

SPECIAL MEETING OF CITY COUNCIL
5:30 p.m., Wednesday, September 3, 2008

There was a Special Meeting of City Council at 5:30 p.m., Wednesday, September 3, 2008 in City Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Council members Bettelli, Buckhannon, Cronin, Duffy, Loftus, Rice and Taylor, Mayor Sottile, City Administrator Tucker, City Treasurer Suggs, Assistant to the Administrator Dziuban and City Clerk Copeland. Councilman Piening's absence was excused. There was a quorum present to conduct business.

1. Mayor Sottile called the meeting to order and acknowledged that the press and the public had been duly notified of the meeting in accordance with the Freedom of Information Act.

2. **Consideration of Award of Contract to Misener Marine Construction, Inc. for Replacement of the Bulkhead at the Isle of Palms Marina.**

Mayor Sottile welcomed Chris Moore, President and Principal Engineer, of Jon Guerry Taylor and Associates, Inc.; Mr. Moore was present to answer any questions that Council members might have regarding the bid and the alternates. The Mayor noted that, included in the meeting packets for each Council member, there was a letter from Jon Guerry Taylor recommending to award the contract to Misener Marine Construction.

Administrator Tucker recalled the e-mail that she had sent to Council members following the bid opening with the bids and a statement expressing her pleasure that there had been bids submitted that were within the budget parameters originally established. As the Administrator had stated at the August City Council meeting, there was concern over the increased cost of steel and the possible problems that the increase could cause. Since the bids were opened on August 28, 2008, the staff at Jon Guerry Taylor has checked the calculations, licensing and references on the low bidder Misener Marine Construction, Inc. Misener Marine is a very large corporation that has done this type of work up and down the Eastern seaboard, and Jon Guerry Taylor has worked with them in the past. Based on the foregoing information, Administrator Tucker announced that the City was in a position to award the contract for the replacement of the bulkhead to Misener Marine Construction.

The Administrator informed Council that Treasurer Suggs and Assistant Dziuban had compiled a schedule that details the sources of funds on-hand for the project, the total anticipated project costs and ending with the amount the City will need to borrow in January 2009. Although no decision needed to be made on financing the project tonight, Administrator Tucker believed that the information would assist with the decision to be made at this meeting to award the contract and the scope of the work (alternates to be included) in order to issue a Notice to Proceed to this contractor to have the project completed before the beginning of the 2009 tourist season.

Administrator Tucker stated that questions had been posed to her regarding the alternates in the bid, and she asked Mr. Moore to come forward to provide the explanations needed.

Mayor Sottile had questions on two (2) alternates – the handrails and the pedestrian gate – that he wanted Mr. Moore to address. Mr. Moore explained that, in the bid, the handrail ends right behind the restaurant; the alternate bid extended the handrail to the Tidal Wave location. Councilwoman Rice commented that the reason for this alternate was that there was nothing to prohibit anyone from falling in the area between the restaurant and Tidal Wave; the Real Property Committee had considered it a hazard and suggested the addition of the handrail. On the pedestrian gate, Mr. Moore stated that this gate was proposed to go behind the restaurant leading to the dock where the “Charlestonian” is moored. At the time the discussions were held in the Real Property Committee, there had been some vandalism at the marina, and the gate was seen as protection to the boats docked there. The gate that has been bid is similar to the one at “The Boathouse” restaurant at Breach Inlet. Councilman Taylor noted that there are three (3) access points at the marina and questioned why this one (1) was singled out. Mr. Moore stated that he did not remember if it were the entire section of the dock at that location or just the one. Councilman Cronin reported that, when people waited for tables at the restaurant, they frequently wander onto the docks, but, in his opinion, instead of ten thousand dollars (\$10,000), a big sign would suffice.

Councilman Taylor wanted information on the alternate for stone to fill behind the bulkhead; he did not understand how there could be costs ranging from nearly nine thousand dollars (\$9,000) to eighty thousand dollars (\$80,000) for the same item to fill a space of a few inches. Mr. Moore’s explained that some bidders may already have the stone on hand and had purchased it at a much lower cost. The purpose of the stone is to serve as a buffer behind the steel; Mr. Moore stated that, over time, there is leakage where sand is used.

Councilman Taylor’s final question was about replacing the fuel lines that run under the face dock; he recalled that he had inquired about the life of the existing lines, but that no one knew. In response to Councilman Taylor’s question, Mr. Moore stated that he did not know when the existing lines had been put in, therefore, could not estimate how long the lines would last. Mr. Moore agreed with Councilman Taylor that the line replacement could be done when the dredging was done or if anything were done with the docks later.

MOTION: Councilman Cronin moved to award the contract for replacement of the bulkhead at the Isle of Palms Marina to Misener Marine Contracting, Inc. in the amount of \$2,194,663.87, not including any of the alternates; Councilman Loftus seconded.

Councilman Taylor reflected on the Final Completion Date for Misener as being six (6) months from Notice to Proceed; he asked Mr. Moore, if the Notice to Proceed were given September 4, would Misener complete the project by March 4, 2009? Mr. Moore answered affirmatively. Councilman Taylor then wanted to know if the dates would be a "hard" part of the contract; again Mr. Moore answered affirmatively. Mr. Moore added that the contract included a penalty of one thousand dollars (\$1,000) per day should the project not come in on time.

Councilwoman Rice asked if stone would make a significant difference in the construction and/or increase the life of the bulkhead. Mr. Moore responded that sand would work just as well and that the bid had specified good, clean, well-graded sand.

Call for the Question: The motion PASSED UNANIMOUSLY.

3. Adjourn

MOTION: Councilman Taylor moved to adjourn the meeting at 5:45 p.m.; Councilman Bettelli seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk