

P.O. BOX 20336  
CHARLESTON, SC 29413-0336  
843.414.1040

**To:** Ms. Desiree Fragoso  
**From:** Kirby Marshall  
**CC:** ATM File  
**Date:** October 29, 2018  
**Re:** IOP Redevelopment Concepts

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Per our discussion on October 8<sup>th</sup> of this year, please see attached three figures: the existing marina layout and two marina redevelopment concepts. Below is a brief description of each redevelopment concept.

### **Concept 1**

- In this concept we have endeavored to show a marina layout that replaces the existing docks on Morgan Creek in a very similar arrangement and within the existing marina footprint (in like kind).
- We have made a few changes to accommodate ADA-compliant gangways for both dock areas on Morgan Creek and we have widened the finger pier widths on the floating docks behind the marina store to be more stable, sustainable, and safer. These adjustments are per current industry design standards.
- We have also shown the Intracoastal Dock shifted out (waterward) and have depicted this dock with the finger piers removed. ADA-compliant gangway access is also provided.
  - Our previous work on the project has shown that these fingers and dock arrangement are currently very inefficient and difficult to use.
- We show the Watersports Dock in its existing location, but with a new ADA gangway leading down to it.
  
- Total linear feet of dockage space ~2,371
  
- Total boat ramp staging space 155'
  
- Preliminary Order-of-Magnitude costs for this concept are as follows:
  - Phase I – Area A - ~\$735,000
    - Inclusive of soft costs (design, permitting, etc.)
    - Does not include grants (BIG and CVAP [pumpout])
  
  - Phase I – Area B -- ~\$530,000



- Phase II -- ~\$1.1M
- Phase III -- ~\$275,000
- Phase IV -- ~\$200,000

All estimated costs include separate mobilization fees. Costs may be mitigated if areas/phases are combined into larger projects.

### **Concept 2**

- Similar to Concept 1 except that the northern dock on Morgan Creek is similar to that what we showed on some of the previously developed master plan images.
- This concept is less congested, in our opinion, especially by the boat ramp.
- This concept does, however, extend beyond the footprint of the existing marina facility and may receive more scrutiny from the regulatory agencies/public as a result
- Total linear feet of dockage space in this concept is approximately 2,474.
- Total boat ramp staging space is increased to 185'.
- Preliminary Order-of-Magnitude costs are estimated to be the same for this concept for all phases/areas, save for Phase II. In this concept the estimated cost for Phase II is ~\$1.2M

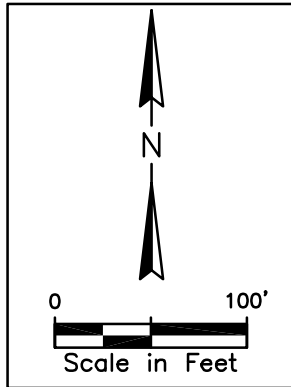
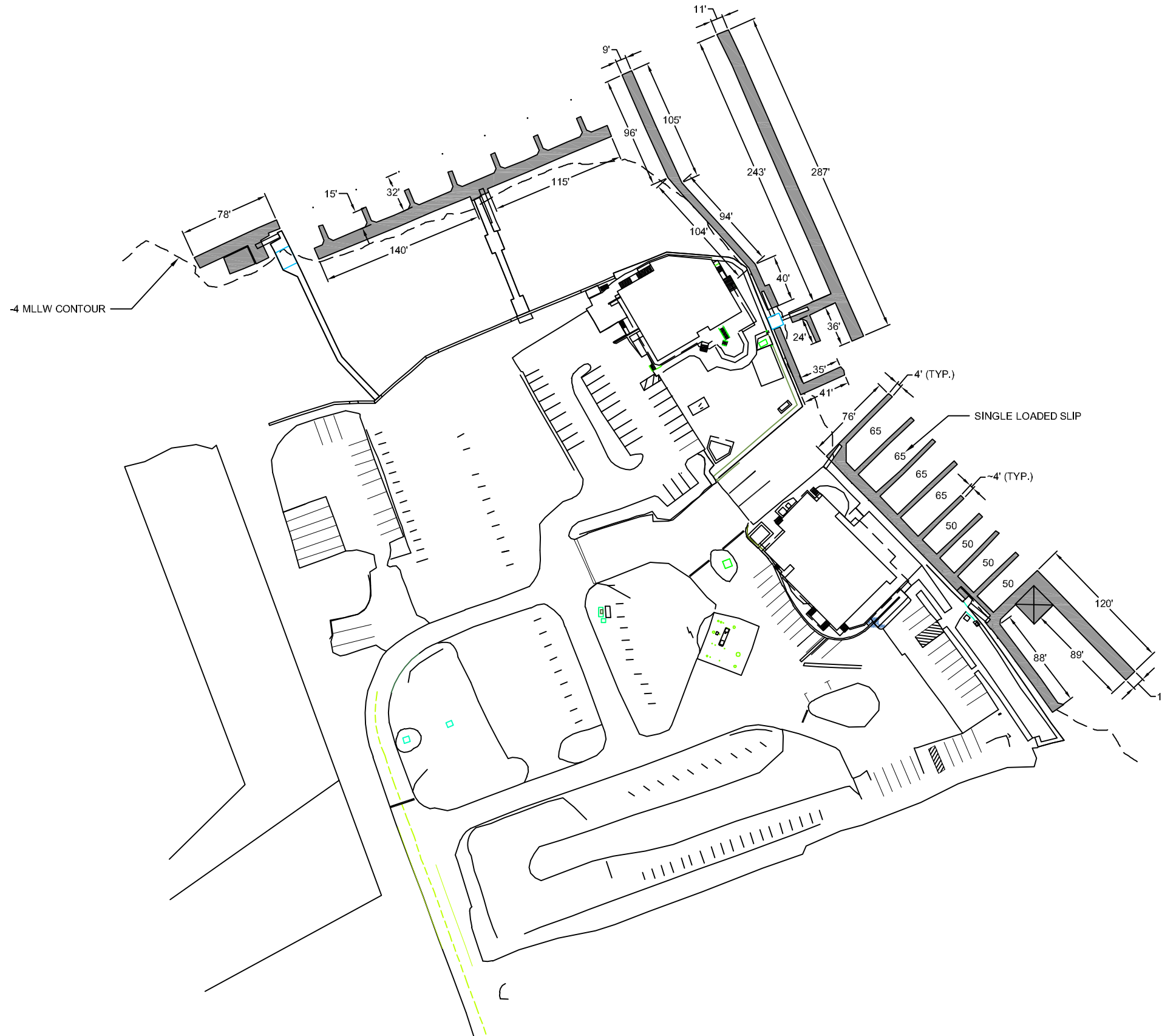
For reference, the existing marina layout provides 2,637 linear feet of dockage space and roughly 162 linear feet of boat ramp staging space. The total dockage space number is likely inflated from what is truly viable due to the nature of the existing slips on the Intracoastal Dock. Also, bringing the facility into ADA compliance and applying current marina design standards (dock widths, finger pier widths, etc.) does cut into some of the overall watersheet on both redevelopment concepts.

Please review and let me know if you have any immediate comments or questions. We look forward to discussing this information further with you and the Real Property Committee on November 7<sup>th</sup>.

Attachments



# EXISTING MARINA LAYOUT



NOTE:  
1. UPLAND SURVEY COMPLETED BY GEL ENGINEERING LLC IN NOVEMBER 2016.

10/18/18  
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**SHEET 1**  
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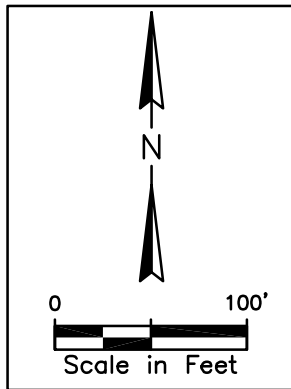
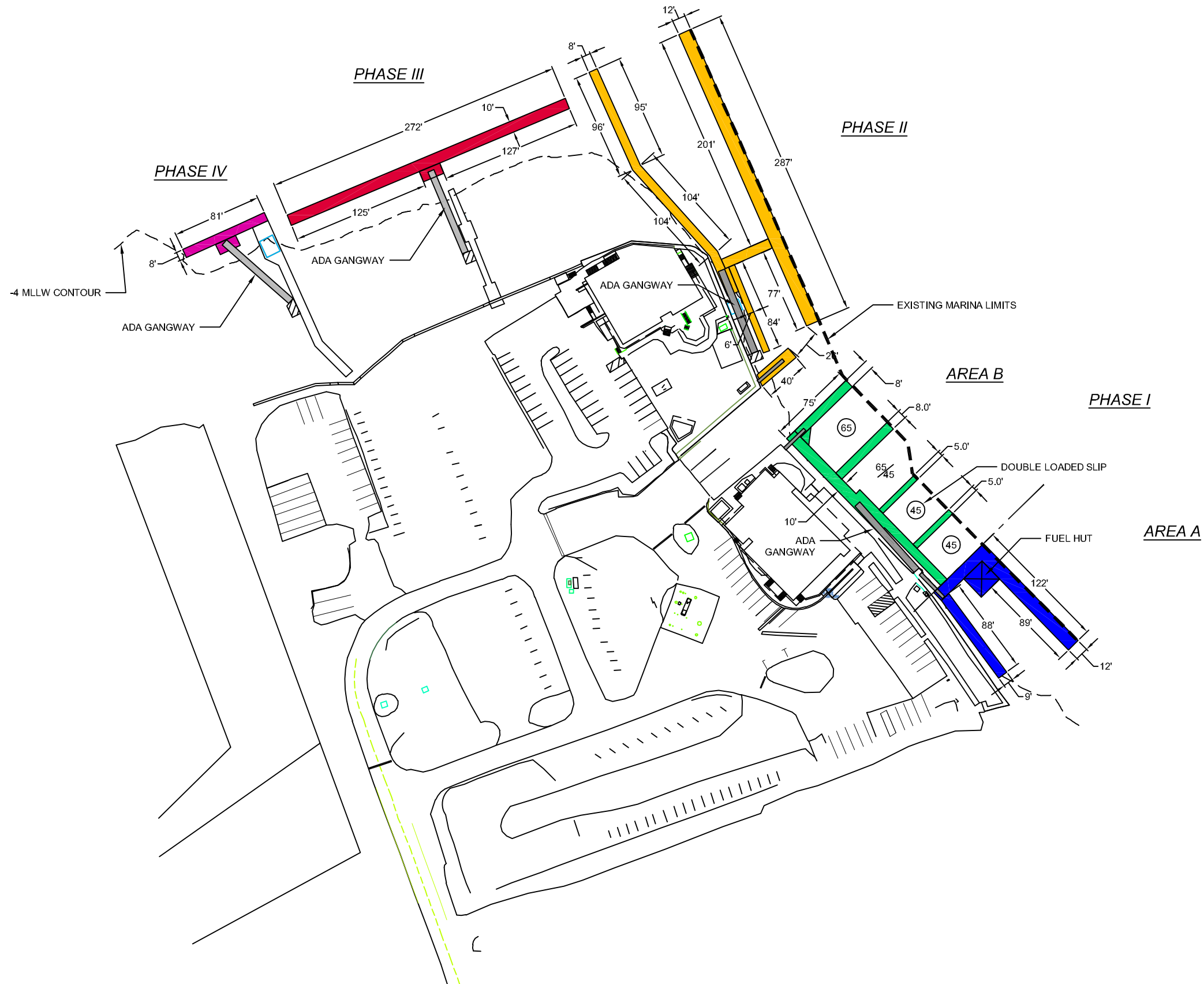
MARINA REDEVELOPMENT  
 ISLE OF PALMS MARINA  
 EXISTING MARINA LAYOUT  
 City of Isle of Palms  
 Isle of Palms, Charleston County, SC

DESIGNED DRAWN CHECKED  
 MM MM MM  
 DATE: 18-October-2018  
 JOB NO. 183287  
 SCALE: 1" = 80'

