer Fire Department
- » City of North Charleston, Danny Jones Gym
- » Holder Properties, 174 Meeting St. Office
- » Housing Authority of the City of Charleston, Indefinite Delivery Contract & Williams Terrace Senior Housing
- » Mercedes Benz, Marshalling Yard
- » The Beach Company, Kiawah River Event Hall & Community Space



JARRET HUDSON, AIA, LEED AP
Project Architect

Jarret has 14 years of architectural and construction administration experience across a diverse range of project types, including the design and construction of educational, medical, corporate, hospitality, and civic facilities including both new construction and the renovation of existing buildings. As an architect, he is responsible for the ongoing development of a project from the preliminary programming phase through construction administration.

Education

- » NC State University | Bachelor of Arts, Architecture
- » Clemson University | Bachelor of Arts, Architecture

Project Experience

- » Charleston County, Leeds Avenue DJJ Relocation - Renovation of Detention Center to Office
- » Charleston County, COB Renovation
- » Charleston County, Consolidated 911 Call Center*
- » City of Charleston, District-Wide Fire Stations*
- » Town of Hilton Head Island, Fire Stations 2, 3, & 6*
- » SC Ports Authority, Terminal 451 & 453 Renovations*
- » St. Johns Fire District, Fire Station 6*

*Experience with another firm



RYNE PHILLIPS, PE
Lead Civil Engineer

Ryne has over ten years of experience as an engineer on projects including water resources, municipal, and publicly funded projects. He specializes in water resources engineering ranging from site-specific watershed characterization to river basin scale analyses and pipeline transients. A key believer of adaptability and suitability, he interacts with clients, regulatory agencies, and changing environments to tailor solutions to specific project needs.

Education

- » University of South Carolina | PhD Candidate, Civil & Environmental Engineering (Stochastic Hydrology)
- » Clemson University | Masters of Science, Civil Engineering (Water Resources Concentration)
- » Clemson University | Bachelor of Science, Agricultural Mechanization & Business

Project Experience

- » Isle of Palms Phase 4 Island-Wide Drainage Study*
- » Town of Lyman Stormwater Study
- » Town of Summerton Hydrologic and Hydraulic Study

*Experience with another firm

2.B. COMMON WORK EXPERIENCE

TRIDENT CONSTRUCTION'S COMMON WORK EXPERIENCE WITH MCMILLAN PAZDAN SMITH	
677 King Street	Old Chicora - Metanoia
Americas Bank Upfit at 349 Coleman	The Kempton
Beaufort Memorial Hospital	Porter Gaud Fine Arts Renovations
Boeing Employee Credit Union	Porter Gaud Middle School Renovations
Chabad of Charleston	Porter Gaud Upper School
Cigar Factory Upfits	Roper St. Francis Bon Secours MRI Replacement
CSU Chick-fil-A	Roper St. Francis Center PET CT Replacement
CSU New Residence Hall	Roper St. Francis Express Care - West Ashley Circle
North Charleston Recreational Complex	Sheppard Street Parking Garage
East Cooper Montessori School Renovation	Trident Technical College, Building 950 Renovation
Kiawah River Hotel (The Dunlin)	Trident Technical College, IDC
MPS Office Upfits	Trident Technical College, Mt. Pleasant Expansion
MUSC East Ophthalmology Clinic	West Ashley Circle Center
North Charleston Athletic Complex	

CASE STUDY: MPS'S & TRIDENT CONSTRUCTION'S TRUSTED RELATIONSHIP

MPS'S OFFICE UPFIT AT MORRISON YARD

Trident Construction is currently finishing up construction on McMillan Pazdan Smith's Office Upfit in Morrison Yard Office. Having worked with them as a team partner and an ally over the past several years, we enjoyed getting the chance to work with them as a client. **John Edward Griffith**, your Senior Project Manager, led the project. **Brian Fessler**, your Project Architect, served as the lead representative from McMillan Pazdan Smith. This recent collaboration demonstrates the level of confidence and rapport that exists between McMillan Pazdan Smith and Trident Construction.



Trident Construction team members tour the newly constructed McMillan Pazdan Smith office, July 2023

2.C. WORKLOAD AND DESIGN-BUILD EXPERIENCE

Trident Construction is immediately available to start work on the Isle of Palms City Hall Modifications and Repairs project. Each team member is qualified and available to meet your project requirements.

Each of the following projects completed by Trident Construction utilized our proven collaborative Design/Build process:

- » **Isle of Palms Public Safety Building**
*Selected by our repeat client through a competitive interview process, Trident Construction provided our **Design/Build** services to lead the collaborative effort to plan, design, and repair the Isle of Palms Public Safety Building. After a full investigation of the building, Trident Construction provided a detailed analysis with more than 90 essential, high, medium, and low building repairs that needed to be made. By providing "Smart Choice" options, our process provided the client with the greatest control over cost, building performance, and material selection with the end goal of make the building healthy for the Public Safety Officials.*
- » **City of North Charleston Athletic Complex**
*Selected through a competitive interview process, Trident Construction directed the **Design/Build** effort to plan, design and construct this 54,000 SF building to house three basketball courts, volleyball, pickleball, table tennis, indoor soccer, locker rooms, food service, and function space. Using Trident Construction's SMART CHOICES, a tilt wall system for the construction on the gymnasium was proposed to the design professionals and the City of North Charleston. As a result, Trident Construction was able to offer the City of North Charleston significant project cost savings and earlier occupancy.*
- » **City of North Charleston Public Works Complex**
New complex consisting of 15 separate structures for administration, maintenance, support, storage and warehouse buildings; 123,000 SF (Combined); \$36 million
- » **City of North Charleston Recreation Complex**
The North Charleston recreation center is a modern facility designed to cater to the diverse interests of the community. It features a 25-meter competitive pool, a gymnasium for basketball, volleyball, and badminton, five tennis courts, a roller rink for street hockey and roller-skating, and a multi-

purpose field for youth athletics. The facility is a concrete tilt-wall structure with metal roof joists and a masonry interior. The complex is set to become a community hub, promoting health, fitness, and community spirit in the area.

As part of our collaborative TEAM BUILD approach, it is our ongoing commitment to provide transparency that sets us apart from our peers. Below are some of the project controls we employ to achieve our client's goals.

PROJECT CONTROLS

VIEWPOINT® is our primary project management software. VIEWPOINT® allows us to instantaneously communicate with every member of the team to provide the most current information on drawings, meeting minutes, requests for information, and project documents.

BUDGET CONTROLS

Sage Estimating® software, provides us the ability to produce detailed comparative estimates for the team to make reliable fact based decisions. This allows the team to creatively explore key architectural, engineering, and design elements while maintaining quality, schedule, and budget. Using **On-Screen Takeoff®** we are able to visually depict quantities and design options. Building Information Modeling (BIM)

CONSTRUCTION COST CONTROL

During construction, we use VIEWPOINT® to memorialize, track and close-out any request for owner design changes. No project changes are made without the owner's approval.

COST ALLOCATION

By utilizing VIEWPOINT® for our project accounting software, we are able to create an unlimited number of construction cost codes. This allows us to manage and document every aspect of project's construction cost, which is particularly helpful for calculating accelerated depreciation and tax credits.

SMART CHOICES

Through our proven, collaborative design process, we work with the project team and key subcontractors to create life cycle, value management, cost control and sustainability options for our clients. By thoroughly exploring many options, our clients regularly enjoy savings of up to 30%. We

refer to these options as **SMART CHOICES**.

SCHEDULE CONTROLS

Trident Construction develops project schedules in **Primavera®** and **Microsoft Project®**. Established at project inception, our schedules include design team milestones, budget updates, governmental approvals and construction activities. These elements form our **ONE-WAY Design** philosophy, assuring the project budget and schedule are approved by the owner before the design progresses.

QUALITY CONTROL

Trident Construction believes that quality starts during the design phase. Success is achieved by selecting quality materials that can be efficiently installed, stored, protected and inspected by our superintendents. During construction, our **Super QC** program includes peer reviews to verify that our quality programs are being achieved.

STRONG FINISH

A successful finish starts before construction begins. Using our **Autodesk Build®** software, we provide our field team with iPad access to the most current drawings and specifications. While in the field using PlanGrid®, our on site team can review drawings and specifications with subcontractors, add pictures, take notes and manage punch list items assuring real time solutions and a successful finish.

TEAM SAFETY

Team Safety is our ongoing commitment to a safe working environment. Trident Construction has one of the best safety records in the industry. This is achieved through planning, training, and company-wide policies.

2.D. PAST PERFORMANCE

Trident Construction is very fortunate to have a 95% repeat client business. We credit this success to our people, design professional partners, and our exceptional subcontractors.

Successful projects begin with a well executed preconstruction and planning phase. You are looking for a construction manager who excels in this area. For over forty-two years, we have refined our TEAM BUILD process to focus on early planning, due diligence, cost evaluation, budget options and creative solutions for our clients. As with all of our projects, we will invest a considerable

amount of time assisting McMillan Pazdan Smith and the City of Isle of Palms through the complex and rewarding preconstruction process. As ideas are developed, we will provide timely cost- and life-cycle evaluations so fact-based decisions can be made. Milestone total project estimates will be provided as the design documents are developed to ensure the budget is being maintained.

Upon selection, our first step will be a detailed on-site investigation and survey to document existing conditions and present options to you than can be delivered within the City's budget expectations. Central to this investigation will be an assessment of the City's "needs" and "wants" to serve the current demands and future growth of City staff. From our initial site tour with City staff, we understand that this might include elevator repairs, an upgraded entrance, shared meeting space, functional improvements to council chambers, and private offices around the perimeter of the building. We are eager to provide you with solutions that meet your needs, wants, and budget expectations.

Our SMART CHOICES option is a key part to our proven TEAM BUILD process to let you control where to spend your construction dollars. We would propose to study the building and provide the best choices available to meet your design and project requirements.

As a team, Trident Construction and McMillan Pazdan Smith have never delivered a project late. When employing our TEAM BUILD process, Trident Construction/McMillan Pazdan Smith have always met our clients budget expectations. Our team has never been involved in litigation on projects completed together. We suggest that you contact the following **Design/Build** clients for references:

Natalie Zeigler

City of Goose Creek
(843) 797-6220

Denise Badillo

City of North Charleston
(843) 740-5899

Through community reinvestment, Trident Construction achieves our goals to improve the lives of our teammates and neighbors. We recognize that the construction industry is one of the greatest opportunities for our communities to create jobs, skills, and careers. We have the ability to take an unskilled worker and, through training and proven

dedication, this worker can become as successful as they might dream.

To this cause, Trident Construction is actively engaged in the region's Career Academy for Construction Science with CCSD, Trident Tech, and the Charleston Chamber. These are some of our tools to identify and grow individual talents.

We are also aware of and promote opportunities for minority, women and disadvantaged owned businesses so these companies can grow and prosper. For our Gaillard project, we actively worked with the City of Charleston Minority Business Enterprise Office to enroll and certify disadvantaged business to participate in construction opportunities. Trident Construction set up an outreach office, provided application assistance, construction drawings and bidding assistance. During the construction phase, we assisted MWBE contractors with assistance in completing required paperwork for safety and pay request compliance. The result of this effort was over a thirty percent (30%) participation by certified MWBE companies in first, second, and third tier activities.



Design and Construction Management Experience

3.A & B. LOCAL GOVERNMENT EXPERIENCE



Isle of Palms Public Safety Building

Desiree Fragoso
(843) 886-6428
» Design Build Project



Isle of Palms Fire Station #2

Chief Ann Graham
(843) 224-9269



Sullivan's Island Fire Station, Phase II

Andy Benke
(843) 883-4726



North Charleston Public Works Complex

Denise Badillo
(843) 740-5899



North Charleston Gymnasium

Denise Badillo
(843) 740-5899
» Design/Build Project



Charleston County Azalea Complex

Michael Beveridge
(843) 412-2726
» Design/Build Project

3.C. LOCAL CONSTRUCTION MARKET

Trident Construction's team members and local relationships continue to provide added value to every one of our client's projects. Over the past 42 years, we have completed more than 2,000 public projects with clients like the City of North Charleston, the City of Charleston, Charleston County, and other municipal clients in the greater Charleston area. With over three generations of local knowledge and construction experience, we develop unique solutions to achieve your specific requirements.

Building trust and adding value to everything we do is our

mission at Trident Construction. In addition to our proven TEAM BUILD process, we provide added value by assisting our clients with project due diligence, governmental relations, fundraising activities, and community outreach. As a local construction company, we continually advocate for our clients in the neighborhoods and communities in which we live.

Our network of local relationships includes a database of over 3,000 subcontractors. Annually, we issue more than 1,500 subcontracts and purchase orders in the local market. With our established subcontractor base, we will solicit highly competitive bids.

Trident Construction has been voted General Contractor of the year 9 nine times by the Charleston Chapter of the American Subcontracts Association of the Carolinas (ASAC), solidifying our deep local construction market relationships. We also maintain a local presence within the Charleston Chapter of the American Subcontracts Association as John Edward Griffith, Senior Project Manager, serves on the board.

3.D. LITIGATION HISTORY FOR THE PAST 5 YEARS

There is outstanding litigation on "The Ashley" apartments on Ashley River Road.



*Pure Insurance Upfit
at the Cigar Factory //
Trident Construction*

Project Profiles



ISLE OF PALMS PUBLIC SAFETY BUILDING

City of Isle of Palms

Public
Desiree Fragoso
(843) 886-6428

Key Team Partner

Coast Architects
Arnie McClure
(843) 763-7064

- » Isle of Palms, South Carolina
- » 27,000 SF
- » Construction Type - Masonry, Steel, and Concrete Renovation
- » Construction Cost - \$5.2 Million
- » Design Duration - 11 Months
- » Construction Duration - 10 Months
- » Completion Date - December 2020



SULLIVAN'S ISLAND FIRE STATION

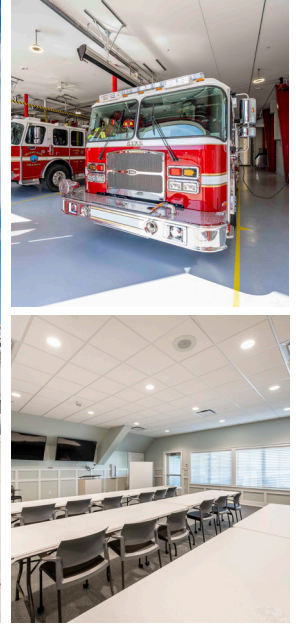
Town of Sullivan's Island

Public
Andy Benke
(843) 883-5726

Key Team Partner

Applied Building Sciences
Curt Berg
(843) 725-1456

- » Sullivan's Island, South Carolina
- » 12,000 SF Fire Station and 12,000 SF Storage
- » Construction Type - Masonry, Structural Steel Addition, Wood-Framed
- » Construction Cost - \$8.5 million
- » Design Duration - 10 Months
- » Construction Duration - 14 Months
- » Completion Date - September 2022





KIAWAH RIVER HOTEL (THE DUNLIN)

The Beach Company

Private
Kyle Henninger
(843) 722-2615

Key Team Partner

McMillan Pazdan Smith
(843) 566-0771

- » Kiawah River, Johns Island, South Carolina
- » 72 Rooms
- » Construction Type - Masonry Wood-Framed
- » Construction Cost - \$35 Million
- » Design Duration - 18 Months
- » Construction Duration - 19 Months (est.)
- » Completion Date - May 2024 (est.)



ISLE OF PALMS FIRE STATION #2

City of Isle of Palms

Public
Chief Ann Graham (Now Retired)
(843) 224-9269

Key Team Partner

CR Architecture + Design
David Arends
(513) 721-8080

- » Isle of Palms, South Carolina
- » 15,000 SF
- » Construction Type - Masonry and Cement Siding
- » Construction Cost - \$3.3 Million
- » Design Duration - 6 Months
- » Construction Duration - 14 Months
- » Completion Date - September 2007



CENTRAL CREEK PARK

City of Goose Creek

Public
Natalie Zeigler, ICMA-CM
(843) 797-6220

Key Team Partner

Landplan Group South
Jeff Lewis, AIA
(803) 960-5026

- » Goose Creek, South Carolina
- » 56,000 SF
- » Construction Type - Outdoor Recreational Facility
- » Construction Cost - \$8.9 Million
- » Design Duration - 6 Months
- » Construction Duration - 9 Months
- » Completion Date - December 2022



CHARLESTON COUNTY AZALEA COMPLEX

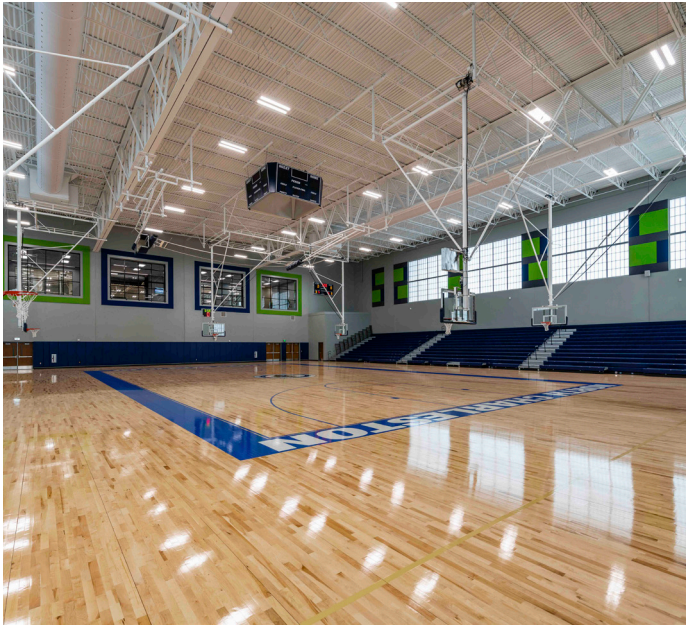
Charleston County

Public
Michael Beveridge
(843) 412-2726

Key Team Partner

SMHa
Billy Connell
(843) 881-7642

- » Charleston, South Carolina
- » 110,000 SF
- » Construction Type - Concrete Tilt-Wall and Structural Steel
- » Construction Cost - \$57 Million
- » Design Duration - 14 Months
- » Construction Duration - 30 Months (est.)
- » Completion Date - February 2026 (est.)



