Public Services & Facilities Committee
9:00 a.m., Tuesday, October 6, 2026
1207 Palm Boulevard
City Hall Council Chambers

Public Comment:
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@isleofpalms.gov no later than 3:00 p.m. the day before the meeting. Citizens may also provide written public comment here: https://www.isleofpalms.gov/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 –** September 1, 2026

4. **Marina Tenants' Comments**

5. **Departmental Reports**

6. **Old Business**
   a. Discussion and consideration of IT RFP responses
   b. Update and discussion of Waterway Boulevard project and future phase 3
   c. Update on beach projects
   d. Update on drainage project from 36th Ave-Marginal Road
   e. Update on marina dredging project work schedule
   f. Update on marina bulkhead recoating
   g. Discussion and consideration of Sharp response to AV Proposal
   h. Update on beach volleyball court at Recreation Center

7. **New Business-** Discussion and consideration of proposals to reconfigure the marina parking lot

8. **Miscellaneous Business- next meeting: Wednesday, November 4, 2026 at 9am**

9. **Adjournment**

Public Services & Facilities Committee Meeting
9:00am, Tuesday, September 1, 2026
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 Pierce

Staff Present: Administrator Kerr, Deputy Administrator Kuester, Director Asero, Director Ferrell

Also present: Rick Karkowski, Thomas & Hutton

2. **Citizen's Comments – none**

MOTION: Council Member Miars made a motion to reorder the agenda so that topics involving Thomas & Hutton were discussed first. Council Member Pierce seconded the motion. The motion passed unanimously.

3. **Old Business**

A. **Update on Waterway Boulevard Project**

Administrator Kerr provided an update on the Waterway Boulevard project, noting that it is generally back on track following several utility conflicts, including an AT&T conflict and other utility issues, which he indicated have now been resolved. He also addressed concerns raised by residents in the 3600 block, stating that design work between Thomas & Hutton and the Bastion Group has identified a cost-effective solution to meaningfully improve conditions for those residents, beyond the original goal of simply avoiding making things worse.

He noted that a change order from the Bastion Group included in the packet reflects a net savings of $155,000, primarily from reductions in driveway and sod removal work. He cautioned that this savings figure will likely decrease slightly, as one additional driveway is expected to be added back into the project, and will be further offset by an additional sodding cost of approximately $25,000 through the City's landscaper. Administrator Kerr said that while there are many moving parts to this project, he believes the more challenging aspects are largely complete, with smoother progress anticipated going forward.

Mr. Karkowski agreed and believes the project will be completed in mid-to-late September.

DRAFT

Due to the patchwork of repaving along the project area, Administrator Kerr said staff is looking into the feasibility of moving the repaving of Waterway Boulevard up on the County's paving program. He added that it could still be 1-2 years away.

When asked about future change orders, Mr. Karkowski there is still one deduct change order coming. The project will end within budget. A final change order is expected to line up the contract with the project.

Director Asero reported that ground disturbance areas have largely been restored to their original condition, with pine straw and mulch reapplied in appropriate areas and hydro seeding used in areas that previously had grass. He noted that the City has the capability to water the seeded areas using a large jet tank if dry conditions arise, though he expressed confidence the grass would establish well with minimal watering, particularly given that August and September are typically the area's wettest months and August rainfall this year has been above average.

4. **New Business**

B. **Discussion and consideration of Waterway flood barrier project – Thomas & Hutton CO#6, $35,000 for additional field management expenses**

Mr. Karkowski said this project and the area residents have been very "needy." This change order amount reflects the amount of time spent on the job including working with SCDOT, AT&T, and weekly visits required by the grant.

MOTION: Council Member Pierce made a motion to approve and recommend the change order to the Ways & Means Committee for consideration. Council Member Streetman seconded the motion. The motion passed unanimously.

C. **Discussion of Waterway flood barrier project – Thomas & Hutton CO#7, $63,550 for feasibility/planning work for Phase 3 of Waterway flood barrier**

Administrator Kerr provided an update on Phase 3 of the Waterway Boulevard project, which has historically been conceptualized as a wall behind five or six affected property owners to prevent flood cresting into their yards and across Waterway Boulevard. He noted that a related issue involving Wild Dunes property owners behind Fire Station 2 — originally part of Phase 2 — has been moved into Phase 3 due to ongoing conflicts, requiring the City to either secure WDCA buy-in on a proposed solution or develop an alternative approach near the station or along 41st Street.

Regarding the five property owners, Administrator Kerr reported that the City has been in contact with three of them and noted that, unlike property owners in earlier project sections who experienced severe flooding, these owners face a lesser and more varied degree of impact, with uncertainty as to whether all five will be cooperative. He emphasized that staff are not seeking approval at this time, but wanted to inform the Committee and Council that solutions for both areas must be developed before Council consideration, and that the City intends to hold individual or group meetings with the five owners to gauge willingness to participate.

He explained that the item up for consideration is a feasibility study intended to develop two or three conceptual options for each area, along with cost and impact analysis, to guide a future decision. Once Council selects a preferred option, that selection would trigger full design work, including survey-grade data collection. Briefly touching on the options under consideration, Administrator Kerr and Mr. Karkowski described one alternative involving a gradual, localized raising of Waterway Boulevard to maintain flood protection if the affected property owners choose not to participate, and noted that this and other options carry varying implications, including potential coordination with SCDOT, the golf course, and private property easements. Administrator Kerr said that if any of the five property owners decline to participate, the wall solution behind their properties would not proceed, though he added that no owner has yet said no — only raised questions about the project's necessity for their specific properties, as the need is less visibly apparent in this section than in previous project areas.

D. **Discussion of drainage project for Palm Boulevard and 38th-41st Avenue**

Administrator Kerr confirmed a $1 million earmark in the State budget for this project. The project is 80-90% permitted and is waiting on encroachment permits.

Council Member Pierce wants clarity on the significantly increased cost of this project. He wondered if there is a more impactful project that could benefit from this funding. Council Member Streetman said the area has a great need for this project. Administrator Kerr added that this project has been on the books for many years and he is reluctant to shift focus to another project this far in.

Committee members discussed phasing options for the project with Administrator Kerr and Mr. Karkowski. Due to the high probability of costs continuing to increase, Council Member Miars suggested moving forward with completing this project in phases.

Administrator Kerr asked Mr. Karkowski about next steps for the Palm Boulevard drainage project, noting that design is complete and permitting is nearly finished, and inquired whether an additional agreement would be needed for construction administration and bidding services, as the current contract does not include that scope.

Mr. Karkowski pointed to a permitting caveat involving the Isle of Palms Water and Sewer Commission. He explained that both the City and the Water and Sewer Commission hold encroachment permits for the same area, historically on a first-come basis, but SCDOT has indicated that the City's drainage line — sited at the optimal low point to capture drainage — occupies the same location the Commission had planned for a sewer line as part of a since-shelved basin project. As a result, the Commission would need to redesign its project at its own cost if that project is revived in the future.

To finalize the City's DOT encroachment permit, Mr. Karkowski explained that the City must also apply, on the Water and Sewer Commission's behalf, for two additional encroachment permits (for water and sewer relocations), which requires the Commission's signed authorization. He noted this coordination is currently a sensitive matter and represents a dependency for completing the overall project. Administrator Kerr confirmed this is a dependency for the entire

project, and the two agreed to pursue those conversations with the Water and Sewer Commission. This will be further discussed at October's meeting.

5. **Approval of Previous Meeting's Minutes** – August 4, 2026

MOTION: Council Member Miars made a motion to approve the minutes. Council Member Streetman seconded the motion. The motion passed unanimously.

6. **Marina Tenant's Comments** – none

7. **Departmental Reports**

Director Asero gave a report of the status of the Public Works Department after his first 90 days as director. That presentation is attached to these minutes.

He will report back to the Committee with more specifics after the first of the year.