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 Date \_\_\_\_\_

# PROPOSED MARINA LAYOUT - CONCEPT 1



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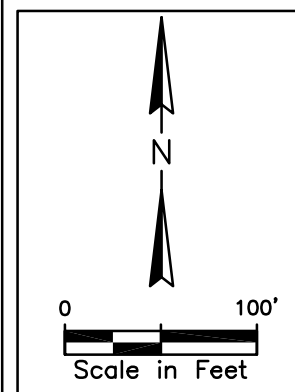
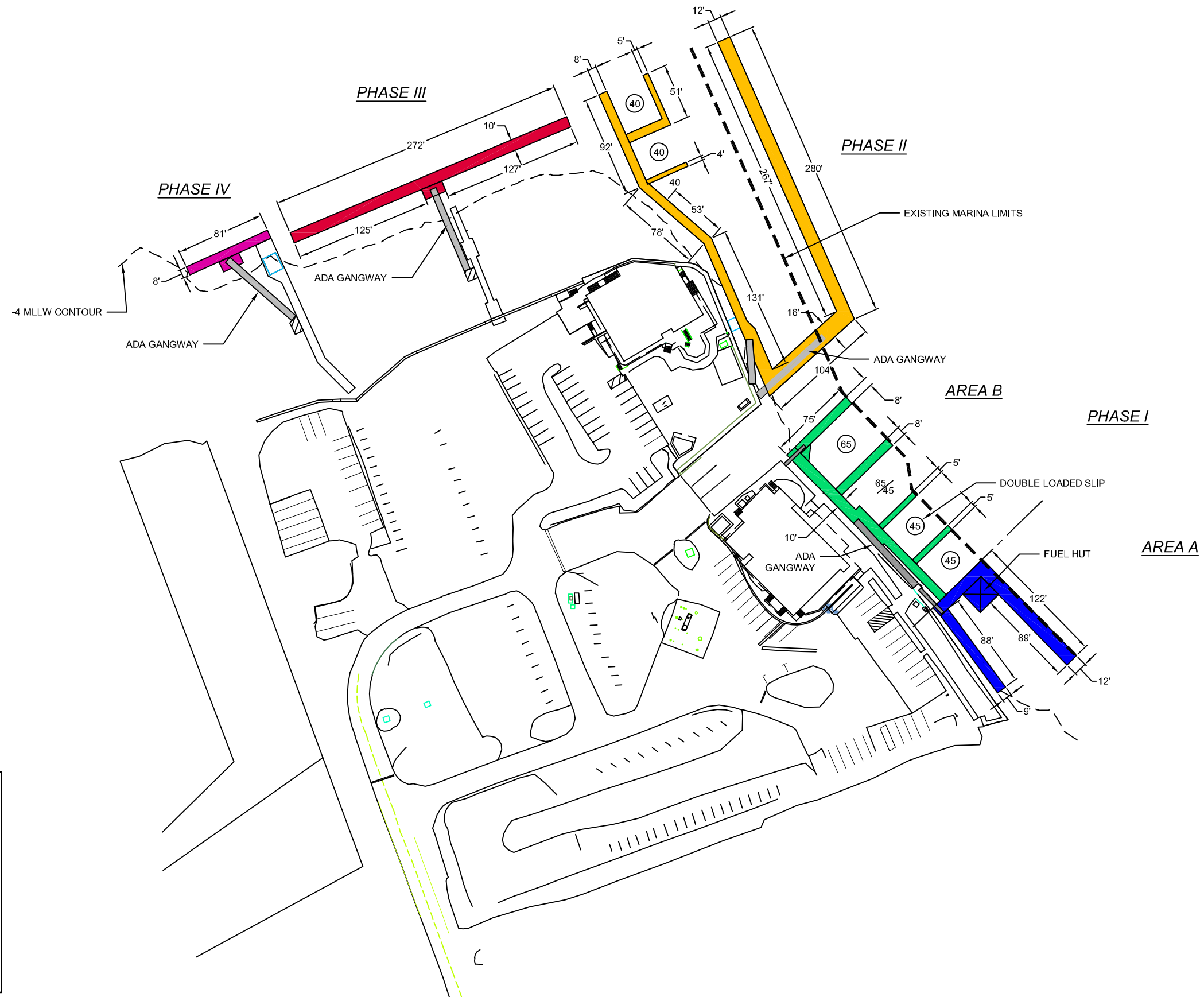
MARINA REDEVELOPMENT  
ISLE OF PALMS MARINA  
CONCEPT 1  
City of Isle of Palms  
Isle of Palms, Charleston County, SC

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# PROPOSED MARINA LAYOUT - CONCEPT 2