NORTH CHARLESTON ATHLETIC COMPLEX

City of North Charleston

Public
Denise Badillo
(843) 740-5899

Architect

McMillan Pazdan Smith
Kurt Ludwick
(843) 242-2033

- » North Charleston, South Carolina
- » 54,000 SF
- » Construction Type - Concrete Tilt-Wall
- » Construction Cost - \$15 Million
- » Design Duration - 9 Months
- » Construction Duration - 12 Months
- » Completion Date - October 2019



NORTH CHARLESTON RECREATIONAL COMPLEX

City of North Charleston

Public
Denise Badillo
(843) 740-5899

Architect

McMillan Pazdan Smith
Brian Fessler
(843) 203-2113

- » North Charleston, South Carolina
- » 55,000 SF
- » Construction Type - Concrete Tilt Wall and Structural Steel
- » Construction Cost - \$26 Million
- » Design Duration - 9 Months
- » Construction Duration - 12 Months (est.)
- » Completion Date - December 2023 (est.)



MOUNT PLEASANT OPERATIONS CENTER

Town of Mount Pleasant

Public
Regina Middleton
(843) 884-8517

Architect

Glick Boehm Architecture
Gary Boehm
(843) 577-6377

- » Mount Pleasant, South Carolina
- » 22 Acres
- » Construction Type - Masonry, Structural Steel, Pre-Engineered Metal Building
- » Construction Cost - \$35.8M
- » Design Duration - 48 Months
- » Construction Duration - 30 Months (est.)
- » Completion Date - March 2025



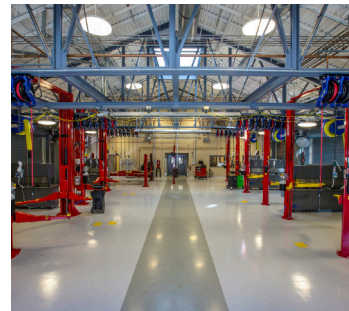
MUNICIPAL CENTER SPACE NEEDS ASSESSMENT

City of Goose Creek

Public
Natalie M. Zeigler
(843) 797-6220, ext. 1115

- » Goose Creek, South Carolina
- » SF TBD
- » Construction Type - N/A - study
- » Construction Cost - N/A - study
- » Design Duration - Ongoing
- » Construction Duration - N/A - study
- » Project Completion - TBD

A needs assessment of the current city administration departments informed suggestions for a more efficient municipal office building. With the goal of re-purposing the existing City council chamber and co-locating departments, the City commissioned MPS for a needs assessment of the departments. Combining our experience with effective municipal and office design principles, we presented suggestions for the space that would centralize office functions and facilitate efficient public service.



FAMILY COURT RENOVATIONS

Greenville County

Public
Rick Brookey
(864)230-9192

- » Greenville, South Carolina
- » 110,000 SF
- » Construction Type - Interior Upfit & Exterior Canopy Renovation
- » Construction Cost - \$9.5 Million
- » Design Duration - 5 Months
- » Construction Duration - 12 Months
- » Project Completion - September 2021

Following the sell of Greenville's County Square government complex in 2019, the County needed a new home for their family court operations. A former commercial office property was identified, but would need major interior renovations to house the County's eight family courts and associated administrative space. The new Family Court consists of two connected buildings that previously served as corporate offices. Totalling 110,000 SF over three stories, the buildings required extensive reorientation to meet the Court's needs.

WATER DISTRIBUTION & WASTEWATER MAINTENANCE FACILITY

City of Columbia

Public
Dana R. Higgins
(803) 545-3285

- » Columbia, South Carolina
- » 67,300 SF
- » Construction Type - Adaptive reuse of automobile dealership to offices and warehouses, pre-engineered warehouses, glass partitions
- » Design Duration - 18 Months
- » Construction Cost - \$15.1 Million
- » Construction Duration - 12 Months
- » Project Completion - 2017

An abandoned car dealership now houses the City of Columbia Water Distribution and Wastewater Management Facility, providing a new home for the department's administration, crews, technicians, and vehicle fleet. The project includes a new administration building, as well as a warehouse, vehicle storage facility and conditioned storage. The structures are designed to meet LEED Gold Certification.



FOREST ACRES POLICE HEADQUARTERS + TOWN HALL

City of Forest Acres

Public

Shaun Greenwood

(803) 782-9475

- » Columbia, South Carolina
- » 27,000 SF
- » Construction Type - N/A - study
- » Construction Cost - N/A - study
- » Design Duration - 8 Months
- » Construction Duration - N/A - study
- » Project Completion - 2018 (Design Only)

We provided a feasibility study which joined two adjacent parcels of land and three separate city departments including City Council, the Courts, City Administration and the Police Department into the new Police Headquarters and Town Hall. Through a series of programming meetings where WTS met with all persons involved in the new building to program the spaces, study adjacencies and develop floor plans that organized the spaces so that shared spaces were common and equally accessible while secure spaces were inaccessible to those that should not have access.



O.T. WALLACE BUILDING RENOVATION

Charleston County

Public

Paul H. Wood

(843) 202-6903

- » Charleston, South Carolina
- » Phase I: 6,466 SF, Phase II: 3,022 SF, Phase III: 9,306 SF
- » Construction Type - Interior Upfit
- » Construction Cost - Phase I: \$1.14 million, Phase II: \$436,000, Phase III: \$1.45 million
- » Design Duration - Phase I: 11 months; Phase II: 7 Months; Phase III: 10 Months
- » Construction Duration - Phase I: 6 months, Phase II: 6 months, Phase III: 10 months
- » Project Completion: Phase I: June 2021; Phase II: December 2021; Phase III: 10 months

The renovations of this project were over four floors in the six-story building located in the heart of downtown Charleston. Major goals of the project included enhancing building technology, improving department adjacencies, adding storage space, and providing additional spaces for collaboration and training.

ISLE OF PALMS PUBLIC SAFETY BUILDING

CITY OF ISLE OF PALMS

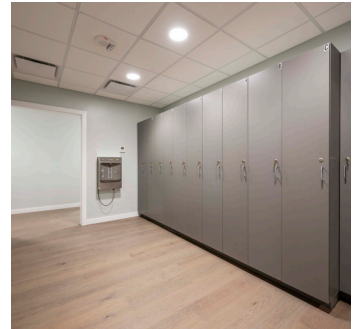
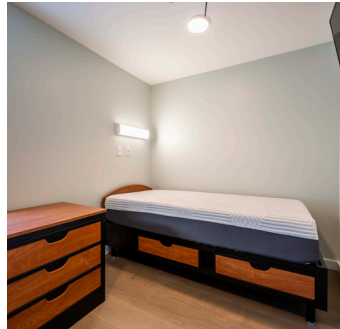


TRIDENT CONSTRUCTION

\$5.2 MILLION

SULLIVAN'S ISLAND FIRE STATION

TOWN OF SULLIVAN'S ISLAND



TRIDENT CONSTRUCTION

\$8.5 MILLION

KIAWAH RIVER HOTEL

THE BEACH COMPANY

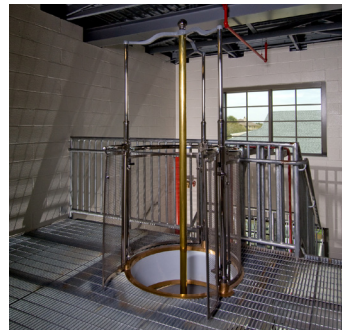


TRIDENT CONSTRUCTION & MCMILLAN PAZDAN SMITH

\$35 MILLION

ISLE OF PALMS FIRE STATION #2

CITY OF ISLE OF PALMS

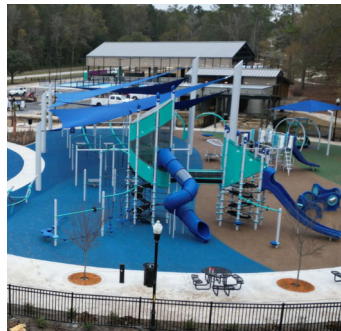


TRIDENT CONSTRUCTION

\$3.3 MILLION

CENTRAL CREEK PARK

CITY OF GOOSE CREEK



TRIDENT CONSTRUCTION

\$8.9 MILLION

Building **TRUST** and **ADDING VALUE** to Everything We Do

CHARLESTON COUNTY AZALEA COMPLEX

CHARLESTON COUNTY

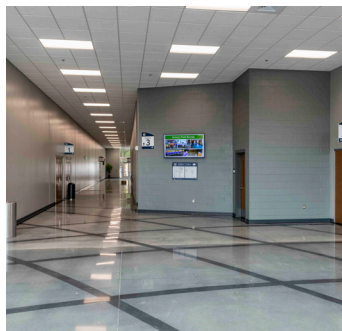
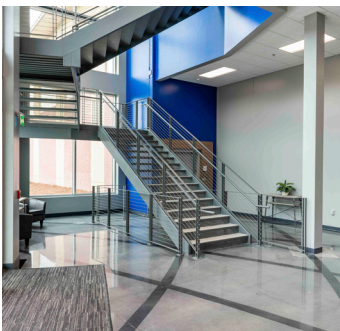
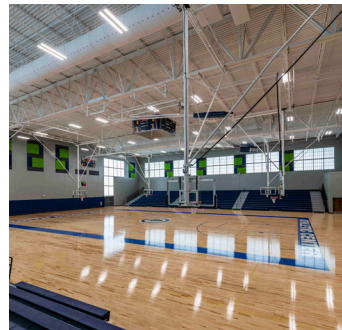
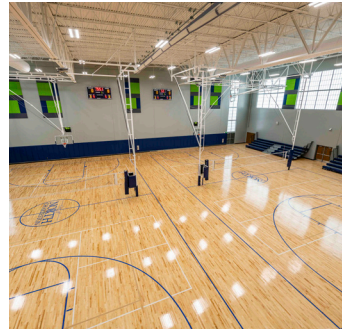


