

**CITY OF ISLE OF PALMS, SOUTH CAROLINA
REQUEST FOR BIDS (RFB) 2025.04
WILD DUNES GOLF COURSE- FLOOD MITIGATION IMPROVEMENTS**

The City of Isle of Palms is seeking bids from qualified contractors for flood barrier work adjacent to Waterway Boulevard and within the Wild Dunes golf course property. The work includes the creation of a barrier that will stop future tidal flooding from entering into the interior of the island, while also providing drainage infrastructure that will allow rainwater to escape. Currently the golf course is closed for renovations and time is of the essence to have the work requested here completed as to not interfere with the opening of the golf course. Because the work is on a privately owned golf course and renovation work is underway by others, the chosen contractor will have to cooperate and coordinate with others as necessary.

A bid sheet including a description of work and quantities is included on page 22 of this RFB package and linked separately as a fillable data sheet. Bidders should review the plans and project description and include all expenses to complete the project within this bid sheet. The chosen contractor will be required to document the actual quantities used to complete the project and the payments will be based on actual quantities installed and work completed as specified in more detail in the "Measurement and Payment" section of this RFB document on page 11 here. Any quantities necessary above the amounts specified will have to be approved in writing prior to installation and may require approval by City Council. Notice of additional amounts necessary to complete the project should be provided to the City as soon as possible.

This request is being made and awarded pursuant to the City's procurement ordinance. The City reserves the right to reject any and all proposals and to waive irregularities.

Proposals should be submitted to the following:

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

Deadline for Questions

The deadline for questions is 5:00pm, Eastern Time, August 15, 2025. Bidders should send questions regarding this Request for Bids to Douglas Kerr in writing or email to dkerr@iop.net. Questions received before this deadline will be answered via addendum.

posted on the City's website at <http://www.iop.net/requests-for-bids-proposals>. Questions received after this deadline will not be answered.

If an addendum is issued, Bidders must acknowledge receipt of the addendum with their bid.

Deadline for Submissions

The deadline for submission is 11:00am, local time August 22, 2025. Bids will be received at 1207 Palm Boulevard, Isle of Palms, South Carolina 29451 in a sealed envelope. Sealed envelopes must be clearly marked "RFB 2025.04- Wild Dunes Golf Course- Flood Mitigation Improvements" and include one (1) hard copy and one (1) electronic copy saved to a USB flash drive. It will be the responsibility of the bidders to verify receipt by the City.

Bids may be delivered by hand or by mail, but no bid shall be considered which is not actually received by the City at the place, date and time appointed by the City and the City shall not be responsible for any failure, misdirection, delay or error resulting from the selection by any bidder of any particular means of delivery.

Proprietary and/or Confidential Information: Your bid is a public document under the South Carolina Freedom of Information Act (FOIA), except information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your bid. All information that is to be treated as confidential and/or proprietary must be CLEARLY identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as CONFIDENTIAL, in bold, in a font of at least 12-point type, in the upper right-hand corner of the page. All information not so denoted and identified will be subject to disclosure by the City.

Bidders acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred by the respondent or any member of the respondent's organization as a result of, or arising out of, submitting a bid, negotiating changes, or due to the City's acceptance or non-acceptance of the bid or the rejection of any and all bids. Bidders are responsible for submission of accurate, adequate and clear descriptions of the information requests. Neither issuance of the RFB, preparation and submission of a response, nor the subsequent receipt and evaluation of any response by the City of Isle of Palms will commit the City to award a contract to any respondent even if all the requirements in the RFB have been met.

Bidders must have or be able to procure an Isle of Palms Business License.

Contractors considering submission under this RFB will be expected to have read and be prepared to enter into the attached contract, which is a part of this RFB. The City of Isle of Palms reserves the right to accept or reject any and all bids, or any parts thereof; to waive irregularities or informalities in any bid received to allow the bid to be considered; to negotiate terms and conditions with Bidders; and to select a Bidder or to cancel in whole or in part this RFB, if it is in the best interest of the City to do so. Those bids determined not to be in compliance with provisions of this RFB and the applicable laws and or regulations will not be processed.

By signing its bid, Bidder certifies that it will comply with the applicable requirements of Title 8, Chapter 14 of the South Carolina Code of Laws and agrees to provide the City upon request any documentation required to establish either: (a) that Title 8, Chapter 14 is inapplicable both to Bidder and its subcontractors or sub-subcontractors; or (b) that Bidder and its subcontractors or sub-subcontractors are in compliance with Title 8, Chapter 14. Pursuant to Section 8-14-60, "A person who knowingly makes or files any false, fictitious, or fraudulent document, statement, or report pursuant to this chapter is guilty of a felony and, upon conviction, must be fined within the discretion of the court or imprisoned for not more than five years, or both." Bidder agrees to include in any contracts with its subcontractors language requiring its subcontractors to (a) comply with the applicable requirements of Title 8, Chapter 14 and (b) include in their contracts with subcontractors, language requiring the sub-subcontractors to comply with the applicable requirements of Title 8, Chapter 14.

Scope of Work

A site visit to the project site is required.

The scope of work is detailed on the plans and the bid page of this RFB and includes the following:

- Clearing and grubbing approximately 2 acres
- Removing a marked tree
- Removing and disposal of approximately 1,700 square yards of existing cart path
- Installing approximately 1,300 feet of HDPE piping with yard inlets, bends, caps, and other fittings as specified on the plans and on the included bid sheet
- Installing 4'x4' drain inlet with lid
- Converting three existing concrete inlets to manhole with sealed lids
- Coring into an existing concrete inlet
- Installing six Wapro tide valves provided by the city
- Borrow, placement, compaction, shaping and fine grading of 1500 cubic yards of yards of fill material to create new flood barrier berms with a vertical elevation of 7' (NAVD88)

- Constructing approximately 2,000 linear feet of one inch thick and eight feet wide cart path with 1,708 SY of compacted subgrade, 569 CY of compacted graded aggregate base course, and 1,708 SY of asphalt
- Constructing 590 linear feet of timber retaining wall having a maximum height of three feet above grade
- Installing 74,796 square feet of “419 Bermuda” sod in disturbed areas of the golf course
- Providing an as-built survey of all installed work, including topographical information verifying that all new barriers are constructed to be at least elevation 7 (NAVD88).

The chosen contractor shall provide all materials (except tide valves), equipment, supplies, freight, state sales tax, labor and supervision as necessary.

Time is of the essence for this project and all work associated with this RFB must be completed within 55 days of the execution of the contract and the issuance of the Notice to Proceed.

Bid Format

In responding to this request, contractors should provide a price quote for the scope of work to accomplish this work on the attached “Project Bid” form.

Provide the Contractor(s) and if possible the names and bids of all sub-consultants that will be part of the Bidder’s Team and identify the specific work the sub-consultant will perform. Once the City issues a contract, no change in sub-consultants assigned to the project will be permitted without prior written approval from the City.

Evaluation Criteria

The City will evaluate bids based on the factors outlined within this RFB and the City’s procurement ordinance, which shall be applied to all eligible, responsive bids in selecting the successful contractor. The City reserves the right to disqualify any bid from a bidder it deems as non-responsive and/or non-responsible. The City reserves the right to make such investigations of the Bidders as it deems appropriate.

Award of any contract may be made without discussion with Bidders after bids are received. The City reserves the right to cease contract negotiations if it is determined that the Bidder cannot perform the services specified in their response.

Recommendation of award for contract will be made based not only on price, which is an important factor, but also on quality of bid, qualifications, experience, technical expertise, references and ability to execute the work. After careful evaluation, the staff

and consulting engineer will make a recommendation to City Council for award of a contract.

DATE FOR COMMENCEMENT AND SUBSTANTIAL COMPLETION

The Date for Commencement shall be established in the Notice to Proceed. The Contractor shall not incur any expense until the contract has been awarded. An award requires that either the Contract be signed by both the awarding authority and the contractor or a Notice to Proceed is executed.

All work for additions shall be substantially completed (as evidenced by the date on the CERTIFICATE OF SUBSTANTIAL COMPLETION) within: FIFTY-FIVE (55) calendar days from the date set forth in the NOTICE TO PROCEED, subject to adjustments as provided in the Contract Documents.

The undersigned further agrees that from the compensation to be paid, the owner may retain as liquidated damages the sum of one thousand dollars (\$1,000) for each calendar day the actual contract time for Substantial Completion for the project exceeds the specified or adjusted contract time for Substantial Completion as provided in the Contract Documents.

THIS AGREEMENT IS SUBJECT TO BINDING ARBITRATION PURSUANT TO
SOUTH CAROLINA CODE SECTION 15-48-10, ET SEQ., AS AMENDED

STATE OF SOUTH CAROLINA)	Wild Dunes Golf Course
)	Flood Mitigation Improvements
COUNTY OF CHARLESTON)	

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2025, by and between the City of Isle of Palms, S.C., a South Carolina municipal corporation ("City"), and _____ ("Contractor").

WHEREAS, Contractor was the successful bidder under the City's solicitation for bids for the Wild Dunes Golf Course- Flood Mitigation Improvements; and

WHEREAS, the parties hereto desire to enter into this Agreement to set forth the exact rights, duties and obligations of each party regarding the services to be performed by Contractor pursuant to the bid.

THEREFORE, in consideration of the mutual covenants and promises set forth herein,

City and Contractor agree as follows:

1. SCOPE OF WORK.

A. Contractor agrees to provide all labor, equipment, tools, materials, supplies, and incidentals necessary for the Wild Dunes Golf Course- Flood Mitigation Improvements, pursuant to the bid submitted by Contractor to City dated _____ (the "Bid"), a copy of which is attached hereto as "Exhibit I" and made a part of this Agreement by reference thereto. In the event of any conflict between the provisions of this Agreement and the Solicitation, the term of this Agreement shall control.

B. Contractor agrees to use its best skill and attention and be solely responsible for all means, methods, techniques, sequences, and procedures in the performance of the work on the Project. Contractor hereby warrants to City that all work on the Project shall be performed in a good and workmanlike manner. Contractor agrees to comply with all applicable federal, state and local laws, rules and regulations regarding all work performed by Contractor pursuant to this Agreement.

2. CONTRACT PRICE. For all work under this Agreement, City agrees to pay to

Contractor at the rate identified on the project bid for all work measured and verified by the project engineer as specified in the Measurement and Payment Section of the RFB, which is estimated to be _____ (\$_____) Dollars, payable monthly upon the completion of work.

3. CHANGE ORDERS. The City has the right to require alterations or changes ("Change Orders") to the Project and in such case Contractor agrees to make such alterations or changes; provided, however, that the details and additional cost or credit of such Change Order must be agreed to by the City and Contractor in writing prior to the commencement of the Change Order.

4. COMPLETION SCHEDULE. TIME IS OF THE ESSENCE. Contractor agrees to complete the Project within fifty-five (55) days from the date of this Agreement. Provided, however, that if performance by the Contractor is delayed for reasons or causes beyond the control of Contractor (including but not limited to, acts of God, weather conditions, site conditions, labor or material shortages, delays caused by City, and casualty losses) the Project completion date shall be extended accordingly.

5. INSURANCE. Contractor agrees to maintain comprehensive general liability insurance coverage on the work under the Project in an amount not less than \$1,000,000.00 per person, \$2,000,000.00 per claim, and \$250,000.00 per claim for property damage. Contractor also agrees to maintain worker's compensation coverage on its employees as required by the State of South Carolina workers' compensation laws. All insurance coverage required hereunder shall be with companies approved in advance by City, who shall be named as an additional insured on all such policies. Proof of such insurance shall be provided to City prior to commencement of any work by Contractor.

6. PERMITS, FEES AND LICENSES. Contractor agrees to apply for, obtain and pay for all permits, fees, licenses and inspections by governmental agencies necessary for the Contractor's proper performance and completion of the Project, including, but not limited to, a City business license.

7. INDEMNIFICATION. Contractor agrees to hold harmless and indemnify City and its officers, agents and employees from and against any loss or damage, including all reasonable attorney's fees and expenses, incurred as a result of any and all claims, demands, causes of action, suits, judgments, fines or penalties (including but not limited to all fees and expenses incurred as a result of death or injury to persons or for loss of or damage to property) arising out of or in connection with Contractor's performance of the work under this Agreement.

8. SITE INVESTIGATION. Contractor acknowledges that Contractor has inspected the project areas, has determined the nature of the work and the difficulties and facilities

attending performance of the work, and all other matters which Contractor contemplates may in any way affect the work under this Agreement.

9. **BINDING ARBITRATION.** Any dispute or controversy arising under or in connection with this Agreement shall be submitted to binding arbitration in accordance with the requirements of the South Carolina Uniform Arbitration Act as then in effect ("SCUAA"). All arbitration proceedings shall be conducted in Charleston County, South Carolina. The arbitrators shall be selected as provided in the SCUAA, and the arbitrators shall render a decision on any dispute within ninety (90) days after the last of the arbitrators has been selected. If any party to this Agreement fails to select an arbitrator with regard to any dispute submitted to Arbitration under this Section within thirty (30) days after receiving notice of the submission to arbitration of such dispute, then the other party or parties shall select an arbitrator for such nonselecting party, and the decision of the arbitrators shall be final and binding upon all the parties to the dispute, their personal representatives, legal representatives, heirs, successors and assigns. The prevailing party in any such proceeding shall be entitled to reimbursement by the losing party, in addition to any damages awarded, for all reasonable costs and expenses, including attorney's fees, incurred in any such proceeding, including all trial and appellate levels. Nothing contained in this Section shall preclude either party from seeking injunctive relief through a court of competent jurisdiction in connection with the Arbitration, and the prevailing party shall also be entitled to reimbursement by the losing party for all reasonable fees and costs, including attorney's fees, incurred in the proceedings seeking injunctive relief.

10. **BREACH.**

A. In the event that either party breaches any provision of this Agreement, and the same continues for a period of seven (7) days after receipt of written notice thereof, then the nonbreaching party may exercise any and all remedies at law or in equity regarding the breach of this Agreement. Without prejudice to any other rights or remedies available for the said breach, the non-breaching party may terminate this Agreement and cease further performance under this Agreement.

B. Unless authorized by this Agreement, if the Contractor completely ceases work on the Project for a period of fifteen (15) days, or defaults or persistently fails or neglects to carry out the Project, the City may, after seven (7) days' written notice to the Contractor, complete the Project and if the unpaid balance of the contract price exceeds the City's actual cost of completing the Project, such excess shall be paid to the Contractor, but if such expense exceeds the unpaid balance, the Contractor shall pay the difference to the City.

11. **EFFECT OF WAIVER OR CONSENT.** A waiver or consent, express or implied, to or of any breach or default by a party in the performance of its obligations under this

Agreement is not a consent or waiver to or of any other breach or default in the performance by that party of the same or any other obligations of that party with respect to this Agreement. Failure on the part of a party to complain of any act of the other party or to declare a party in default with respect to this Agreement, irrespective of how long that failure continues, does not constitute a waiver by that party of its rights with respect to that default until the applicable statute-of-limitation period has run.

12. SUB-CONTRACT OR ASSIGNMENT. Contractor agrees not to enter into any subcontracts or assignments pertaining to the performance of all or any part of this Agreement, either voluntarily or by operation of law, without prior written approval of City.

13. BINDING AGREEMENT. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

14. GOVERNING LAW; SEVERABILITY. This Agreement is governed by and shall be construed and interpreted in accordance with the laws of the State of South Carolina. If any provision of this Agreement is held invalid or unenforceable to any extent by a court of competent jurisdiction, the remainder of this Agreement is not affected thereby and that provision shall be enforced to the greatest extent permitted by law.

15. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties hereto relating to the subject matter hereof, and supersedes and nullifies all prior or contemporaneous contracts, agreements, understandings or representations, whether oral or written, which are not expressly stated in this agreement. Neither party is relying upon any representation not expressly contained herein. This Agreement may be amended and modified from time to time only upon the written mutual consent of City and Contractor.

16. SECTION HEADINGS. The headings of Sections or paragraphs used in this Agreement have been inserted for convenience only and are not to be used in determining the contents contained herein.

IN WITNESS WHEREOF, the City and Contractor have hereunto set their hands and seals, by and through the undersigned officers, as of the day and year first above written.

WITNESS:

Contractor:

(#1 as to Contractor) By: _____

(#2 as to Contractor) Title: _____

The City of Isle of Palms, S.C.:

(#1 as to City) By: _____

(#2 as to City) Title: _____

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MEASUREMENT AND PAYMENT

PART 1 – GENERAL

1.1 SECTION INCLUDES

- A. Measurement and payment criteria applicable to the Work performed under a unit price payment method.

1.2 AUTHORITY

- A. Measurement methods delineated in the individual specification sections (if any) complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Take all measurements and compute quantities. The Engineer will verify measurements and quantities.
- C. Assist by providing necessary equipment, workers, and survey personnel as required.

1.3 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements supplied or placed in the Work and verified by the Engineer determine payment.
- B. If the actual Work requires more or fewer quantities than those quantities indicated, provide the required quantities at the unit sum/prices contracted.

1.4 MEASUREMENT OF QUANTITIES

1.4.1 Mobilization

- A. Mobilization is paid at the lump sum (LS) price bid, which price and payment is full compensation for organizing and moving all forces, supplies, equipment, and incidentals to the project site, regardless of the number of times such moves are made, and all preconstruction costs incurred after award of the Contract. The price and payment also include costs for demobilization.

1.4.2 Construction Staking, Lines and Grades

- A. The item Construction Staking, Lines and Grades is paid on a lump sum (LS) basis; and therefore, there is no specific measurement for this item. Payment is made on a percentage complete basis.

1.4.3 As-built Survey

- A. The item As-built Survey is paid on a lump sum (LS) basis; and therefore, there is no specific measurement for this item. Payment is made on a percentage complete basis.

1.4.4 Clearing and Grubbing

- A. The quantity for the pay item Clearing and Grubbing is measured in acres. The quantity is the actual surface area over which clearing or grubbing operations were performed and is measured by the acre (AC).
- B. The removal of grass/weeds, plant stalks regardless of size or density, loose rock, and small, scattered trees, and other minor existing material is considered clearing and grubbing and shall be included in the unit price.

1.4.5 Cart Path Demolition

- A. The quantity is the actual horizontal surface area of asphalt pavement removed from the project, unless otherwise indicated, and is measured by the square yard (SY) of area before removal, complete, and accepted.

1.4.6 Borrow, Placement and Compaction of Fill Material

- A. The quantity for the pay item Borrow, Placement and Compaction of Fill Material is the volume of the compacted, in-place material as prescribed and is measured by the cubic yard (CY). The quantity includes the acceptable borrow material (no on-site material is to be used), placement of the material, and the compaction of the material to the required density. This quantity is measured in its in-place, compacted position and determined from cross-sections by using the average-end-areas method, completed, and accepted.

1.4.7 Shaping and Fine Grading

- A. The quantity for the pay item Shaping and Fine Grading is the surface area of the grassed areas or cart path subgrade that is constructed and prepared for the intended grassing or pavement structure measured by the square yard (SY), complete and accepted.

1.4.8 Selected Removal of Marked Trees

- A. The quantity for the pay item Selected Removal of Marked Trees the removal of marked trees. Removal includes all cutting of the tree and clearing of all debris. The quantity also includes the grinding of the trees stump. Tree removal is measured per each (EA), complete and accepted.

1.4.9 Permanent Pipe Culverts

- A. The quantity for the items pipe culvert, of the size, kind, class, thickness, or type specified, or Smooth or Corrugated Wall Pipe Culvert of the size specified is

measured in linear feet of the net length of pipe culvert complete in place and accepted.

- B. The quantity includes all excavation, trenching, trench-shoring, de-waterings, etc. for the pipe culvert installation. The quantity also includes all fittings, joint materials, bedding, geotextiles, etc. for the pipe culvert installation. The quantity also includes the fill and compaction (to the specified) of the pipe trench once the pipe culvert is installed.
- C. Pipe quantities will be the linear measurement from end to end of the pipe through tees, wyes, elbows, bends, reducers, increasers, elbows, and beveled ends, excluding all drainage structures. The length is obtained by adding the centerline length of each run of pipe between Drainage Structures and to the completed end of pipe at End Treatments. Do not include the length of end treatment beyond the pipe in the measurement of the pipe.

1.4.10 Not used.

1.4.11 Not used.

1.4.12 Pre-Cast Concrete Drainage Inlet

- A. The quantity for the pay item Pre-Cast Concrete Drainage Inlet is measured per each (EA) inlet, completed, and accepted, and includes all frames, covers, gratings, and fittings necessary to complete the unit.
- B. The quantity includes all associated costs required for a complete and working system. The costs include necessary equipment, supplies, materials labor, and incidentals necessary to fulfill the requirements of the pay item in accordance with the Plans, shall be included in the quantity.
- C. The excavation required for the installation of drainage structures includes the removal of all obstructions and the removal and replacement of unstable materials as necessary for a proper foundation, but this excavation is not measured nor paid for as a separate item. The cost of excavation is included in the Contract unit bid price for the associated drainage structure.

1.4.13 Nyloplast Manhole and/or Yard Inlet

- A. The quantity for the pay item Nyloplast Manhole (and/or Yard Inlet) is measured per each (EA) unit of the size, kind, class, thickness, or type specified; completed and accepted; and includes all frames, covers, gratings, and fittings necessary to complete the unit.
- B. The quantity includes all associated costs required for a complete and working system. The costs include necessary equipment, supplies, materials labor, and incidentals necessary to fulfill the requirements of the pay item in accordance with the Plans, shall be included in the quantity.
- C. The excavation required for the installation of drainage structures includes the removal of all obstructions and the removal and replacement of unstable materials as necessary for a proper foundation, but this excavation is not

measured nor paid for as a separate item. The cost of excavation is included in the Contract unit bid price for the associated drainage structure.

1.4.14 Not used.

1.4.15 Not used.

1.4.16 Not used.

1.4.17 HDPE Bends

- A. The quantity for the items HDPE Bends, of the size, kind, class, thickness, type, and the size specified is measured per each (EA) bend installed and accepted.

1.4.18 HDPE Pipe Cap

- A. The quantity for the items HDPE Cap, of the size, kind, class, thickness, type, and the size specified is measured per each (EA) cap installed and accepted.

1.4.19 Not used.

1.4.20 Core Existing Inlet

- A. The quantity for the item Core Existing Inlet is measured per each (EA) core conducted and accepted.
- B. The excavation required for the completion of the core is included in the Contract unit bid price for the associated core.
- C. The quantity includes all associated costs required for a complete the core to the size necessary for the installation of the pipe. The costs include necessary equipment, supplies, materials labor, and incidentals necessary to fulfill the requirements of the pay item in accordance with the Plans, shall be included in the quantity.

1.4.21 Convert Existing Concrete Inlets to Manholes

- A. The quantity for the item Convert Existing Concrete Inlets to Manholes is measured per each (EA) inlet converted and accepted, and includes all frames, covers (sealed), and fittings necessary to complete the unit.
- B. The quantity includes all associated costs required for a complete and working system. The costs include necessary equipment, supplies, materials labor, and incidentals necessary to fulfill the requirements of the pay item in accordance with the Plans, shall be included in the quantity.

1.4.22 Install In-line Check Valve

- A. The quantity for the item Install In-line Check Valve, is measured per each (EA) In-line Check Valve installed and accepted.

- B. The Owner shall provide in-line check valve and necessary installation hardware at a location within the City limits. The Contractor is to transport the valve and materials to the project site. Transport shall be included in the quantity cost.
- C. The quantity includes all associated costs required for a complete and working system. The costs include necessary equipment, supplies, materials (in addition to those provide by the Owner, if any), labor, and incidentals necessary to fulfill the requirements of the pay item in accordance with the Plans, shall be included in the quantity.

1.4.23 Sub-Grade

- A. The quantity for the pay item Sub-Grade is measured by the square yard (SY) in-place. The quantity includes all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified. The quantity includes preparation and compacting as specified.

1.4.24 Graded Aggregated Base Course (3-in Uniform)

- A. The quantity for the pay item Compacted Graded Aggregated Base Course (GABC) is measured by the cubic yard (CY) in-place. The quantity includes all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified. The quantity includes spreading, shaping, and compacting as specified.
- B. The quantity for the pay item GABC is the volume of the GABC as specific and measured by the cubic yard (CY) of the base course in-place, completed and accepted.
- C. No additional payment over the Contract unit price is made for any base course where the average job thickness (measured to the ½"), determined as provided, exceeds the specified thickness.

1.4.25 Hot Mix Asphalt Surface Course (1-inch)

- A. The quantity HMA Surface Course is the area of the material placed and is measured by the square yard (SY) of material, complete in place, and accepted,

1.4.26 Sodding

- A. The quantity for Sodding is the surface area of the acceptable stand of grass and is measured by the (SY) unit, complete and accepted.
- B. Fertilizer, lime, watering, and other nutrients are considered incidental items for the sodding work and are not measured for separate payment.

1.4.27 Timber Wall

- A. The quantity for the pay item Timber Wall is measured by linear foot (LF). The quantity includes furnishing all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified.

Owner Controlled Allowances

Owner Controlled Allowances are contract allowances that can only be used at the written approval of the Owner or the Engineer. These allowances are for items not included in the Work as outlined by the bid documents.

1.4.28 Soil and Erosion Control Additions/Adjustments

The Wild Dunes Golf Course is currently being renovated and the required erosion control requirements set by the renovation project's SWPPP are in place and are being maintained by the renovation contractor. If additions to or adjustments of the erosion control best management practices (BMPs) are needed, the Contractor shall immediately notify the Owner and the Engineer as to the needed additions/adjustments. The Contractor shall provide a sketch of the needed additions and/or adjustments.

1.4.29 Miscellaneous

This allowance may be for modifications to project details and specifications (if added costs are justified) or added Work to the project.

1.5 PAYMENT

Final payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities accepted by the Engineer multiplied by the unit price for Work which is incorporated in or made necessary by the Work.

1.5.1 Mobilization

- A. Mobilization is paid at the lump sum (LS) price bid, which price and payment is full compensation for organizing and moving all forces, supplies, equipment, and incidentals to the project site, regardless of the number of times such moves are made, and all preconstruction costs incurred after award of the Contract. The price and payment also include costs for demobilization.
- B. Payment for this item includes all direct and indirect costs and expenses required to complete the work.

1.5.2 Construction Staking, Lines, and Grades

- A. The payment for each portion of this item in the project is proportional to the amount of the relevant work completed. In no case will the sum of all payments for this item exceed the total bid amount for Construction Stakes, Lines, and Grades, which payment in full compensation for all materials, labor, equipment, tools, supplies, transportation, and incidental work, including computations as necessary to satisfactorily complete the work.
- B. The payment includes all direct and indirect costs and expenses required to complete the work.

1.5.3 As-built Survey

- A. Payment is made on completion and approval of the as-built survey.

1.5.4 Clearing and Grubbing

- A. Payment for the accepted quantity for Clearing and Grubbing is determined using the contract unit bid price for the applicable item. Payment is full compensation for performing the clearing and grubbing work as specified or directed and includes proper removal and disposal of timber and debris and all other materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work in accordance with the Plans and any other terms addressed in the Contract.
- B. Payment for each item includes all direct and indirect costs and expenses required to complete the work in an acceptable manner.

1.5.5 Cart Path Demolition

- A. Payment for the accepted quantity for Removal and Disposal of Existing Asphalt Pavement is full compensation for removing and disposing of existing asphalt pavements as specified or directed and includes all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work in accordance with the Plans and other terms of the Contract.
- B. Payment for the accepted quantity for Cart Path Demolition is determined using the contract unit bid price for the applicable item.

1.5.6 Borrow, Placement and Compaction of Fill Material

- A. Payment for Borrow Fill Material includes the cost of the borrow material, hauling of the borrow material to the necessary location on the project, placing the material, shaping the material, and compacting the material to the specified requirement.
- B. Payment for the accepted quantity of Fill Material shall be for that quantity measured in-place and using the contract unit bid price.

1.5.7 Shaping and Fine Grading

- A. Payment for the accepted quantity for Shaping and Fine Grading at the Unit Price is full compensation for furnishing all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified.

1.5.8 Selected Removal of Marked Trees

- A. Payment for the accepted quantity for Select Removal of Marked Teesa at the Unit Price is full compensation for furnishing all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified.

1.5.9 Permanent Pipe Culverts

- A. Pipe culverts are paid for at the contract unit price for the respective items, which price and payment is compensation for furnishing all material, labor, equipment, tools including hauling and placing all pipe sections and materials, excavation of the entire standard trench, bedding, compacted backfill, constructing pipe joints, cleaning out pipe, disposal of surplus materials, all visual inspection, and all incidentals necessary to complete the work.

1.5.10 Not used.

1.5.11 Not used.

1.5.12 Pre-Cast Concrete Drainage Inlet

- A. Payment for the accepted quantity for Pre-Cast Concrete Drainage Inlet is determined using the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.13 Nyloplast Manhole and/or Yard Inlet

- A. Payment for the accepted quantity for Nyloplast Manhole and/or Inlet of the size and type constructed using the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.14 Not used.

1.5.15 Not used.

1.5.16 Not used.

1.5.17 HDPE Bends

- A. Payment for the accepted quantity for HDPE Bends of the size and type constructed shall use the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.18 HDPE Bends

- A. Payment for the accepted quantity for HDPE Pipe Cap of the size and type constructed shall use the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.19 Not used.

1.5.20 Core Existing Inlet

- A. Payment for the accepted quantity for Core Existing Inlet shall use the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.21 Convert Existing Concrete Inlets to Manholes

- A. Payment for the accepted quantity for Convert Existing Concrete Inlets to Manholes shall use the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.22 Install In-line Check Valve

- A. Payment for the accepted quantity for Install In-line Check Valve shall use the contract unit bid price for the applicable pay item, and the payment includes all direct and indirect costs and expenses necessary to complete the work.

1.5.23 Sub-Grade

- A. Payment for the accepted quantity for Sub-Grade at the Unit Price is full compensation for furnishing all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified (including compaction).

1.5.24 Graded Aggregated Base Course (12" Uniform)

- A. Payment for the accepted quantity of Graded Aggregate Base Course is determined using the contract unit price for the item. Payment is full compensation for constructing the graded aggregate base course as specified or directed and includes preparing foundation, furnishings, hauling, placing, spreading, mixing, adding water, shaping, compacting, finishing, maintenance, re-construction (if necessary) of the base course, and all other materials, labor, equipment, tools, supplies, maintenance, and incidentals necessary to complete the work in accordance with the Plans and other terms of the Contract.
- B. Payment for each item includes all direct and indirect costs or expenses required to complete the work.

1.5.25 Hot Mix Asphalt Surface Course

- A. Payment for the accepted quantity for HMA Surface Course (of the type specified) is determined using the contract unit price for the applicable pay item.
- B. Payment for each item includes all direct and indirect costs and expenses required to complete the work.

1.5.26 Grassing or Sod

- A. Payment for the accepted quantity for Sodding at the Unit Price is full compensation for furnishing all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified.

1.5.27 Timber Wall

- A. Payment for the accepted quantity for Timber Wall at the Unit Price is full compensation for furnishing all materials, labor, equipment, tools, supplies, transportation, and incidentals necessary to complete the work as specified.

1.5.28 Owner Controlled Allowances

- A. Payment for Owner Controlled Allowances shall only be made with prior written approval from the Owner or Engineer.
- B. Payment shall be made based on cost documentation provided including invoices, receipts, labor time and rates, etc.

1.5.29 Not used.

PART 2 – PRODUCTS

Not Used

PART 3 – EXECUTION

Not Used

END OF SECTION

City of Isle of Palms
Wild Dunes Golf Course - Flood Mitigation Improvements
Project Bid

NOTES: THE QUANTITIES LISTED HEREIN ARE ESTIMATES ONLY AND DO NOT CONSTITUTE ANY WARRANTY OR GUARANTEE BY THE CITY, AND SHOULD NOT BE RELIED UPON BY BIDDERS. ALL QUANTITIES MAY VARY. THE TOTALS REQUIRED ON THE BID FORM HEREIN ARE FOR INFORMAL COMPARISON ONLY. PAYMENTS WILL BE BASED UPON UNIT PRICES WHERE INDICATED. CONTRACTOR MUST BID ON ALL WORK HEREIN.

ITEM	DESCRIPTION	QUANTITY		COST	
		NUMBER OF UNITS	UNIT MEASURE	UNIT PRICE	TOTAL COST
General					
1	Mobilization	1	LS		\$ -
2	Construction Stakes, Lines, and Grades	1	LS		\$ -
3	As-built Survey	1	LS		\$ -
Earthwork					
4	Clearing and Grubbing	2.07	ACRE		\$ -
5	Cart Path Demolition	1,708	SY		\$ -
6	Borrow, Placement and Compaction of Fill Material	1,500	CY		\$ -
7	Shaping and Fine Grading	10,019	SY		\$ -
8	Selected Removal of Marked Trees	1	EA		\$ -
Drainage					
9	15-in Corr. Polyethylene Pipe Culvert (HDPE) Smooth Interior, Solid	290	LF		\$ -
10	18-in Corr. Polyethylene Pipe Culvert (HDPE) Smooth Interior, Solid	906	LF		\$ -
11	24-in Corr. Polyethylene Pipe Culvert (HDPE) Smooth Interior, Solid	88	LF		\$ -
12	48-in X 48-in Concrete Drain Inlet w/ Lid	1	EA		\$ -
13	18-in Nyloplast Manhole with/ Lid	3	EA		\$ -
14	15-in Nyloplast Yard Inlet w/Lid	1	EA		\$ -
15	18-in Nyloplast Yard Inlet w/Lid	7	EA		\$ -
16	24-in Nyloplast Yard Inlet w/ Lid	1	EA		\$ -
17	15-in 22.5-deg Bend	1	EA		\$ -
18	18-in Pipe Cap	2	EA		\$ -
19	24-in Pipe Cap	1	EA		\$ -
20	Core Exist. Inlet	1	EA		\$ -
21	Convert Exist. Conc. Inlets to Manhole w/ Sealed Lid	3	EA		\$ -
22	Install Inline Check Valves (Owner Supplied)	6	EA		\$ -
Cart Path					
23	Compacted Sub-Grade	1,708	SY		\$ -
24	Compacted Graded Aggregate Base Course (GABC)	569	CY		\$ -
25	Asphalt (1-in)	1,708	SY		\$ -
Grassing					
26	Sod Disturbed Area	74,796	SF		\$ -
Miscellaneous Structures					
27	Timber Wall (Marine Grade Wood and Galvanized Hardware)	590	LF		\$ -
Owner Controlled Allowances					
28	Soil and Erosion Control Additions/Adjustments	1	LS	\$ 20,000.00	\$ 20,000.00
29	Miscellaneous	1	LS	\$ 30,000.00	\$ 30,000.00

SUBTOTAL - WILD DUNES FLOOD MITIGATION **\$50,000.00**

Profile view of a sewer line. The vertical axis represents elevation in feet, ranging from -5 to 10. The horizontal axis represents distance in feet, with markers at 3.0, 6.0, and 10.0.

Key features and data points:

- PIPE END #A1:** Located at station 3.0, with an inverts of 1.00 (E).
- SMH #A2:** Located at station 6.0, with an invert of 4.32 (E), a rise of 1.08 (E), and an invert of 1.08 (W).
- DI #A3:** Located at station 10.0, with an invert of 4.87 (E), a rise of 1.27 (W), and an invert of 1.27 (W).
- 26 LF 18" HDPE @ 0.30%:** The first pipe segment from station 3.0 to 6.0.
- 66 LF 18" HDPE @ 0.30%:** The second pipe segment from station 6.0 to 10.0.
- IN-LINE CHECK VALVE:** Indicated by a dashed line and an arrow pointing to the second pipe segment.
- Ground Profile:** A dashed line representing the ground surface, showing a peak between the two manholes.

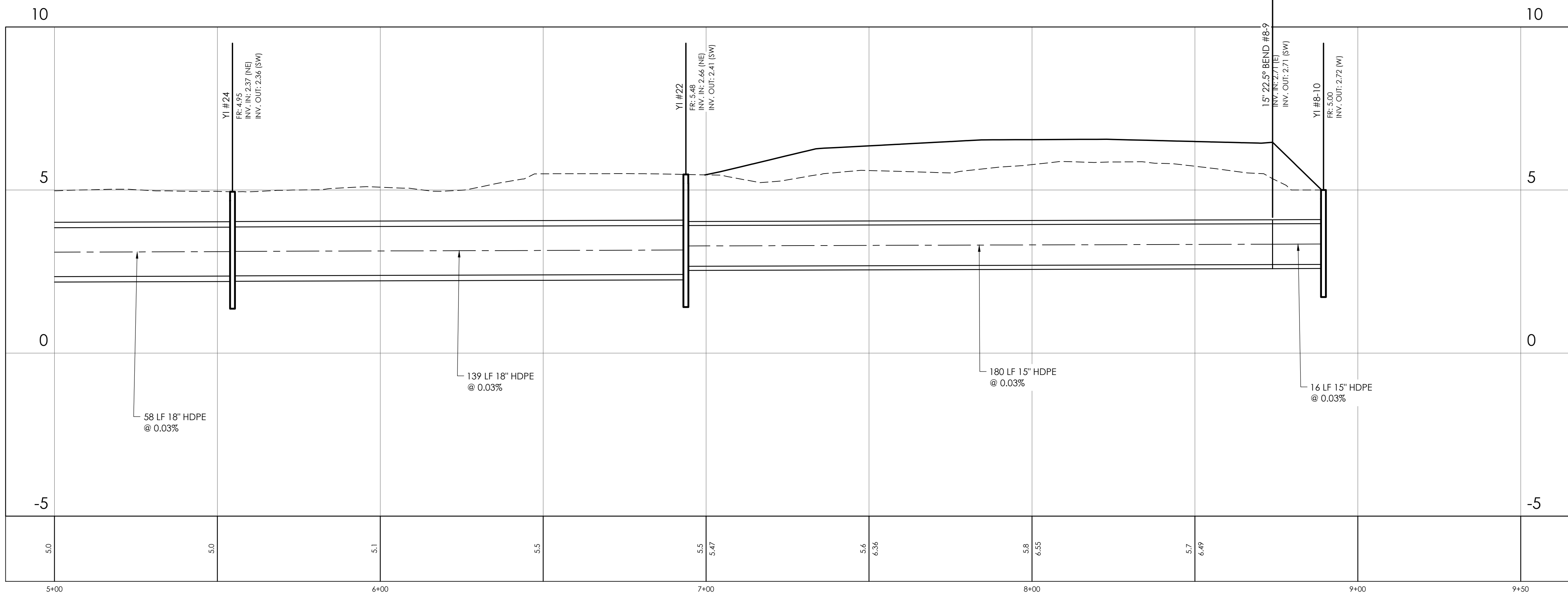
Profile view of the bridge deck showing the 18-inch Tee #8.2, SWH #38, and YI #32. The profile includes the deck, 49 LF 18-inch HDPE @ 0.04%, and 26 LF 18-inch HDPE @ 0.05%. The profile is shown with a 10-foot scale on the right and a 0 to 10 foot scale on the left.

Profile view of a sewer line. The vertical axis shows elevation in feet, ranging from -5 to 10. The horizontal axis shows stationing from 0+25 to 1+75. The profile includes three pipe segments: 43 LF 24" HDPE @ 0.10%, 45 LF 24" HDPE @ 0.10%, and 72 LF 18" HDPE @ 0.10%. Key features include an inline check valve, a manhole (SMH #C3), and a stub out & cap pipe end. Elevation data is provided for various points along the line.

Station	Feature	Elevation (ft)
0+25	PIPE END #C1-B	4.4
0+00	Y1 #C2	5.0
0+00	FR: 5.00	5.0
0+00	INV. IN: 1.55 (S)	5.0
0+00	INV. OUT: 1.55 (N)	5.0
0+50	SMH #C3	5.5
0+50	FR: 5.57	5.5
0+50	INV. IN: 1.40 (SE)	5.5
0+50	INV. IN: 1.40 (SW)	5.5
0+50	INV. OUT: 1.40 (N)	5.5
1+00	STUB OUT & CAP PIPE END	5.6
1+00	INV. OUT: 1.67 (NE)	5.6

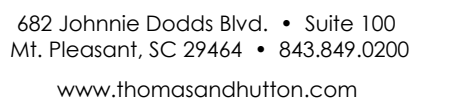
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STATIONS: -0+25 - 5+10
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



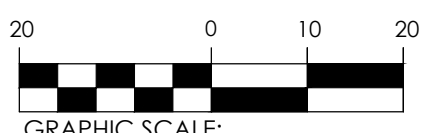
STATIONS: 5+00 - 9+50
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

NO.	REVISIONS	BY	DATE

WILD DUNES - HARBOR
COURSE RENNOVATIONS

PROJECT LOCATION:
ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

CLIENT/OWNER:
WILD DUNES LLC.
5757 PALM BLVD
ISLE OF PALMS, SC 29451

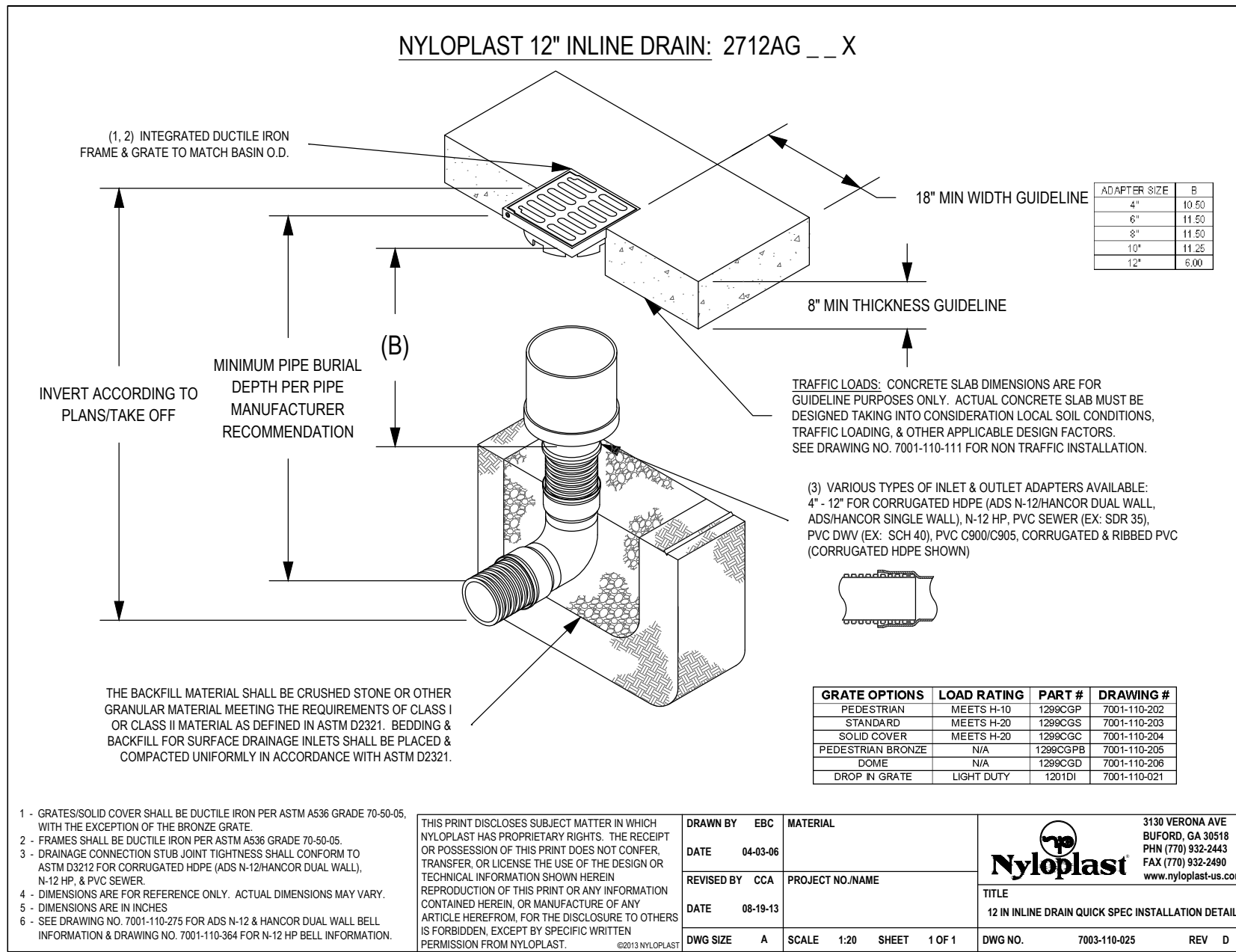
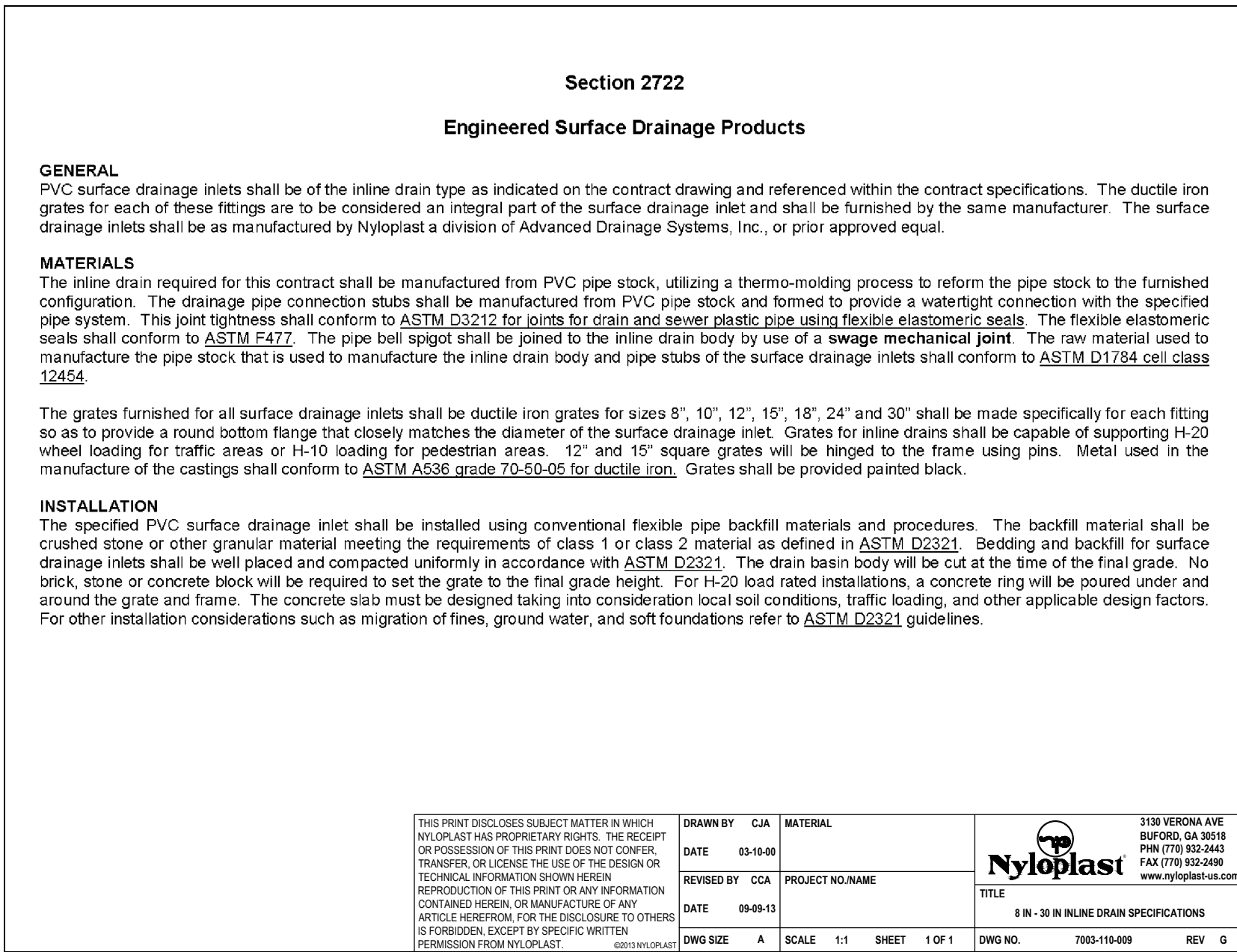
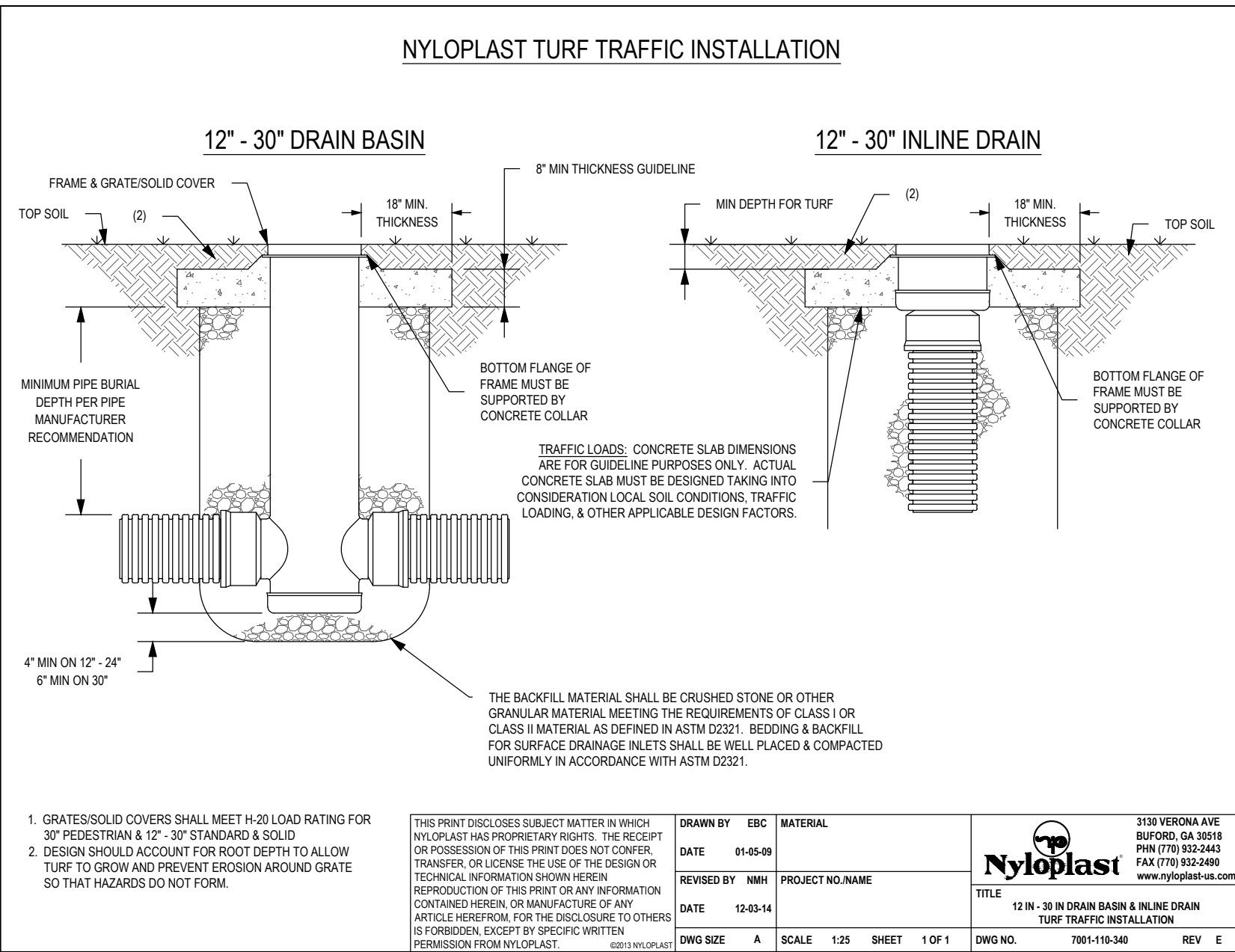
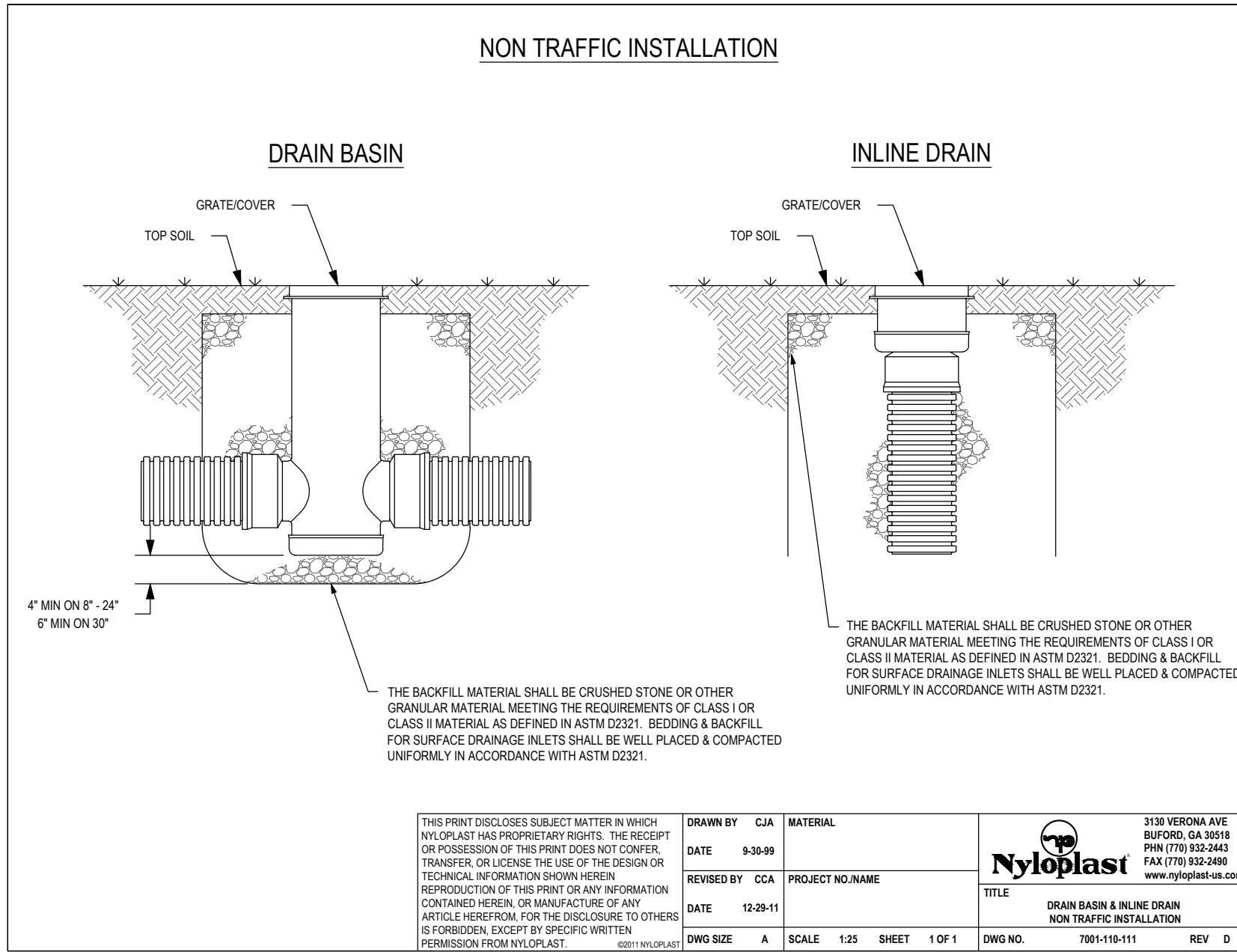
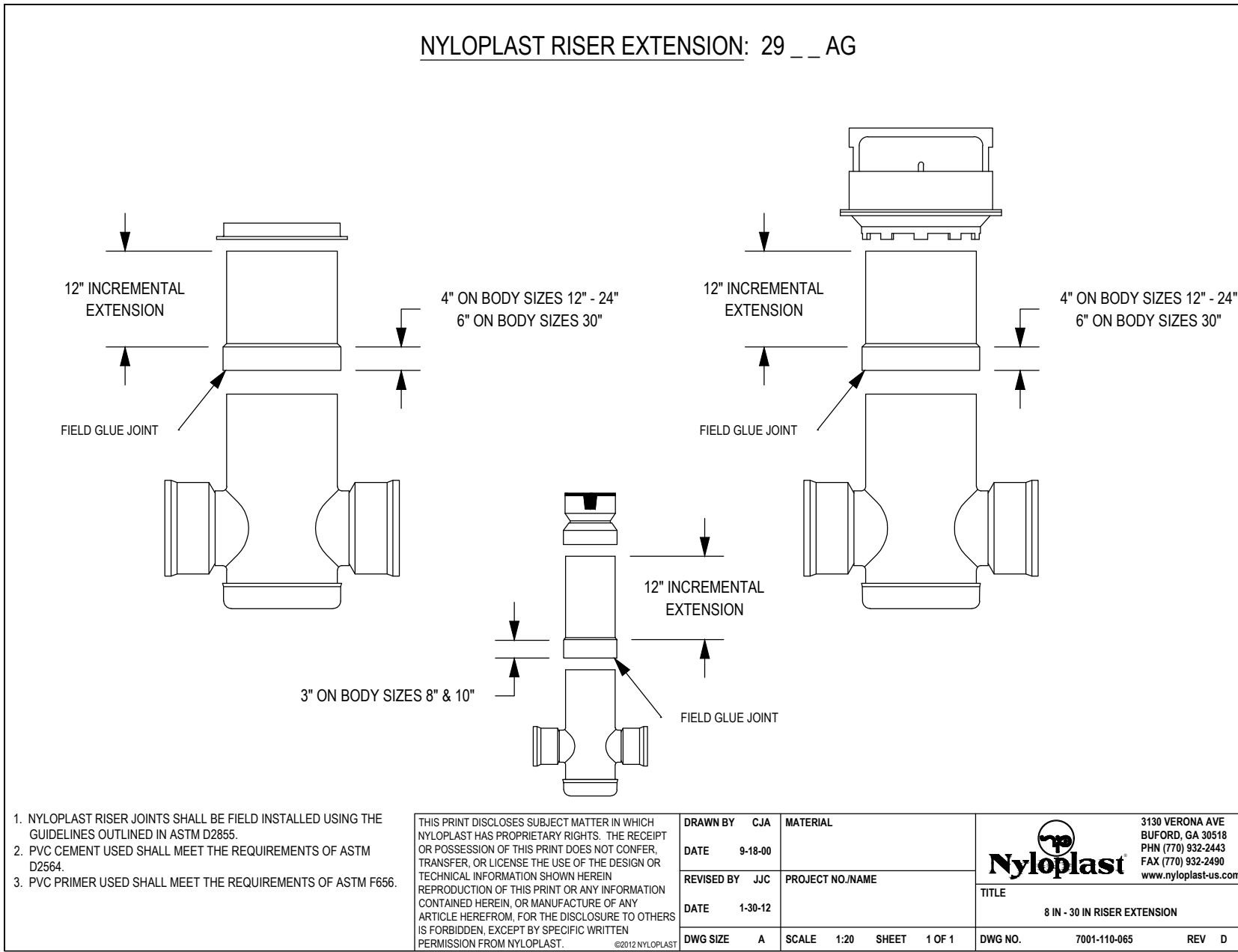
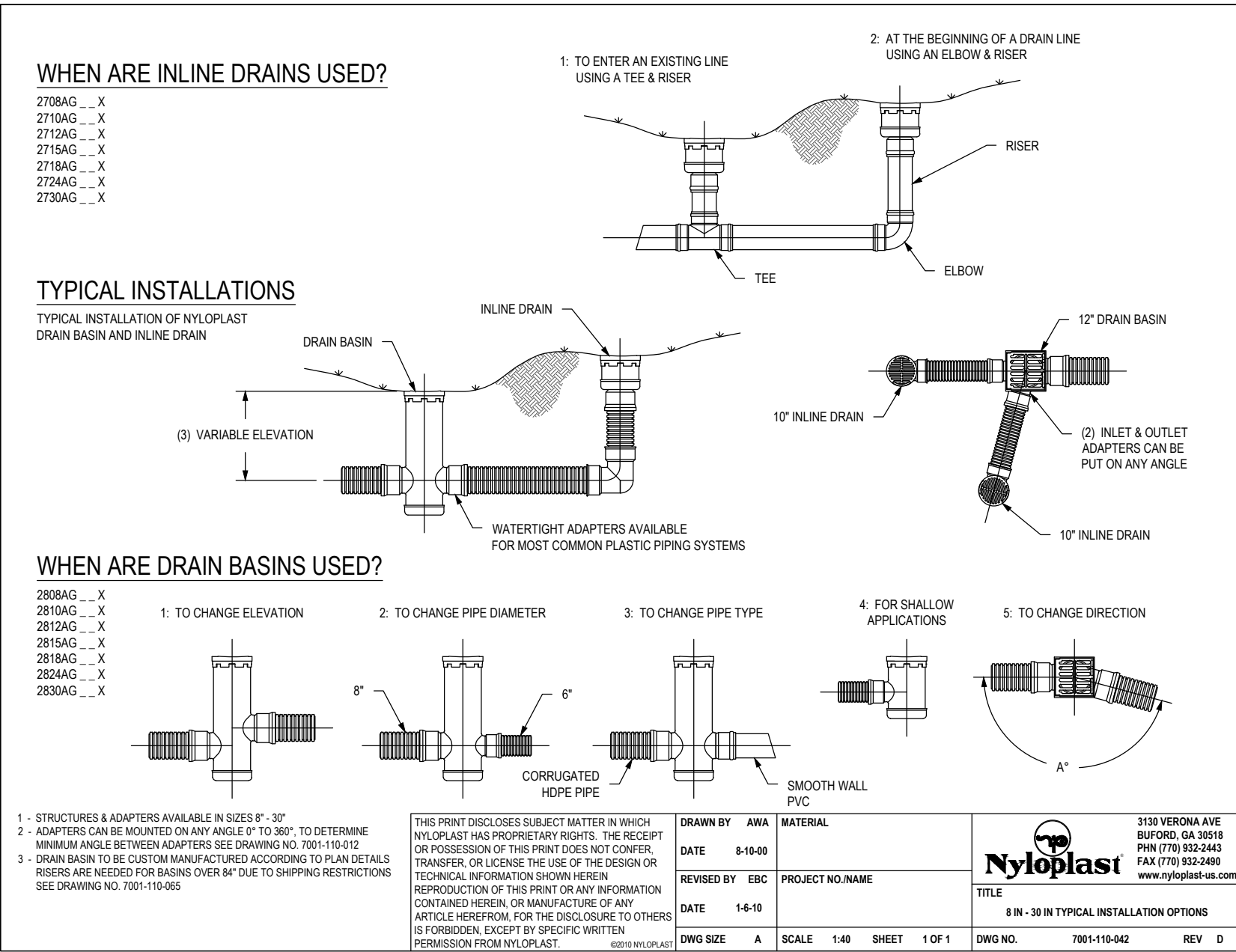