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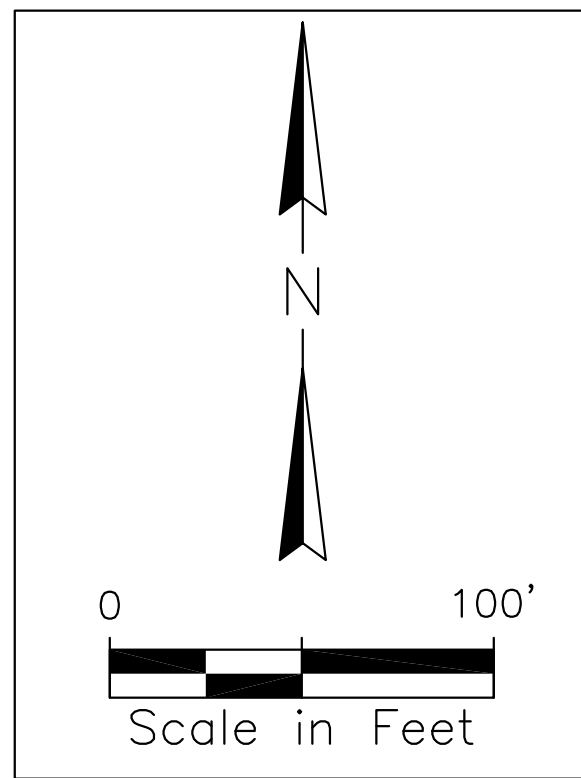
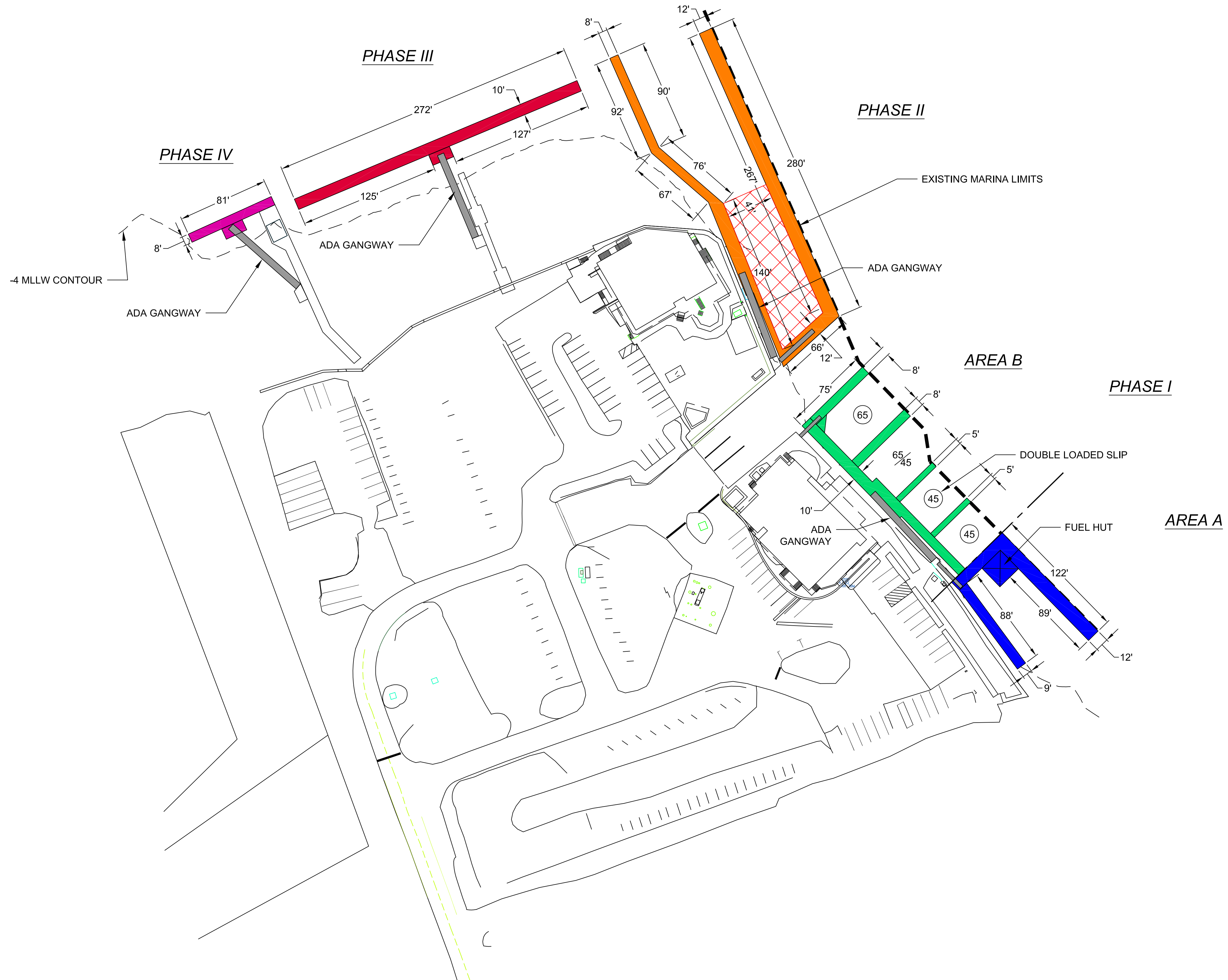
MARINA REDEVELOPMENT  
ISLE OF PALMS MARINA  
CONCEPT 2  
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# MARINA LAYOUT - CONCEPT 3



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SCALE: 1" = 50'

ISLE OF PALMS MARINA  
MARINA LAYOUT - CONCEPT 3  
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