TRIDENT CONSTRUCTION

\$57 MILLION

NORTH CHARLESTON ATHLETIC COMPLEX

CITY OF NORTH CHARLESTON



TRIDENT CONSTRUCTION & MCMILLAN PAZDAN SMITH

\$15 MILLION

NORTH CHARLESTON RECREATIONAL COMPLEX

CITY OF NORTH CHARLESTON

RENDERINGS:



UPDATED CONSTRUCTION PHOTOS:



TRIDENT CONSTRUCTION & MCMILLAN PAZDAN SMITH

\$26 MILLION

MOUNT PLEASANT OPERATIONS CENTER

TOWN OF MOUNT PLEASANT



TRIDENT CONSTRUCTION

\$35.8 MILLION

FAMILY COURT RENOVATIONS

GREENVILLE COUNTY

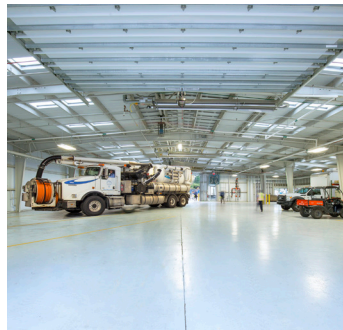


MCMILLAN PAZDAN SMITH

Building **TRUST** and **ADDING VALUE** to Everything We Do

WATER DISTRIBUTION & WASTEWATER MAINTENANCE FACILITY

CITY OF COLUMBIA



MCMILLAN PAZDAN SMITH

Building **TRUST** and **ADDING VALUE** to Everything We Do

FOREST ACRES POLICE HEADQUARTERS + TOWN HALL

CITY OF FOREST ACRES



MCMILLAN PAZDAN SMITH

O.T. WALLACE BUILDING RENOVATION

CHARLESTON COUNTY



MCMILLAN PAZDAN SMITH

Building **TRUST** and **ADDING VALUE** to Everything We Do



2245 Technical Parkway
North Charleston, SC 29406
Phone (843) 572-7600
Fax (843) 764-1704

TridentConstruction.com



RFQ 2023-01 DESIGN-BUILD PROJECT CITY HALL MODIFICATIONS AND REPAIRS

18 AUGUST 2023



HILL
CONSTRUCTION

coast
architects



August 18th, 2023

Douglas Kerr, Deputy City Administrator
1207 Palm Boulevard, P.O. Box 508
Isle of Palms, South Carolina 29451

RE: (RFQ) 2023-01 Design-Build Project – City Hall Modifications and Repairs

Douglas,

Thank you once again for the opportunity to submit our Statement of Qualifications for the **(RFQ) 2023-01 Design-Build Project – City Hall Modifications and Repairs**. We believe that **Hill Construction** and **Coast Architects, Inc.** offers the **City of Isle of Palms** a design-build team who will listen to your needs and provide you with successful solutions that meets your program, schedule, and budget requirements.

Hill Construction will serve as construction lead and **Coast Architects** will serve as lead designer and project architect for our design team that includes:

Construction
Architecture and Interiors
Civil & Structural Engineering
Mechanical/Plumbing/Fire Protection
Electrical Engineering

Hill Construction
Coast Architects, Inc.
Cranston Engineering LLC
MECA, Inc.
GWA, Inc.

Our team has several key attributes that set us apart from other area firms:

- We have worked with the **Isle of Palms** before, previously completing the **Public Service Building Renovation** in 2021.
- We have performed extensive work throughout the Lowcountry, working with local counties and municipalities such as **Isle of Palms, Mt. Pleasant, Charleston County, North Charleston, Moncks Corner, and more**.
- Being a **Local Firm**, we understand the challenges of designing for our coastal environment.
- We have extensive experience in **renovation** work.
- We have a **LEED** accredited design professional on staff.

Hill Construction and **Coast Architects** have a team of experienced individuals who understand the complexities of this type of work.

We look forward to the opportunity to meet with your selection committee to discuss the role **Hill Construction** and **Coast Architects** may play in your project. If you have any questions concerning the enclosed information, please do not hesitate to contact me. We can be reached at **843.884.6888** or **843.763.7064** or email: chip@hillcon.com or arnie@coastarchitects.net.
Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Arnie McClure".

Arnie McClure, NCARB, LEED AP
Principal | Coast Architects, Inc.

TEAM STRENGTH AND CAPACITY

1

CONSTRUCTION



Address	295 Seven Farms Dr., Suite 301, Charleston, SC 29492
Phone	843.884.6888
Contact Email	chip@hillcon.com
Firm Age	67 years
Full-Time Employees	Architecture/Engineering/Interior Design: 0; Construction: 40

Firm History

Hill Construction has earned a decades-long reputation as a trusted source for quality, cost-effective and timely construction services, resulting in a portfolio of successful commercial construction projects and many repeat clients. Having built over 12.5 million square feet, our reputation has been forged one project at a time across every segment of commercial construction. Whether you are utilizing our dedicated team of preconstruction professionals, design-build services, construction management, or general contracting services, Hill Construction has the knowledge and experience to exceed expectations.

ARCHITECTURE AND INTERIORS



Address	671 St. Andrews Blvd., Charleston, SC 29407
Phone	843.763.7064
Contact Email	arnie@coastarchitects.net
Firm Age	20 years
Full-Time Employees	Architecture/Engineering/Interior Design: 5; Construction: 0

Firm History

Coast Architects, Inc. was founded by Arnie McClure, LEED AP and Connie Zafiris, RA on May 1, 2003. Arnie and Connie have worked together at previous firms for more than 23 years, leaving them with vast knowledge of the local climate and building conditions in the State. Coast Architects, Inc. provides architectural and design services on a wide variety of project types.

CIVIL & STRUCTURAL ENGINEERING



Address	2000 Daniel Island Dr., Suite 140, Charleston, SC 29492
Phone	843.352.7770
Contact Email	rstill@cranstonengineering.com
Firm Age	56 years
Full-Time Employees	Architecture/Engineering/Interior Design: 37; Construction: 3

Firm History

Cranston, headquartered in Augusta, Ga., has been leveraging its diverse civil and structural engineering, landscape architecture, surveying, and planning expertise for more than half a century to improve the quality of life in communities across the heart of the Southeast. Over the years, the firm has built a successful legacy as a trusted partner in leading collaborative, transformative change and guiding its project partners and communities through even the most complex infrastructure challenges.

MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION



Address	2330 Main St., Columbia, SC 29201 168 Laurelhurst Ave., Columbia, SC 29210
Phone	803.765.9421 + 803.252.6919
Contact Email	ccox@gwainc.net
Firm Age	44 years
Full-Time Employees	Architecture/Engineering/Interior Design: 18; Construction: 2

Firm History

Over the past 44 years, **MECA, Inc.** has participated in the design of some of the region's most innovative buildings employing a variety of HVAC system features, low temperature air distribution, LEED-accredited buildings and infrastructure needs for state of the art production equipment/methods in industrial applications. **GWA, Inc.** has been providing electrical engineering for vertical and horizontal construction to a wide variety of clients since 1987. To better serve their clients, MECA and GWA merged in 2023.

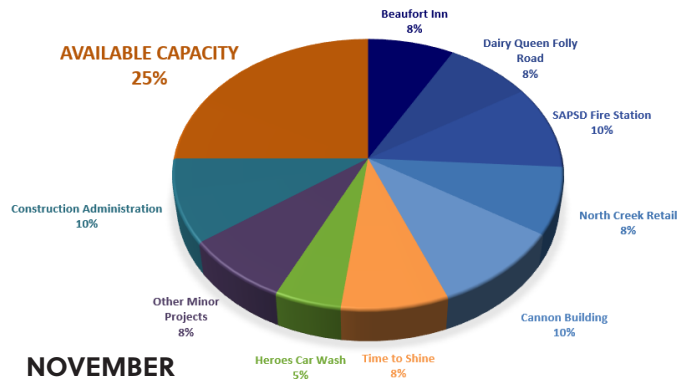
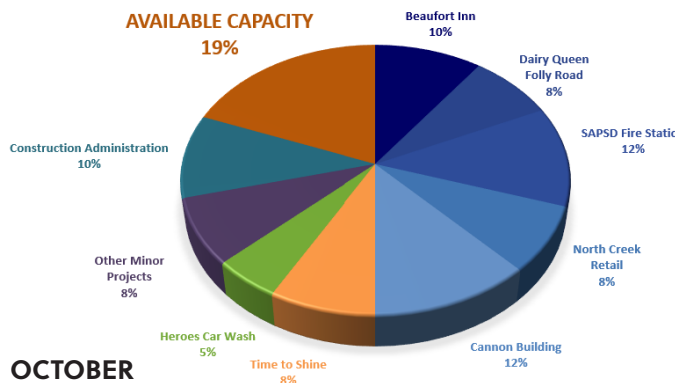
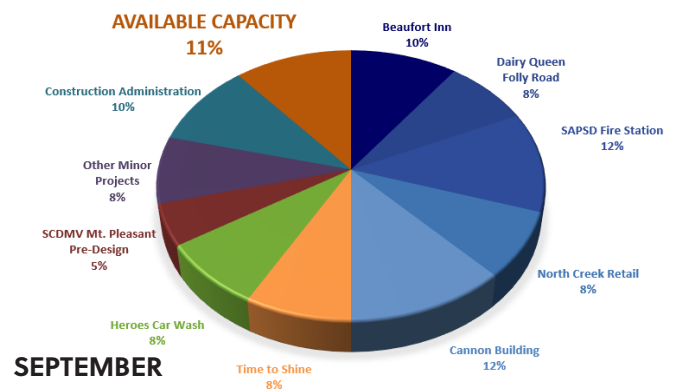
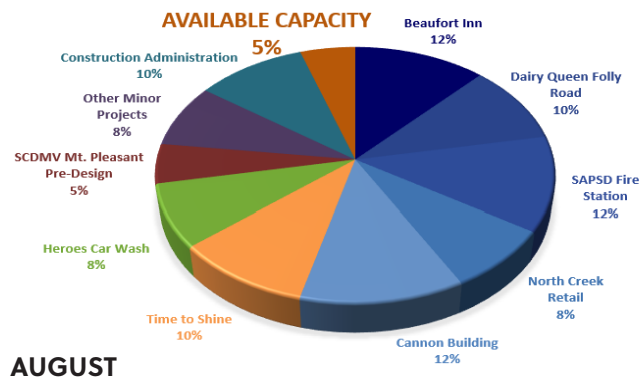


FIRM CAPACITY

Hill Construction and Coast Architects takes great pride in the role they play when taking on a project. The opportunity to work with The City of the Isle of Palms is another excellent opportunity for our firms to share our experience to design projects that serve the needs of our client as well as those who will come to use these facilities. Hill Construction and Coast Architects understand the complexities of public projects from funding to bidding. We are also extremely experienced in renovation work.

Hill Construction and Coast Architects have a dedicated staff ready to start work on this project should it be awarded to us. Our previous workload in the past 6 months has ranged between 80% and 95% of capacity.

Arnie McClure will serve on this project as the Architect-of-Record and Luke Morris will serve as the project manager. Since the bulk of the work at the beginning will involve the design team, below are a series of pie charts showing the available capacity at Coast Architects. These pie charts are also reflective of the workload of Arnie and Luke. As can be seen in the illustrations, our projects have been scheduled so our available capacity increases in order to accommodate the City Hall Renovations as early as September. We estimate that this project will take between 6% and 8% of our capacity throughout the design process.



FINANCIAL STRENGTH AND CAPACITY

Coast Architects has been in business for 20 years, weathering both the Great Recession of 2008 and the difficulties of the COVID Pandemic. Coast strives to minimize overhead expenses and chooses to maximize our efforts to fairly compensate our employees. Through these efforts, we have maintained continuity and minimized staff turnover. We are also fortunate to work with the best engineering consultants in South Carolina. Altogether, the team we have assembled for this project have a combined operating age of 187 years; a number that is a true testament to our team's strength and resilience. Maintaining strong financial partnerships with these firms strengthens our ability to produce quality projects for our clients.

Below are our total gross billings and current ratios for Coast Architects from the last three years.

2022

- Gross Billing = \$707,329.57
- Consultants = \$150,209.25
 - Consultants are 21.2% of the Gross Billing

2021

- Gross Billing = \$640,651.05
- Consultants = \$172,911.18
 - Consultants are 26.9% of the Gross Billing

2020

- Gross Billing = \$769,549.42
- Consultants = \$195,808.05
 - Consultants are 25.4% of the Gross Billing



CHIP CRANE

PRESIDENT & CEO

Chip has been in the construction industry for more than 33 years and currently serves as Hill Construction's President and CEO. Chip's strengths are in using his architectural background and experience to help shape design decisions and allow for collaboration between the owner and design team to make best value decisions.



EDUCATION

University of Illinois
Master of Science | Civil Engineering &
Construction Management

Catholic University
Bachelor of Science | Architecture

EXPERIENCE

President & CEO
Hill Construction | Charleston, SC
2017-Present

GENE GARRETT

COO & PROJECT MANAGER

Gene Garrett has been in the construction industry for more than 27 years. As projects transition to construction on-site, Gene works closely with the Preconstruction Manager to engage critical early trades and identify long lead items. Gene supports the Superintendent in the field and manages the construction from beginning to completion. He reports the financial status and will take the lead on closing-out the project.



EDUCATION

Virginia Polytechnic Institute and State University
Master of Science | Civil Engineering

The Citadel
Bachelor of Science | Civil Engineering

EXPERIENCE

COO
Hill Construction | Charleston, SC
2017-Present

TED CHESTNUT

DIRECTOR OF PRECONSTRUCTION

Clients tell us that our Preconstruction Department helped them make informed decisions that allowed their projects to be completed on time, on budget and with the quality they expected. Throughout the life cycle of this project, Ted will create estimates, life cycle cost analysis, maintain the balance of budget and vision through oversight of construction materials, details, scope creep, and contingencies, and offer competitive pricing.



EDUCATION

The University of South Carolina
Master of Business Administration

Appalachian State University
Bachelor of Science | Construction Management

EXPERIENCE

Director of Construction
Hill Construction | Charleston, SC
2022-Present

COMMON PROJECT EXPERIENCE

- Sullivan's Island Town Hall | 2016**

Sullivan's Island, SC

This project consisted of a brand new Town Hall and Police Headquarters built adjacent to the existing Sullivan's Island Fire Station. This elevated, two story building is comprised of wood and steel framing. Office and meeting spaces serve both the Town Hall and the Police Headquarters.
- Charleston International Airport - in - Line Checked Baggage | 2019**

North Charleston, SC

This \$14.6 Million project consisted of the removal of the existing baggage handling department and the construction of the new outgoing baggage system with an In-Line Checked baggage system. An interim baggage system was created to allow for the new system to be built. The electrical systems were also upgraded. Work was completed around existing flight operations.
- Kiawah Island Maintenance Shed | 2019**

Kiawah Island, SC

This design-build facility provides the functional support for an aesthetic world. Designed to blend in with its surroundings, the building houses offices, equipment storage, and repair bays. As is common on our barrier islands, floodproofing required thoughtful design and coordination.

ARNIE MCCLURE

NCARB, LEED AP / PRINCIPAL
PROJECT ROLE: ARCHITECT-OF-RECORD

Arnie brings over 32 years of professional experience to Coast Architects. As one of the founding principals and a LEED accredited professional, his design expertise and problem solving capabilities help him understand and meet client's needs. Arnie is an experienced architect and works directly with owners and the project team to manage projects from conception to completion.



EDUCATION

Clemson University	
Master of Architecture	1988
Bachelor of Architecture	1986

EXPERIENCE

President	2003-Present
Coast Architects, Inc. Charleston, SC	
Vice President	1996-2003
SGM, Inc. Mt. Pleasant, SC	

REGISTRATION

Architecture: South Carolina #4304

LUKE MORRIS

NCARB, AIA / ARCHITECT
PROJECT ROLE: PROJECT MANAGER

Luke brings previous professional experience further expanding our capacity to carry out successful projects. He works alongside the principal-in-charge to ensure a successful project from start to finish, overseeing work from conceptual design through construction administration.



EDUCATION

Georgia Institute of Technology	
Master of Architecture	2016
Clemson University	
BA Architecture	2013

EXPERIENCE

Architect	2016-Present
Coast Architect, Inc. Charleston, SC	
Planning Commissioner	2022-Present
Charleston County, SC	
Intern Architect	2013-2015
Morris Architecture & Construction	

REGISTRATION

Architecture: South Carolina #9847

COMMON PROJECT EXPERIENCE

- Isle of Palms Public Service Building | 2019-2021** Isle of Palms, SC
This project consisted of the renovation of the existing IOP PSB to fix the functional issues the building was experiencing, and to enhance the exterior and interior building aesthetics. Coast worked closely with MECA and GWA to complete this project.
- Liberty Hill Amenity Center | 2020-2023** Mount Pleasant, SC
The Liberty Hill Amenity Center is a 2-story, 5,288 sqft clubhouse for a new community in Mt. Pleasant. It will function as an event space adjacent to the community pool. Wood+Partners performed the land planning for the community, working closely with Coast to design the pool area.
- The Citadel Swain Boating Center | 2017-2021** Charleston, SC
Consisting of a main 2-story, 10,444 sqft Boat House, a 1,200 sqft Pavilion, and a 263 sqft Dock House on The Citadel's campus along the Ashley River, The Citadel Swain Boating Center is used for event space and is intended to eventually house The Citadel's Boat Club.

ROB STILL

P.E., S.E. / LEAD STRUCTURAL ENGINEER
PROJECT ROLE: STRUCTURAL ENGINEER

Rob Still serves the firm as Structural Design Group Manager and Project Manager. He coordinates all structural staff and design activities within the structural design group, and has performed project management duties for multiple state, federal, and other government agencies. His experience includes multiple project delivery methods to include Design Bid Build, Construction Manager, Construction Manager at Risk, and Integrated Project Delivery.



EDUCATION

The Citadel
Bachelor of Science | Civil Engineering 1988

EXPERIENCE

Structural Engineer 2020-Present
Cranston LLC | Charleston, SC

REGISTRATION

Professional Engineer: South Carolina #22407
Structural Engineer: Georgia #SE000507

MEGAN SMITH

PE / PROJECT MANAGER
PROJECT ROLE: CIVIL ENGINEER

Megan Smith is a Project Manager in the Civil Engineering Department for Cranston LLC. Mrs. Smith has over 12 years of management, design, and construction experience in residential, commercial, municipal, and industrial projects in South Carolina. She has experience working directly with clients in the public, and private sectors, as well as agencies on the local, state, and federal levels.