8. **Old Business**

B. **Update and discussion of beach projects**

Administrator Kerr said the work at Reach 1 is complete. Marinex is now working in front of Beachwood East. He said it has been challenging to keep on top of sandbag removal since the sandbags need to be removed before Marinex reaches the area. The City continues to work closely with CS&E and Marinex to keep the public informed of the project's progression.

Administrator Kerr noted that Marinex has expressed a willingness, given its home base in town, to guarantee the City's current project pricing into the future in exchange for a certain amount of guaranteed future work, with the primary condition being flexibility in scheduling their work.

C. **Update and discussion of marina parking lot reconfiguration**

Administrator Kerr reported that this project is out to bid, and bids are due at the end of September. The Public Services & Facilities Committee will consider the bids at their October meeting. He said if the heavy liquidated damages clause prevents companies from bidding, the project will be pulled until next year.

The City is working with Islander 71 on their request for additional lighting in the parking lot.

D. **Update on Marina dredging project work schedule**

Administrator Kerr said that GeoSynTech (formerly ATM) is waiting to hear from USACE on permission to use the spoil site. Once that permission is received, the project will go out to bid.

E. **Discussion and consideration of amending trash collection policies as they relate to commercial operations**

Director Asero reviewed the changes to the proposed ordinance, noting changes affect contractors and not residents. He believes it will reduce the number of large debris piles.

MOTION: Council Member Pierce made a motion to approve the ordinance following cleanups mention by Director Asero. Council Member Streetman seconded the motion. The motion passed unanimously.

9. **New Business**

A. **Discussion and consideration of proposals to manage bulkhead recoating**

Administrator Kerr said the recoating of the marina bulkhead is budgeted this year after the existing coating degraded faster than expected. He explained that the next step would be engaging a professional consultant to study the cause of the failure, likely related to surface preparation, and to specify a new preparation process and coating intended to achieve a longer duration than the current application. Staff obtained two proposals: $33,000 from ATM (Geosyntec/ATM), the City's longtime marine consultant, and $60,000 from John Gary Taylor (JGT), who also handles dredging permitting for other entities in the area. Administrator Kerr noted that GeoSynTech's proposal included a smaller on-site presence allowance (approximately $4,000) during construction compared to JGT's more extensive on-site proposal, but expressed confidence in recommending GeoSynTech based on the City's prior experience with the firm, noting the scope would include developing specifications, managing bidding, and overseeing construction.

Council Member Pierce asked for assurance that the recommended allowance would sufficiently cover on-site oversight during construction without resulting in additional change orders. Administrator Kerr confirmed GeoSynTech had performed the original coating work and, when asked whether the firm could explain the prior failure, indicated GeoSynTech suspects the issue stemmed from surface preparation and possible electrolysis affecting the wall, though the exact cause may never be fully determined. GeoSynTech's expectation is that the wall will likely need to be brought back down to bare metal and recoated from scratch.

E. **Discussion and consideration of A/V RFP responses**

Administrator Kerr said 4 proposals were received for this project and had a wide range of pricing. He explained the proposed upgrades include higher resolutions, more camera angles, and upgraded equipment. Improvements to the A/V capabilities in Council Chambers will likely be incremental, specifically related to the closed captioning as there are governmental regulations involved.

Administrator Kerr said staff would like to negotiate with the proposal with Sharpe. Council Member Pierce expressed support for that effort.

MOTION: Council Member Pierce made a motion to approve staff negotiating the proposal from Sharpe. Council Member Miars seconded the motion. The motion passed unanimously.

F. **Discussion and consideration of IT RFP Responses**

Administrator Kerr said staff received over 20 responses to this RFP. Staff would like to narrow down the number of RFPs for the Committee to consider and have a Special Meeting later in the month to review them then make a recommendation to City Council for consideration.

The Committee will hold a Special Meeting at 9am on September 23 to make a recommendation on the IT RFP.

G. **Consideration of purchase of new truck for Building Department, $37,686, Santee Automotive, State Purchasing Contract (FY27 Capital, $45,000)**

MOTION: Council Member Miars made a motion to approve, and Council Member Pierce seconded the motion. The motion passed unanimously.

10. **Miscellaneous Business**

The next regular meeting of the Public Services & Facilities Committee will be Tuesday, October 6, 2026 at 9am.

11. **Adjournment**

Council Member Miars made a motion to adjourn and Council Member Streetman seconded the motion. The meeting was adjourned at 10:50am.

Respectfully submitted,
Nicole DeNeane
City Clerk

Public Services Departmental Assessment & Outlook

1 September 2026

City of Isle of Palms

Presented by PS Director, Robert Asero

Agenda

- Purpose
- Bottom Line
- Organizational Review
- Vision and Department Functions
- Detailed Assessment
- Staff / Fleet / Facilities
- Key Findings
- Key Conclusions
- Moving Forward
- Discussion and Questions

Purpose

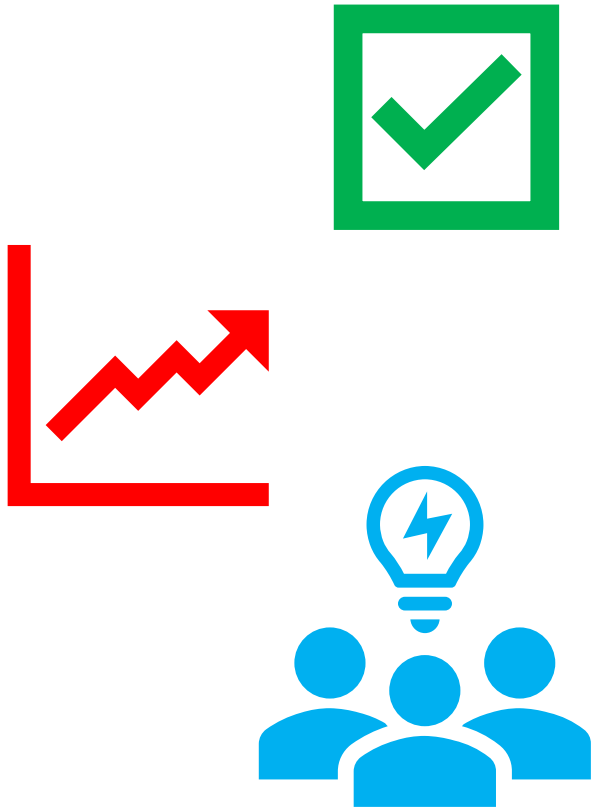
The Public Services Department exists to provide reliable, equitable, and community-centered services. Improvements to operations and delivering responsive, transparent service through collaboration, innovation, and responsible stewardship of public resources. Our purpose is to ensure that every interaction with our department reflects professionalism, accountability, and a renewed dedication to serving the community with integrity.

Bottom Line

- In the short term, PS has sufficient personnel, equipment, and facilities to perform daily operations, with no immediate resource shortfall that threatens service delivery.

- The principal near operational risk is the aging sanitation fleet and its effect on vehicle maintenance cost, reliability, and operational flexibility.

- New ideas that challenge the status quo on operations will be considered to achieve efficiencies, save on cost, and address regional growth that impacts IOP.



Organizational

- Director
- Assistant director-vacant
- Stormwater Foreman CDL
- Sanitation Foreman CDL
- 10 CDL drivers
- 5-11 temporary staff



CURRENT FLEET

2008 Mack w/ 31yd Loadmaster Packer *(PW22)*
2009 Mack w/ 31yd Loadmaster Packer *(PW24)*
2014 Mack w/ 30yd Packer *(PW26)*
2016 Mack w/ 30yd Packer *(PW16)*
2018 Mack w/ 30yd Packer *(PW28)*
2025 Mack w/30yd Packer (PW 40)

2006 Caterpillar wheel loader
2022 Caterpillar wheel loader

2020 Mack dump truck (PW 21)
2018 Mack dump truck (PW 27)

2022 F150 4x4
2025 F150 4x4
2016 Ford F350 4x4 with hopper
2017 Ford F250 with hopper
2019 Dodge Ram 1500 4x4 (PW-30)
2019 Dodge Ram 1500 4x4 w/ 6 ft bed (PW-29)
2023 Chevy 3500 HD for storm water (PW34)
Obrien jet Vac trailer
JCB mini excavator
JCB skid Steer

Facilities

- *800 sq ft office*
- *Maintenance garage*
- *Wash station*
- *40-foot storage container*
- *Fueling station*
- *City owned trash compactor*

Vision and Department Functions

The Future of the Public Services Department

The future of the Public Services Department is defined by modernization, efficiency, accountability and strategic investment. Innovative operations, sustainable practices and high-quality service delivery will help form the foundation of a department prepared not only for current demands, but for the challenges and opportunities of the next decade

Department Functions:

- Sanitation*
- Stormwater Management*
- Personnel Management
- Training
- Contract and Vendor Management
- Facilities Maintenance / Emergency Support
- Fleet and Equipment Management
- City owned asset management



Staff

Internal changes to public services staff

Reorganization of job descriptions duties

Public Services Assistant Director position

Reduction of temporary labor cost

Redefine temporary labor job descriptions and duties

Fleet

- Streamline sanitation route collections
- Implement side loading operations
- Update aging fleet FY 27 or ASAP
- Update fleet accordingly to fit current size and needs
- Reduction vehicle maintenance budget
- Sanitation fleet tonnage audit



Public services facilities

Update	Update Public Services offices and facilities
Create	Create more yard space for city vehicles to access fuel station and DEF storage
Update	Update service garage, equipment and tools

Additional Key Findings

- Sanitation and Stormwater foremen positions are key enablers for Director for PS operations.
- Update solid waste ordinance for operations reduction of volume.
- Use of temp labor is effective but has drawbacks that may outweigh value in long term.
- Combination of niche equipment like the Jet vac when combined with targeted drainage contracts has proven highly effective in maintaining our drainage systems. This is a good example of right sizing the servicing of a requirement.
- PS main site is a likely candidate for substantial refurbishment.
- Critical gap identified is administrative actions such as processing purchase orders and crafting RFBs. Possible area of improvement for senior staff and consideration in Deputy hire.
- Training and professional development program is an area that could be improved.
- New beach trash contracts are proving highly effective and flexible.

Key Conclusions

Organizational structure and staffing level are generally adequate for current operations, but administrative capacity and workforce development require improvement.

Sanitation operations are the center of gravity for PS Department. The *critical requirement* for sanitation is the sanitation fleet.

Aging sanitation fleet coupled with rising maintenance costs necessitates reevaluation of operational approach.

More efficient sanitation operations will enable better fulfillment of other PS functions throughout the city

The current PS facility remains functional but requires a comprehensive condition/needs assessment.

Targeted contracting and specialized in-house capabilities can be combined to improve efficiency without unnecessarily expanding permanent staff or fleet.

Moving forward

- **Sanitation Fleet**
  Develop a sustainable sanitation operating and fleet-replacement strategy. 10 year capital plan
- Streamline sanitation route collections
- Implement side loading operations
- Update fleet accordingly to fit current size and needs
- Reduction vehicle maintenance budget
- **Workforce Development & Administration**
  Strengthen training, professional development, and administrative capacity.
- **Public Services Main Site**
  Conduct a comprehensive facility condition and needs assessment.
- **Operational Efficiency**
  Continue evaluating the how we perform our functions, particularly sanitation.

Discussion and Questions

Isle of Palms Recreation Department

Monthly Report
September 2026

Programs, Group Fitness, Athletics & Special Events

- Adult Classes: Fitness Classes and Programs with top participation: Core & More (15), Strength (14), Ropes & Resistance (21), Move-It (18), Stability & Strength (13), RXFit Club (13), Dog Obedience (20) and Line Dancing (12).
- Youth Classes: Art (32), Gymnastics (13), Safe Sitter Babysitting Course (9), Sing Play & Learn (8), and Tiny Chefs (6)
- Beach Yoga: Tuesdays at 7:30am through Oct. - 25th Ave Beach Access. Approximately 20 people per week.
- Keenagers: Wednesday, September 2 at Noon. (41) people attended the luncheon and Carroll Brown performed.
- Farmers Market, Food Truck Jam, Thursday, Sept. 17. 54 vendors onsite, live music and great community support.
- Speaker Series: Guardianship- September 8 at 6pm (1) and IOP Compost Program - September 18 at 11am (3)
- Sea Stroll & Learn: Thursday, September 10 - 13 participated.
- Art at the Rec: August 3 - October 31 the Recreation Center's hallway & lobby are turning into an Art Walk, showcasing local talent. September artist - Robert M. and Gieselle Harrington
- Mahjong Tournament: Wednesday, September 23 at 10am. (28) people participated.
- Adult Athletics: All leagues started the 1st week of September. 6 v6 soccer - 4 teams, 48 players. 3 on 3 Basketball - 6 teams, 36 players and Table Tennis - 8 players participating.
- Youth Athletics: Soccer season and practices started the last week in August and the official season started September 28. Big Shrimpin food truck will be onsite to serve as concessions for the opening game.

Upcoming Programs, & Events

- IOP Connector Run: Saturday, October 3 at 8am. Connector closes at 7am. Expect traffic delays.
- Keenagers: Wednesday, October 7 at Noon. Covered dish lunch and entertainment. Free
- Puzzle Competition: Friday, October 9 at 10am. Currently 8 teams are registered.
- Sea Stroll & Learn: Thursday, October 1 at 7:30am – IOP Public Dock and Marina
- Sea Stroll & Learn: Thursday, October 8 at 7:30am - Surf fishing, 25th Ave Beach Access.
- Youth Basketball: Registration starts October 6 for Isle of Palms and Sullivan's Island residents and October 13 for non-residents.
- Farmers Market & Food Truck Jam: Thursday, October 15 from 4pm - 7pm. Last Market of the season.
- Youth Volleyball League Play: Thursday, October 15 for grades 2nd - 8th. Currently 11 people are registered .
- Ghostly Tide Tales: Friday, October 16 at 6pm. Front Beach, Isle of Palms. Storyteller, Bulldog Tours.
- IOP Golf Cart Parade & Carnival: Saturday, October 31 from 4pm - 6pm .
- Holiday Street Festival: Saturday, December 5 from 2pm - 7pm. 62 craft and artisans have been selected and 4 food trucks secured.

Operations

- IOP Connector Run: monthly meetings with board for preparations and planning of the 5K & 10K Run on October 3.
- Exterior lights: working on bids and information to improve lighting. Quotes from Shine Construction and NetZero.
- Recreation Newsletter: re-establishing recreation newsletter - scheduled for October 1.
- Regional Directors Meeting: Wednesday, September 23 at Noon at Mt. Pleasant Public Services Facility.
- Hiring: Recreation Assistant - part-time positions: scorekeepers, front-desk, evening and weekends.
- Outdoor Basketball goal replacement: contacting vendors and receiving quotes.
- 10 year capital plan updates. Projects, equipment and updated quotes.
- PARD Grant letter of intent submitted September 25, 2026.