DATUM: HORIZ.: NAV83 VERT.: NAVD88

JOB NO:	31960.0000
DATE:	7/17/2024
DRAWN:	MCV
DESIGNED:	MCV
REVIEWED:	RPK
APPROVED:	RPK
SCALE:	SEE SCALE BAR

C2.6

SCDOT DETAIL REFERENCE	
DETAIL #	DETAIL NAME
719-000-01	DRAINAGE STRUCTURE GENERAL NOTES
719-000-02	DRAINAGE STRUCTURE GENERAL NOTES
719-000-03	DRAINAGE STRUCTURE GENERAL NOTES
719-000-04	DRAINAGE STRUCTURE GENERAL NOTES
719-110-01	DROP INLET (24" X 36") DETAILS
719-505-01	DRAINAGE ACCESS MANHOLE HEAVY DUTY DRAINAGE STRUCTURES
719-505-02	DRAINAGE ACCESS MANHOLE HEAVY DUTY INLET ADAPTOR
719-550-00	DRAINAGE ACCESS STEPS FOR DRAINAGE STRUCTURES
714-005-00	PIPE CULVERTS
714-105-00	PIPE CULVERTS RIGID PIPE COMPLETED TRENCH

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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

DRAINAGE DETAILS

WILD DUNES - HARBOR COURSE RENNOVATIONS

PROJECT LOCATION:
ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

CLIENT/OWNER:
WILD DUNES LLC.
5757 PALM BLVD
ISLE OF PALMS, SC 29451

ATUM: HORIZ.: NAV83

DB NO: 31860.0000

DATE: 7/17/2024

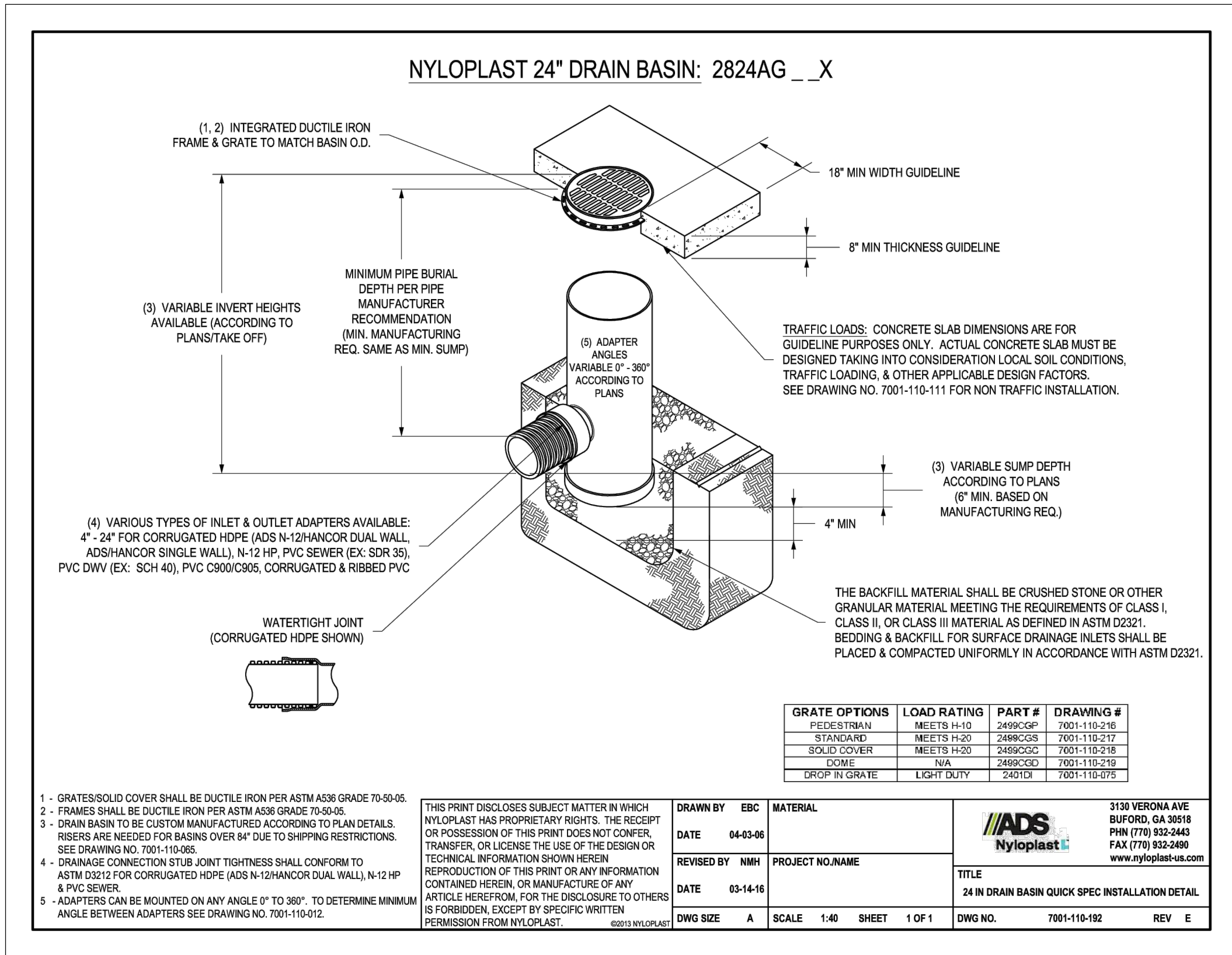
DESIGNED: MCV

VIEWED: RPK

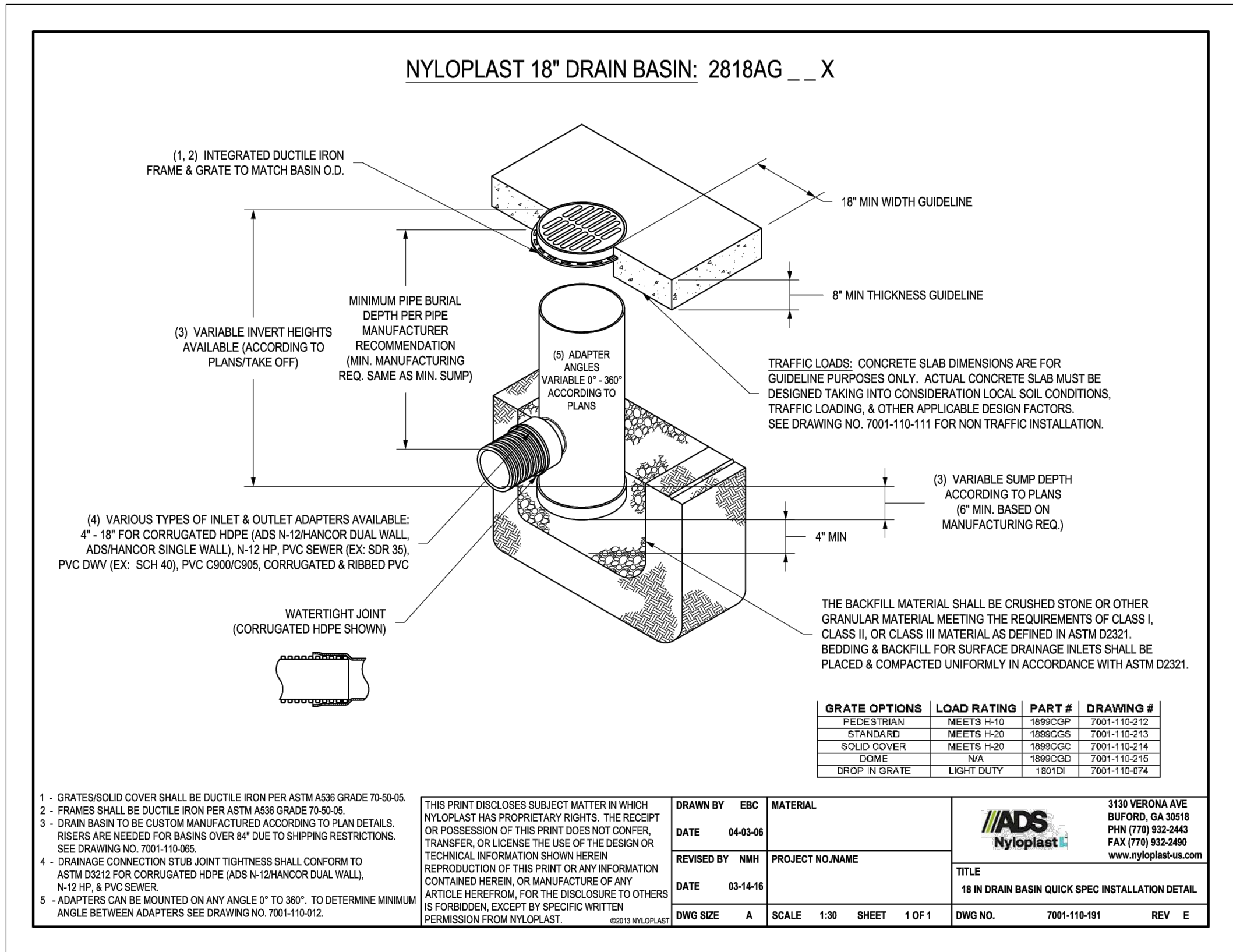
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CALF: 1" = 5'

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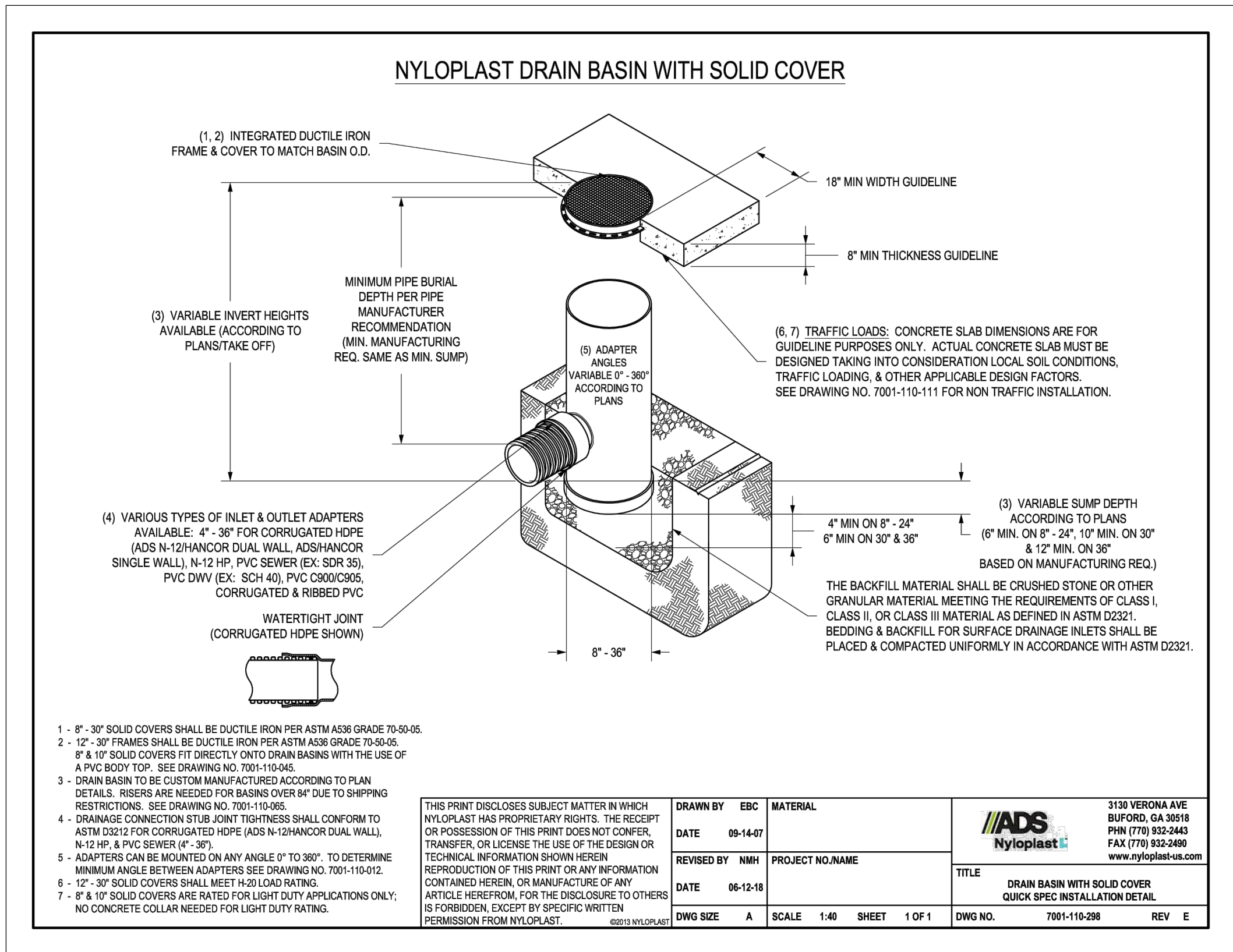
C3.1

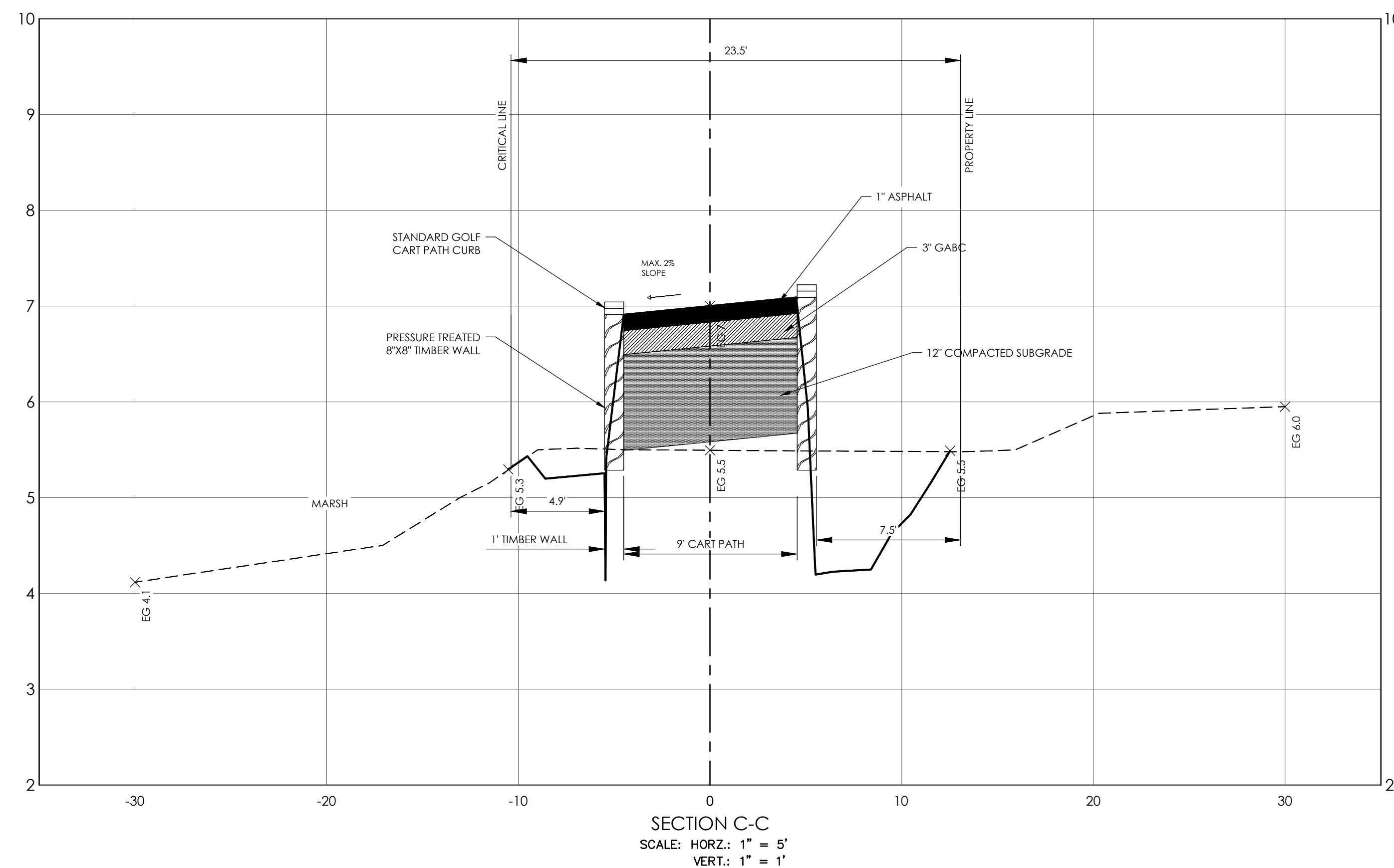
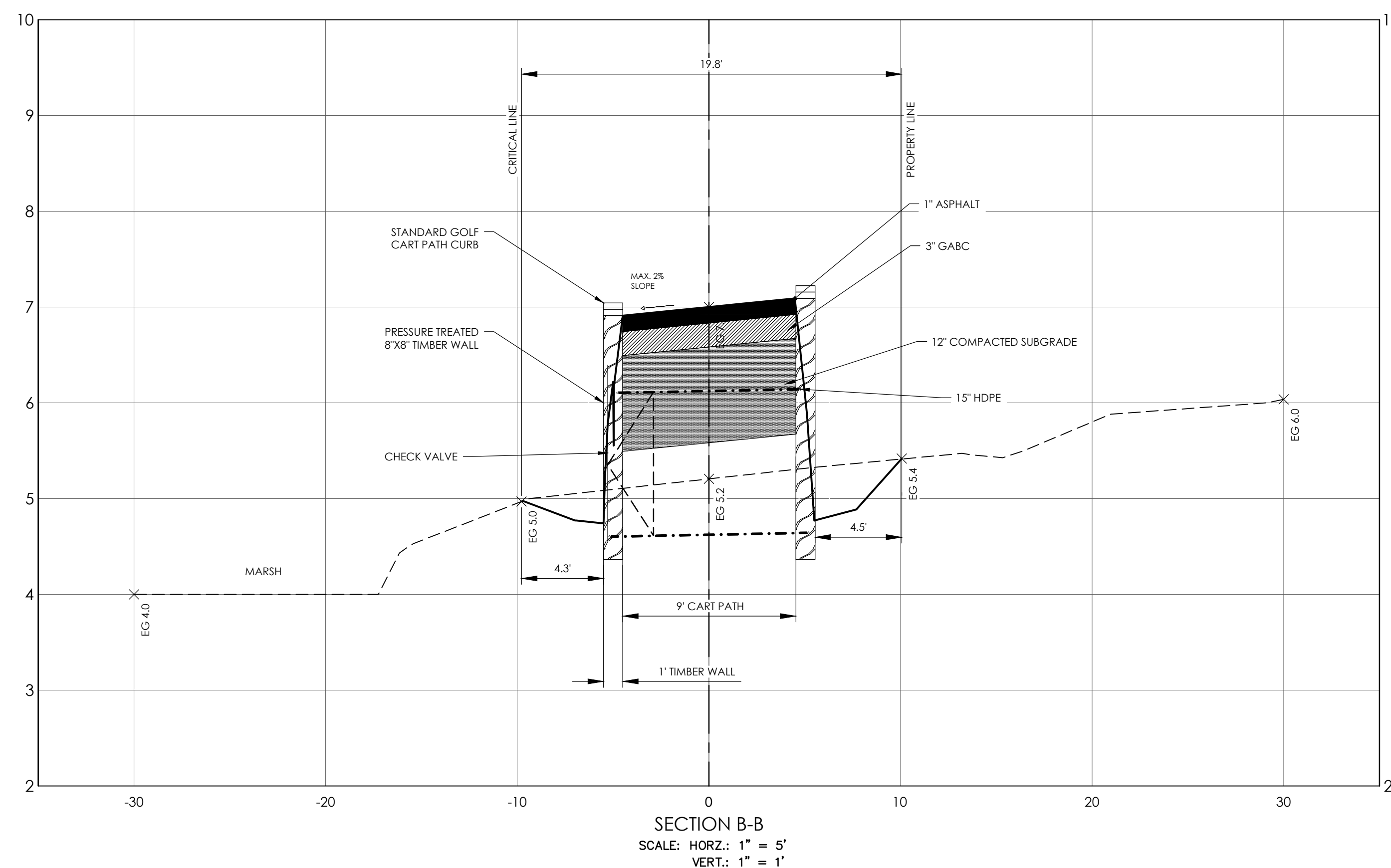
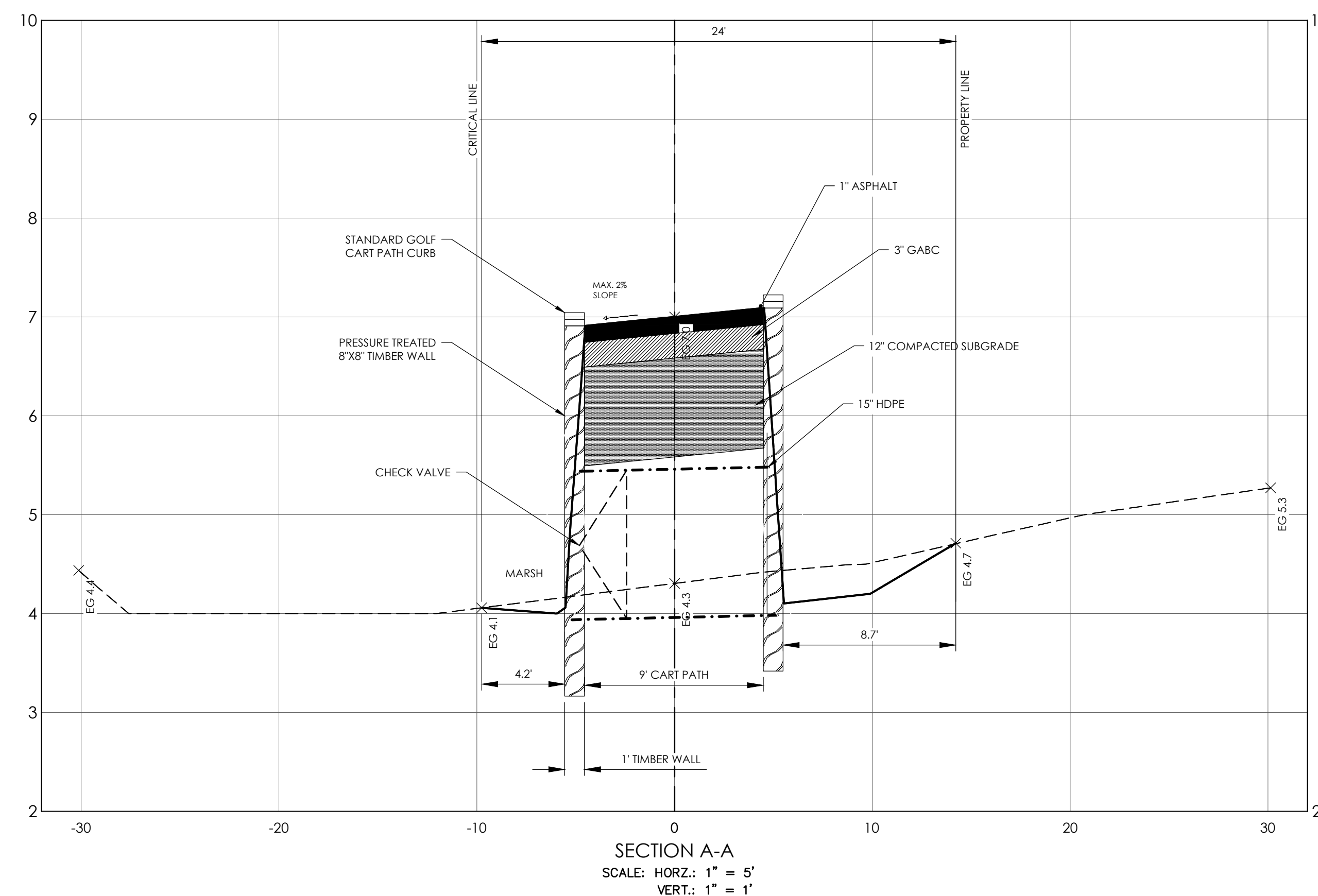


DETAIL FOR MANHOLE #C3



DETAIL FOR MANHOLES #A2, #38, AND #8-2





NO.	REVISIONS	BY	DATE



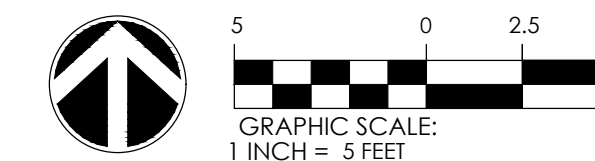
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TWO WALL SECTION DETAILS

WILD DUNES - HARBOR
COURSE RENNOVATIONS

PROJECT LOCATION:
ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

CLIENT/OWNER:
WILD DUNES LLC.
5757 PALM BLVD
ISLE OF PALMS, SC 29451

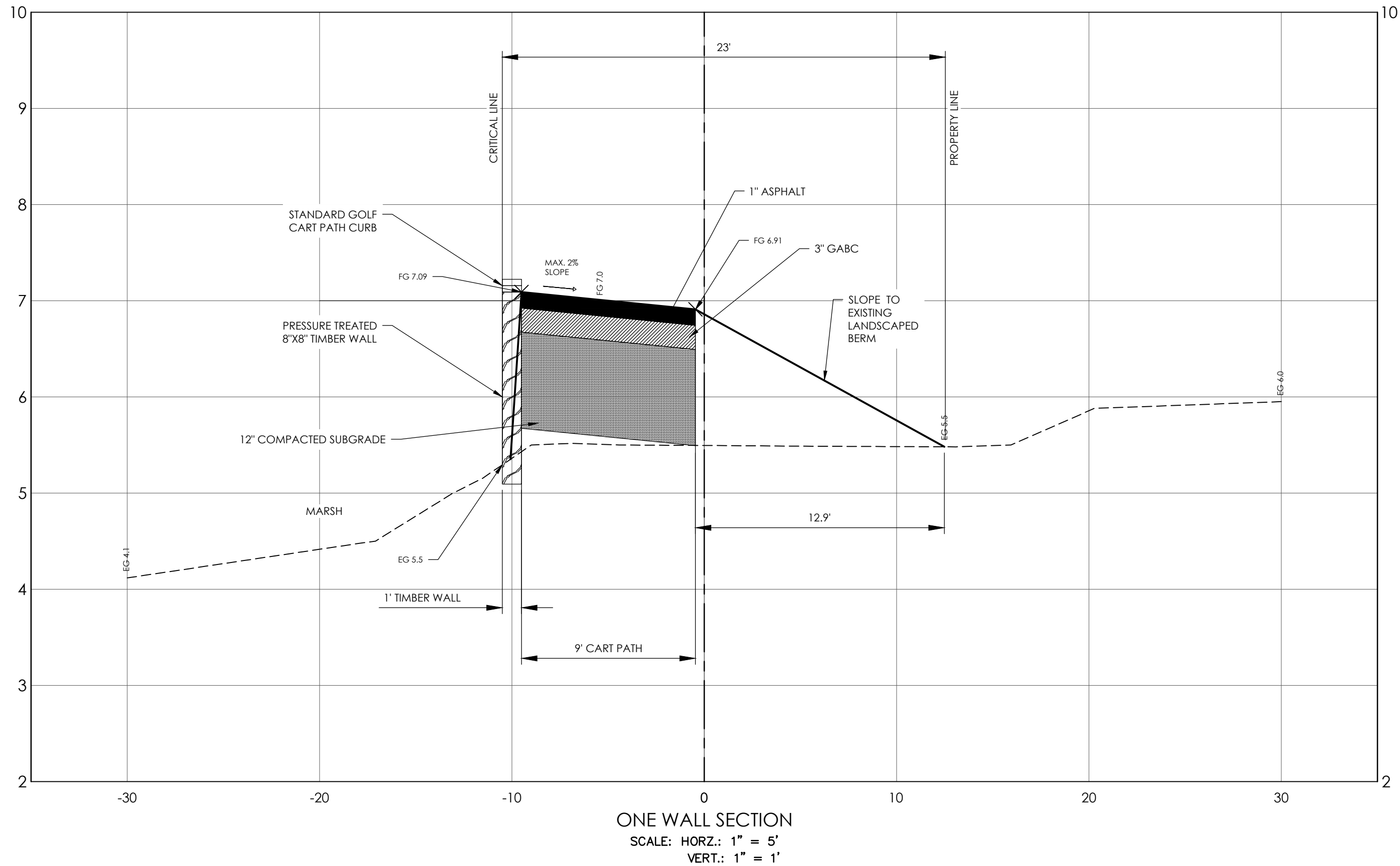


DATUM: HORIZ.: NAV83 VERT.: NAVD88

JOB NO:	31960.0000
DATE:	7/17/2024
DRAWN:	MCV
DESIGNED:	MCV
REVIEWED:	RPK
APPROVED:	RPK
SCALE:	1" = 5'

C3.4

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NO.	REVISIONS	BY	DATE



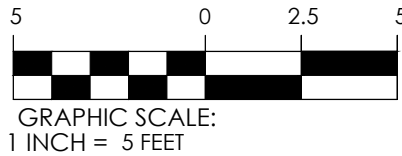
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ONE WALL SECTION

WILD DUNES - HARBOR
COURSE RENNOVATIONS

PROJECT LOCATION:
ISLE OF PALMS
CHARLESTON COUNTY, SOUTH CAROLINA

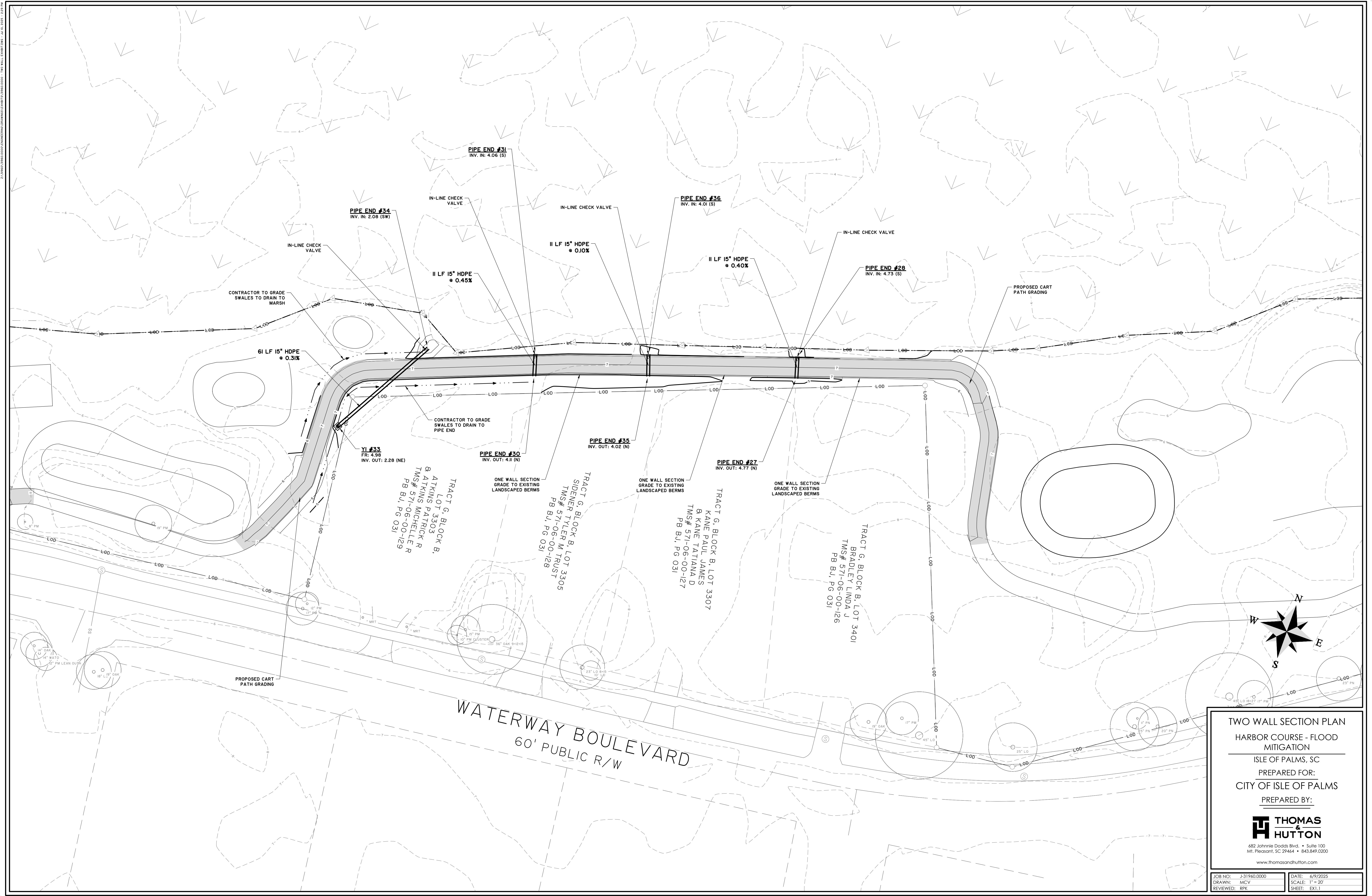
CLIENT/OWNER:
WILD DUNES LLC
5757 PALM BLVD
ISLE OF PALMS, SC 29451



DATUM: HORIZ.: NAV83 VERT.: NAVD88

JOB NO:	31960.0000
DATE:	7/17/2024
DRAWN:	MCV
DESIGNED:	MCV
REVIEWED:	RPK
APPROVED:	RPK
SCALE:	1" = 5'

C3.5



TWO WALL SECTION PLAN
HARBOR COURSE - FLOOD
MITIGATION
ISLE OF PALMS, SC
PREPARED FOR:
CITY OF ISLE OF PALMS
PREPARED BY:



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

JOB NO: J-31960.0000	DATE: 6/9/2025
DRAWN: MCV	SCALE: 1" = 20'
REVIEWED: RPK	SHEET: EX1.1