EDUCATION

The Citadel
Masters of Science | Project Management 2018
The University of South Carolina
Bachelor of Science | Civil Engineering 2010

EXPERIENCE

Project Manager 2021-Present
Cranston LLC | Charleston, SC

REGISTRATION

Professional Engineer: South Carolina #38607

COMMON PROJECT EXPERIENCE

- Public Services Building Renovations | 2019-2020** Isle of Palms, SC
Provided structural engineering for the renovations of the existing Public Safety building to include roof modifications, the installation of a new emergency generator and structural upgrades of various components and structural members related to the renovations. Cranston provided structural engineering services as a part of the design build team with Trident Construction and Coast Architects.
- Mount Pleasant Facilities Assessment | 2021-2022** Mount Pleasant, SC
Civil Engineer for a project that conducted a Facility Condition Assessment of 151 facility assets (buildings and site-related features) owned and managed by the town of Mount Pleasant. Cost estimates were calculated for maintenance, repair, and replacement of inventoried facility and site infrastructure components over a thirty year study period.
- Aiken City Hall | 2021** Aiken, SC
Project included renovation of an existing, historic, concrete structure consisting of three stories and approximately 24,000 sqft. The renovation included removal of several interior columns required to facilitate the required uses. This project included the construction of an independent, seismically isolated, three-story, approximately 15,000 sqft, steel-framed structure.



CRANSTON

KEVIN STANLEY

LEED AP | PRINCIPAL
PROJECT ROLE: M.P. PROJECT MANAGER

Kevin Stanley has over 36 years of experience managing large and complex, commercial, industrial, nuclear and institutional construction projects. He has experience with planning, budgeting, scheduling and maintenance for large engineering operations in healthcare and industrial applications. He has certified several LEED projects both as an owner and as a consulting engineer and is an experienced energy modeler.



EDUCATION

University of South Carolina
Master of Architecture 1991
Purdue University
Bachelor of Science | Electrical Engineering 1982

EXPERIENCE

Principal-in-Charge 2012 - Present
MECA, Inc. | Lexington, SC
Director of Engineering 1983 - 1994
Lexington Medical Center | Lexington, SC
Nuclear Project Engineer 1983 - 1994
Charleston Naval Shipyard | Charleston, SC

REGISTRATION

Certified Healthcare Facilities Manager (CHFM)

PHILIP P. CLAYTOR

P.E. | PRINCIPAL
PROJECT ROLE: ENGINEER-OF-RECORD

Phillip Claytor has over 37 years' experience in all design phases of piping, plumbing, standpipe, sprinkler systems, heating, ventilation, and air conditioning systems for commercial and industrial applications. His experience encompasses complete fire protection design from underground water supply through the fire pump to the sprinkler and standpipe systems, industrial piping systems in pharmaceutical applications, HVAC systems including clean rooms, and commercial building plumbing design.



EDUCATION

University of South Carolina
Bachelor of Science | Mechanical Engineering 1981

EXPERIENCE

Engineer-of-Record 2011 - Present
P.E., Principal 1993 - 2005
MECA, Inc. | Columbia, SC
Engineer 2005 - 2011
Hill Plumbing | Sumter, SC

REGISTRATION

Mechanical Engineering: South Carolina #18709

DICKSON O'BRIEN

P.E., M.L.E., LEED AP | PRINCIPAL
PROJECT ROLE: ENGINEER-OF-RECORD

Dickson O'Brien has served as the engineer-of-record for a variety of electrical engineering services throughout the planning, design, and construction phase encompassing all aspects of electrical systems and infrastructure of projects to include healthcare, institutional, data centers, forensic, airports, commercial, correctional, educational, military, manufacturing facilities, water and waste water, sports fields, and roadways.



EDUCATION

Clemson University
Bachelor of Science | Electrical Engineering 1994

EXPERIENCE

President 2001 - Present
Electrical Engineer 1994 - 2001
GWA, Inc. | Columbia, SC

REGISTRATION

Electrical Engineering: South Carolina #19845

COMMON PROJECT EXPERIENCE

- Isle of Palms Public Safety Building Upgrades | 2020** Isle of Palms, SC
The Isle of Palms Public Safety Building serves as the headquarters of the Police and Fire Departments for the City of Isle of Palms. This 31,000 sqft building required building upgrades and renovations to correct code and life safety issues.
- Watson Hill Fire Station | 2022 - Present** North Charleston, SC
This new fire station is being constructed in anticipation of a new neighborhood development expected to hold 1,004 single family houses and commercial spaces. The building will also serve as a police substation until there is enough growth in the area to warrant an additional standalone station for law enforcement.
- Florence Fire Stations #4 and #6 | 2021** Florence, SC
Florence Fire Stations #4 and #6 were two separate projects completed simultaneously under a Design-Build delivery method. The new fire stations in the City of Florence were funded with a public bond and placed to accommodate growth. Mechanical and plumbing design included special equipment and systems.



DESIGN-BUILD EXPERIENCE

The team we have assembled is extremely experienced in the Design-Build project delivery method, and we feel it is the perfect delivery method for this project given that it is a renovation project. With the design team and the construction team working together from the beginning of the project, existing hidden conditions and challenges can be discovered sooner, and worked through before they have the chance to cause meaningful costs and delays for the project. Below are some excerpts of what past clients have to say about our work, along with images of completed projects using the Design-Build delivery method.



Public Service Building | Isle of Palms, SC

"Attention to detail and attention to cost characterize Coast's design efforts ..."

-Paul Donato | Former City of North Charleston Public Works Staff Engineer

"... I highly recommend Coast Architects for any client who is concerned about an architect's ability to produce a quality design and never lose sight of the owner's budget."

-Wallie Hiers | Chairman of the Building Committee for Patrick Henry Academy



Pain Specialists | North Charleston, SC

"You met the challenges of a limited budget and area of construction to produce a wonderful and functional facility ..."

-Ken Ayoub | Deputy Director for Town of Mount Pleasant Recreation Department

"Coast Architects, Inc. has demonstrated their ability to listen to our needs and understand our guiding principles ..."

-Dick Stewart | Managing Member 303 Associates, LLC



London Street | Charleston, SC



Berkeley Medical Complex | Mt. Pleasant, SC



Lowcountry Women's Specialists
Carnes Crossroads, SC



April 29, 2021

RE: Coast Architects, Inc.

To Whom It May Concern:

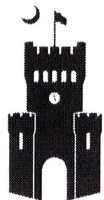
It is my pleasure to recommend Coast Architects, Inc. to you. We recently completed the remediation of the City's Public Safety Building, which houses our police and fire departments. Coast Architect's was an integral part of the design-build team along with Trident Construction. Arnie McClure and Luke Morris were key in the assessment, design, and remediation of our building, which had suffered from moisture damage and indoor air quality issues from the date it was initially opened. The design-build team of Trident and Coast brought the technical expertise needed to identify the problems, select the appropriate solutions, stay within our budget, and ultimately renovate our building to eliminate the detrimental issues.

It was clear to us that Coast and Trident had a great working relationship, and they made us feel like we were part of their team. From the early assessment stages through design, and construction phases, Coast met with us regularly and clearly communicated their recommendations. They guided us through what could have been a difficult process with ease and delivered a beautifully renovated facility that the citizens of Isle of Palms can be proud to claim.

I recommend Coast Architects to you for your next project. Both their design-build experience, and their municipal experience make them an excellent choice for your project.

Sincerely,

Désirée Fragoso
City Administrator
City of Isle of Palms



THE CITADEL

OFFICE OF FACILITIES
AND ENGINEERING

February 7, 2023

To whom it may concern,

I am writing to provide a Letter of Recommendation for Coast Architects. Coast has designed several projects at The Citadel including the Swain Boating Center, which consists of three recreation buildings on our waterfront site. Coast provided schematic design, construction documents, and construction administrative services for this project.

Coast began the design phase of this project in 2017 and helped us to split the project into two phases due to budgetary constraints at the time. The first phase of the project (the Pavilion and Dock House) began construction in May of 2019 and was completed on time in March of that following year. The second phase of the project (the Boat House Event Space) began in November of 2019 and was completed in January of 2021; experiencing a delay of 81 days due to supply chain disruption caused by the pandemic.

While the pandemic caused challenges for the second phase of this project, Coast helped to keep the project moving along and helped to meet budgetary constraints for the project.

The architectural services provided by Coast were outstanding. Arnie McClure is knowledgeable and thorough. Coast understood the project scope, provided accurate schedules, and is very responsive to questions that arise during design and bidding. Without reservation, I give Coast Architects my highest recommendation.

Respectfully,

Kathleen M. Dille, Architect

Director of Construction Management

kdille@citadel.edu

843-953-7063

Office of Facilities and Engineering

303 ASSOCIATES, LLC

One Beaufort Town Center

2015 Boundary Street, Suite 300 • Beaufort, SC 29902

Phone (843) 521.9000 • Fax (843) 379.9545

Email: info@303associates.com

February 26, 2019

To Whom It May Concern:

I am pleased to recommend Coast Architects, Inc. 303 Associates, LLC has worked closely with Arnie McClure, Connie Zafiris and their team over the past 13 years on numerous projects in Beaufort. Together, we have completed a multitude of projects ranging from new construction to renovations and including commercial, office and hospitality.

Our experience has been a positive one. Coast Architects, Inc. has demonstrated their ability to listen to our needs and understand our guiding principles. Their sense of place, design sensitivity, understanding of the review and approval process and ability to work with our contractors to meet our schedule and budget are the primary reasons we choose to continue our relationship with them.

I hope that you will consider Coast Architects, Inc. for your project. Please feel free to contact me if you need any additional information pertaining to their performance.

Sincerely,
303 Associates, LLC



Courtney Worrell

LOCAL GOVERNMENT EXPERIENCE

Our team at Hill Construction and Coast Architects has over a century of combined construction experience working in the State of South Carolina, offering a vast amount of local government experience. Below is a list of projects we have completed for local governments in this area:

Isle of Palms Public Safety Building | Isle of Palms, SC
 Sullivan's Island Town Hall | Sullivan's Island, SC
 St. John's Fire Station Headquarters | John's Island, SC
 Summerville CPW | Summerville, SC
 Moncks Corner Fire Station No. 2 | Moncks Corner, SC
 Minor Crosby Community Center | Walterboro, SC
 City of North Charleston Fire Museum | North Charleston, SC
 Summerville Fire Station No. 5 | Summerville, SC
 North Charleston Fire Station No. 12 | North Charleston, SC
 Summerville Fire Station No. 4 | Summerville, SC
 Mount Pleasant Senior Center | Mt. Pleasant, SC



PUBLIC SERVICE BUILDING RENOVATION

As the City is aware, the Public Service Building is a 15,000 sqft building constructed in 2010 to house The City's Fire Department, Police Station, and other administrative offices. Upon completion, The City noticed problems with moisture intrusion and other functional issues with the building. In 2019, Coast Architects and Trident Construction assembled a team composed of Cranston, MECA, and GWA to identify and resolve these issues.

The final design encompassed the removal and redesign of the exterior facade to the existing structure, reworking the mechanical and electrical systems, replacement of the roofing, and minor plumbing repairs; ultimately fixing the issues with the building, while improving the aesthetics on the interior and exterior.

FAMILIARITY WITH LOCAL MARKET

BUDGETING THROUGH DESIGN

In addition to the enormous benefit of the proposed project delivery method, Coast has a deep understanding of the construction market and how to be mindful of budget considerations to enhance design, rather than hinder it. We pride ourselves in maintaining good relationships with local contractors in order to keep up with current construction costs, as well as our ability to deliver clear and concise drawings to reduce confusion in the field to keep numbers in-line with estimates. Hill Construction helps further expand our ability to keep in touch with the current market conditions as they have done with our past projects.

Below are several projects delivered as design-bid-build that illustrate our individual ability to keep costs within budget, enhancing what we bring to the table.

Project	Estimated	Actual Bid	% Difference
Moncks Corner Fire Station #2	\$1,720,300	\$1,749,359	+1.7%
City of North Charleston Fire Museum	\$4,223,873	\$4,206,639	-0.4%
Summerville Fire Station #5	\$1,315,400	\$1,272,000	-3.3%
North Charleston Fire Station #12	\$1,756,667	\$1,656,839	-4.8%
Summerville Fire Station #4	\$1,200,000	\$1,199,000	-0.1%



LITIGATION

Coast has not been a part of any litigation within the last five years.

PROJECT PROFILES

CONTENTS

HILL CONSTRUCTION

- Sullivan's Island Town Hall
- Charleston P.D. - Forensic Service Building

COAST ARCHITECTS

- IOP PSB Renovation
- The Citadel Swain Boating Center

CRANSTON ENGINEERING

- Joseph Danning Ampitheater
- Columbia County Performing Arts Center

MECA + GWA

- Charleston County Detention Center
- HGTC Campus Lighting Upgrades

SULLIVAN'S ISLAND TOWN HALL

PROJECT DESCRIPTION

This project consists of a brand new Town Hall and Police Headquarters built adjacent to the existing Sullivan's Island Fire Station. This elevated, two-story building is comprised of wood and steel framing. The roofing system is constructed of wood framing with exposed rafter tails. A Multipurpose room serves as a community meeting room, chamber and court space. The office and meeting spaces serve both the Town Hall and the Police Headquarters. Significant challenges on both the preconstruction and construction side arose including developing, selecting, budgeting and ultimately implementing the use of residential material on a large scaled commercial building that served as an EOC. Blocking to adhere the siding, railing attachments, the design of the decks, and using a commercial HVAC system were challenging to work with. To resolve challenges, Hill took manufacturer recommendations into account while maintaining the aesthetics of the final product.

Client: Town of Sullivan's Island

Institution: Public

Contact: Andy Benke | 843.883.5726

Key Team Members: Creech & Associates

Location: Sullivan's Island, SC

Project Area: 18,806 sq. ft.

Construction Type: Hybrid

Construction Cost: \$4,200,000.00

Professional Services: 2015-2026



CHARLESTON P. D. - FORENSIC SERVICES BUILDING

PROJECT DESCRIPTION

This project consists of a new 21,500 square foot, two-story building for the Forensic Services Division of the City of Charleston Police Department. The building houses an Accredited crime lab that assists with crime scene investigations, seized drug analysis, body fluid identification, serial number identification, and digital and forensic video examination.

Client: City of Charleston

Institution: Public

Contact: Jeff Lord | 843.579.7552

Key Team Members: SMHa

Location: Charleston, SC

Project Area: 21,500 sq. ft.

Construction Type: Hybrid

Construction Cost: \$9,700,000.00

Professional Services: 2019 - 2020





IOP PSB RENOVATION

PROJECT DESCRIPTION

The Isle of Palms Public Service Building is a 15,000 square foot building originally designed by an out-of-state architectural firm and constructed in 2010 to house The City's Fire Department, Police Station, and other administrative offices. Upon completion of the building, the owner noticed problems with moisture intrusion, indoor air-quality and other functional issues with the building. In 2019, Coast Architects and their design-build team of Trident Construction, MECA and GWA was selected to identify and resolve these issues.

The final design encompassed the removal and redesign of the exterior facade, improvements to the building envelope, reworking the mechanical system to balance the interior building pressure and eliminate existing humidity issues, replacement of the roofing, and miscellaneous plumbing and electrical repairs.

Client: City of Isle of Palms

Institution: Public

Contact: Desiree Fragoso | 843.886.6428

Key Team Members: Cranston, MECA, GWA

Location: Isle of Palms, SC

Project Area: 15,000 sq. ft.

Construction Type: Hybrid

Construction Cost: \$5,000,000.00

Professional Services: 2019-2021



THE CITADEL SWAIN BOATING CENTER

PROJECT DESCRIPTION

The Swain Boating Center is located on The Citadel Campus on the Ashley River, and consists of a main 2-story, 10,444 sqft Boat House, a 1,200 sqft Pavilion, and a 263 sqft Dock House. The main Boat House consists of a dry-floodproofed entrance lobby and a wet-floodproofed boat storage space on the ground floor, and facilities for meetings, events, and student-oriented boating activities on the second floor. All three buildings were a technical challenge due to flood-proofing requirements, and the requirement that no wood be used due to Formosan termite concerns. Due to tariffs and labor market restrictions, Coast worked closely with The Citadel to reduce costs and split the project into two phases.

Client: The Citadel

Institution: Public

Contact: Kathleen Dille | 843.953.7063

Key Team Members: JMT, Constantine Eng.

Location: Charleston, SC

Project Area: 11,907 sq. ft.

Construction Type: Hybrid

Construction Cost: \$2,800,00.00

Professional Services: 2017 - 2020





JOSEPH DANNING AMPITHEATER

PROJECT DESCRIPTION

The new 3,000 square foot amphitheater will be constructed on the Goose Creek Municipal Center Campus, near the existing Recreation Complex and the lake behind City Hall. The facility will also boast a new food truck area, basketball court, and restrooms as well as additional parking. The structural design of the amphitheater and event stage area consisted of an elevated slab with a "floating" roof structure which is hung from the steel framed system above. Typical in lowcountry environments, the structure was designed to resist extreme events such as wind and earthquake. The soils at this site were liquifiable so special care was taken to design the foundations and structural systems to resist the settlement and bearing complexities while remaining safe. Cranston also provided support for other site features and amenities within the project scope.

Client: The Middleton Group

Institution: Public

Contact: Laura Middleton | 843.302.0632

Key Team Members: The Middleton Group Architects

Location: Goose Creek, SC

Project Area: 3,000 sq. ft.

Construction Type: Hybrid

Construction Cost: \$4,000,000.00

Professional Services: 2023-Present



COLUMBIA COUNTY PERFORMING ARTS CENTER

PROJECT DESCRIPTION

Cranston provided civil engineering, surveying, structural design, and engineering services for the construction of the new 85,800 square foot Columbia County Performing Arts Center located in Evans, Georgia. Work on this project included site development, grading and erosion control, and roadway extension design. Cranston provided design for a roadway extension and service road, parking, hardscapes, landscapes, green infrastructure, irrigation, and site lighting coordination. Work also includes NPDES permitting, soil erosion and sediment control plan, bidding assistance, and construction administration services for Columbia County. The structural design included a number of significant structural challenges to include cantilevered fly and side, upper and lower balconies. The building was designed to resist both significant seismic and wind lateral events with limited structural damage due to enhanced occupancy classification.