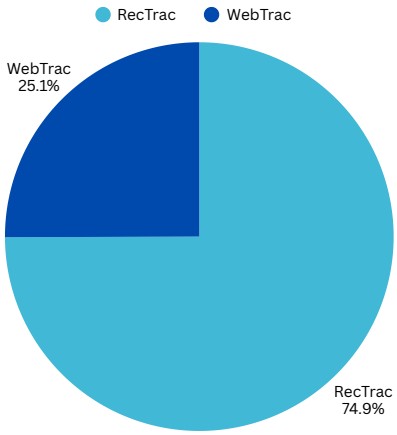
Maintenance & Repairs

- Soccer Field: Irrigation valve and nozzle repair for zone 3. Adult and youth field preparations for practices and games.
- Playground: Safety inspection, secured bolts where needed, raked and filled mulch areas.
- Baseball, Softball and multi-purpose field: weekly maintenance mow, trim, edge debris and trash pick up.
- Building & Ground Maintenance: repaired irrigation at front of building, cleaned and recalked restrooms, replaced toilet flush valve, cleaned and repainted middle island curb with safety yellow along with no parking areas around parking lot. Trimmed trees and shrubs in the front of building. Bark Park spigot repair for water source.
- Waterway Blvd: mowed 29th Ave - 21st Ave.
- Charleston County Recycle: contacted and replaced broken recycle cans for around facility.

Enrollment Report September 2026

Participants registering for classes during the month from August 28 - September 30. RecTrac: in-house registration vs. WebTrac: online Registrations.