Client: Craig Gaulden Davis

Institution: Public

Contact: David Dixon | 864.242.0761

Key Team Members: Craig Gaulden Davis Architects

Location: Evans, GA

Project Area: 85,800 sq. ft.

Construction Type: Hybrid

Construction Cost: \$40,000,000.00

Professional Services: 2019-2021



CRANSTON

CHARLESTON COUNTY DETENTION CENTER

PROJECT DESCRIPTION

The expansion of the existing Charleston County Detention Center included a new 334,000 square foot, four story facility providing additional housing for 1,344 inmates. In addition to inmate housing, the new building included a kitchen, laundry facilities, a medical clinic, an infirmary, and support and administrative areas sized for an ultimate core of 3,000 inmates. The electrical systems were linked through a common control system allowing the officer in each of the 21 housing units control from a tablet/smart device. The existing campus energy plant was completely overhauled and replaced with state-of-the-art equipment including multiple emergency generator sets paralleled with two utility services via computer controlled switchgear. A new underground ductbank system was also designed to link the new and existing facilities with each other and the energy plant – for controls, fire alarm, data, telephone, security, normal power and emergency power systems.

Client: Charleston County

Institution: Private

Contact: Dan Mace | 704.540.3755

Key Team Members: Moseley Architects

Location: Charleston, SC

Project Area: 334,000 sq. ft.

Construction Type: Hybrid

Construction Cost: \$92,000,000.00

Professional Services: 2008-2010



HGTC CAMPUS LIGHTING UPGRADES

PROJECT DESCRIPTION

The Grand Strand Campus of Horry Georgetown Technical College is located on the 72 acre site of the former Myrtle Beach Air Force Base. GWA performed electrical engineering services for a complete campus modernization, masterplanning, and establishing lighting standards to be utilized on all campuses. The work required presenting to and working with the Community Appearance Board, a study of lighting levels, and careful design to minimize lighting trespass on adjacent residential areas. Phase 1 of GWA's services included an evaluation of existing lighting conditions, sitewide light readings, reporting of deficiencies, and evaluation of existing electrical infrastructure. Phase 2 services included assisting HGTC in developing a Campus Lighting Standard for use on future site adaptations at other campuses, as well as designing new pathway lighting, landscape lighting, power to serve pond aeration equipment and landscape irrigation, and coordination with Santee Cooper for leased lighting for campus parking lots.

Client: Horry Georgetown Technical College

Institution: Public

Contact: Walter Warren | 843.839.8422

Key Team Members: Thomas & Hutton, Studio 2LR

Location: Myrtle Beach, SC

Project Area: 3,136,320 sq. ft.

Construction Type: Hybrid

Construction Cost: \$6,264,508.00

Professional Services: 2021-2022





Hill Construction
295 Seven Farms Dr., St. 301
Charleston, SC 29492
843.884.7532
www.hillcon.com

Coast Architects, Inc.
671 St. Andrews Blvd.
Charleston, SC 29407
843.763.7064
www.coastarchitects.net



682 JOHNNIE DODDS BOULEVARD, SUITE 100 | POST OFFICE BOX 1522
MT. PLEASANT, SC 29464 | 843.849.0200
THOMASANDHUTTON.COM

September 13, 2023

Ms. Desirée Fragoso
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451

Re: Isle of Palms Phase 3 Outfalls
Extension of Construction Phase Services
Change Order Request #4

Dear Ms. Fragoso:

Thank you for requesting our continued professional engineering services for the Construction Phase of the Phase 3 Drainage Outfalls Project. As you are aware, Thomas & Hutton provided bidding phase services and is currently providing construction phase services for the Phase 3 Drainage Outfall Projects. We are requesting to extend our construction phase services due to delays caused by the contractor and unforeseen issues that arose after the construction contract was awarded which include:

- Delay due to material supply chain issues,
- Delay for Dominion temporary pole and overhead line relocation at 30th Avenue,
- Delay resulting from post-bidding field changes to utility relocation design and addition of pre- and post-construction sewer video at the request of IOPWSC,
- Review and coordination of material substitution (check valves),
- Numerous meetings with Contractor's supplier (CP&P) to discuss design and manufacturing of precast structure resulting in delay of production and delivery,
- Delay of construction through peak summer season with intent to restart construction following the Labor Day Holiday.

SCHEDULE

We will provide the proposed services by mutual agreement with the City. We understand that the remaining construction time period, estimated based on the best available information and construction schedule, is approximately 4 months.

CONTRACT TERMS

This change order is to be performed under the terms and conditions of our original contract with the City (Phase 3 Drainage Outfall Design and Permitting Contract, January 16, 2019).

This proposed change order will be open for acceptance until October 31, 2022, unless changed by us in writing. The Consultant has developed this change order based on our anticipated 2023 rates. We have assumed (as most services are provided on a time and expense basis) that labor rates will be adjusted each calendar year. We appreciate the opportunity to prepare this proposal and look forward to working with you on the project.

COMPENSATION

Phase	Fee Structure	Lump Sum or T&E Budget
Construction Phase	Time & Expense	\$ 42,000.00
Estimated Total:		\$ 42,000.00

Should you have any questions about this contract change request, please do not hesitate to contact me at (843) 725-5280, or via e-mail at karkowski.r@tandh.com.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

By 
Richard Karkowski, PE, PH, CPSWQ, D.WRE
Principal / Project Manager

By 
Hillary Aton, PE
Project Manager

RPK/HEA/ALA

Enclosures: 2023 Rate Sheet

ACCEPTED: _____, 2023

By _____

TITLE

Thomas & Hutton provides services on a time and expense basis as follows:

1. This basis includes allowance for direct salary expenses and for direct non-salary expenses. It also provides for services we may subcontract to others.
2. Direct salary expenses are generally based upon our payroll costs. The payroll costs include the cost of salaries and wages (including sick leave, vacation, and holiday pay) for time directly chargeable to the project; plus, unemployment, excise, payroll taxes, and contributions for social security, employment compensation insurance, retirement benefits, and medical and insurance benefits.

The current hourly rate charges for each skill position for 2023 are as follows:

Hourly Rate	Engineer	Survey	Landscape	GIS	Quality Control	Business/ Administrative
\$ 280.00	Consultant	Consultant	Consultant	Consultant	Consultant	
\$ 255.00	Senior Manager	Senior Manager Survey Party (3–Men)	Senior Manager	Senior Manager	Senior Manager	Senior Manager
\$ 230.00	Project Manager V Project Engineer V	Survey Manager V Project Surveyor V	Landscape Architect V LA Project Manager V	GIS Manager V		
\$ 210.00	Project Manager IV Project Engineer IV	Survey Manager IV Project Surveyor IV	Landscape Architect IV LA Project Manager IV	GIS Manager IV		Senior Application Developer IV, Software/Computer Consultant IV
\$ 200.00	Project Manager III Project Engineer III	Survey Manager III Project Surveyor III	Landscape Architect III LA Project Manager III	GIS Manager III		Senior Application Developer III, Software/Computer Consultant III
\$ 185.00	Project Manager II Project Engineer II	Survey Manager II Project Surveyor II Survey Party (2–Men)	Landscape Architect II LA Project Manager II	GIS Manager II	Construction Administrator II	Senior Application Developer II, Software/Computer Consultant II
\$ 170.00	Project Manager I Project Engineer I	Survey Manager I Project Surveyor I	Landscape Architect I LA Project Manager I	GIS Manager I	Construction Administrator I	Grant Administrator, Senior Application Developer I, Software/Computer Consultant I
\$ 160.00	Designer IV Engineering Technician IV	Staff Surveyor V Survey Field Supervisor	Landscape Designer IV	GIS Analyst IV	Field Representative V	Application Developer IV
\$ 150.00	Designer III Engineering Technician III	Staff Surveyor IV	Landscape Designer III	GIS Analyst III	Field Representative IV	Application Developer III
\$ 135.00	Designer II Engineering Technician II	Staff Surveyor III Survey Party (1–Man)	Landscape Designer II	GIS Analyst II		Permit Coordinator III Application Developer II
\$ 125.00	Designer I Engineering Technician I	Staff Surveyor II	Landscape Designer I	GIS Analyst I	Field Representative III	Application Developer I, Permit Coordinator II, Admin IV
\$ 110.00	CADD Technician III	Staff Surveyor I Survey Technician III	Landscape Technician III	GIS Technician III	Field Representative II	Permit Coordinator I
\$ 100.00	CADD Technician II	Survey Technician II	Landscape Technician II	GIS Technician II		
\$ 95.00	CADD Technician I	Survey Technician I	Landscape Technician I	GIS Technician I	Field Representative I	Admin III
\$ 90.00						Admin II
\$ 85.00						Admin I
\$ 425.00	Expert Witness					

3. When warranted, overtime will be charged for any non-salary employees. Overtime hours will be billed at 1.5 times the individual's charge rate.
4. Direct non-salary (reimbursable) expenses, including printing, reproduction, air travel, lodging, and meals are billed at cost. Travel in company or private vehicles will be billed at the IRS Standard Mileage Rate and may be revised based on fuel pricing. Outside consultant fees will be billed at 1.15 times the cost.
5. All rates and charges are effective through December 31st, 2023, including printing, reproductions, materials, and travel and are subject to change at that time. New rates and costs will become immediately effective to contracts in effect at the time of rate changes.