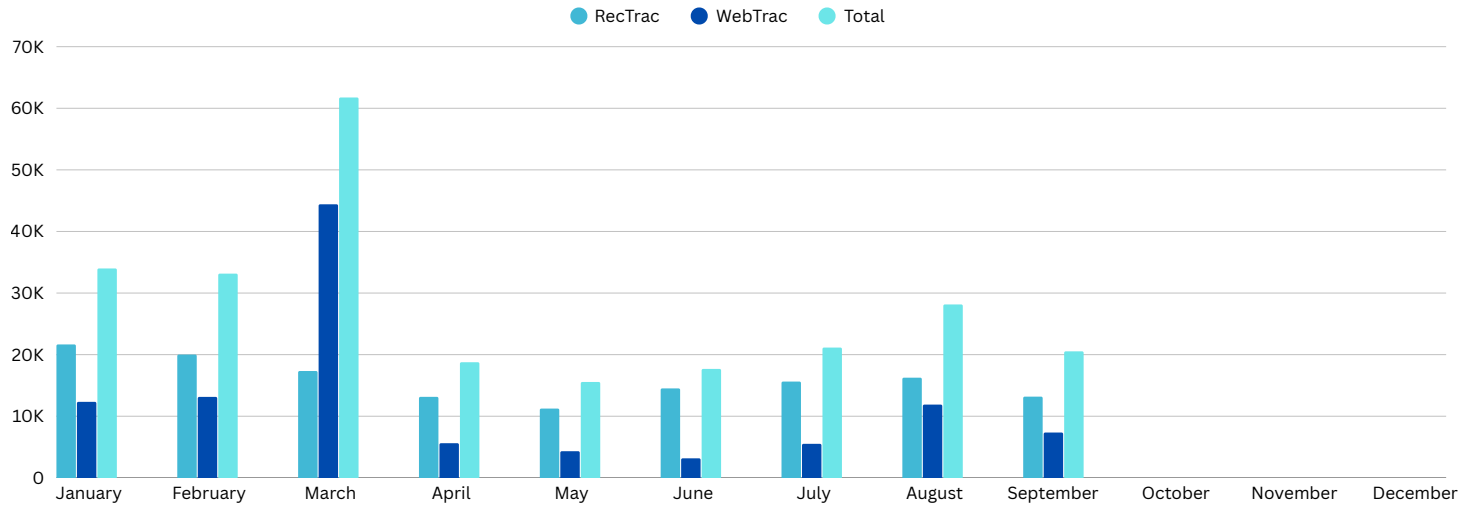
Total registrations for September: 483



Monthly Revenues 2026

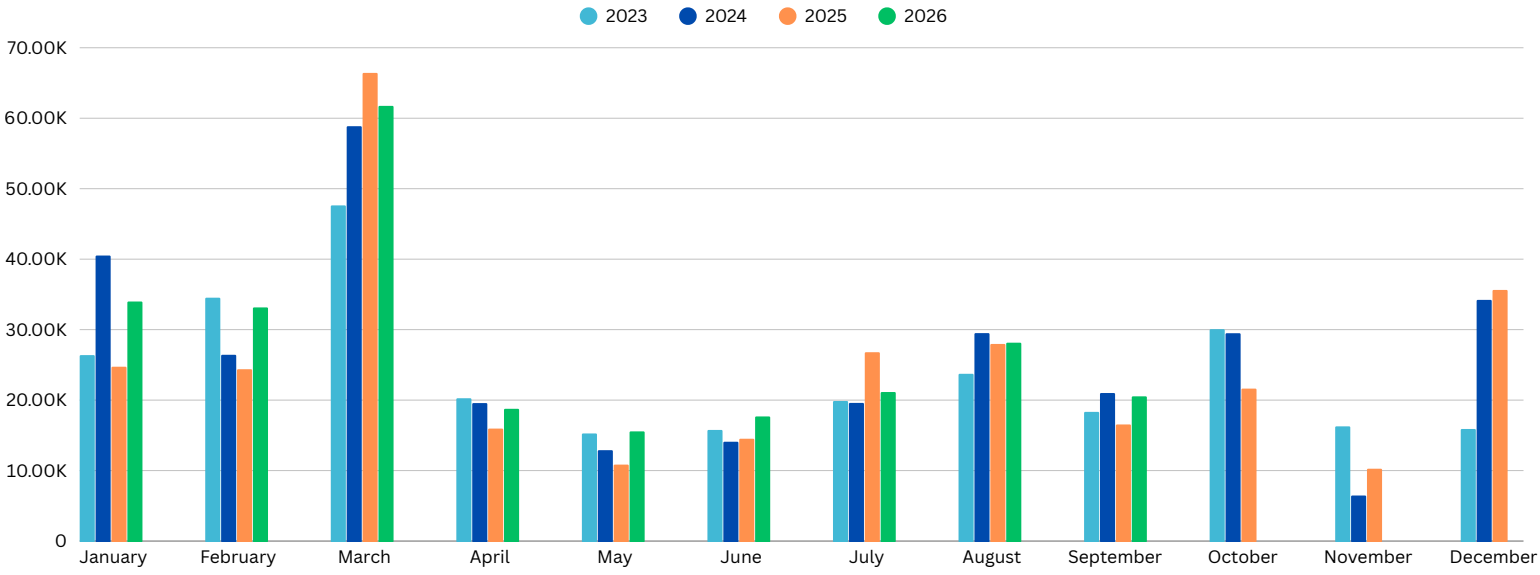
Revenue sales brought in by programs, athletics and events. RecTrac: in-house vs WebTrac: online

Total Revenue for September $20,535



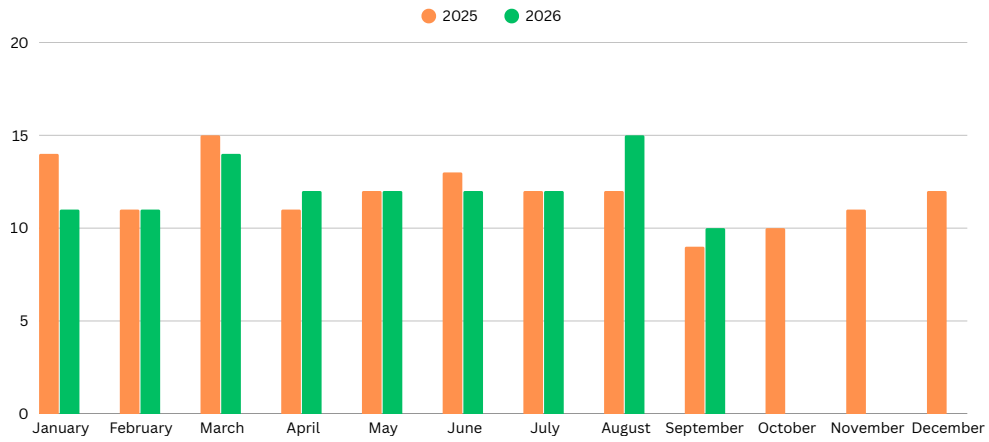
Annual Comparison

Year to Year



Open Gym Daily Average Visits

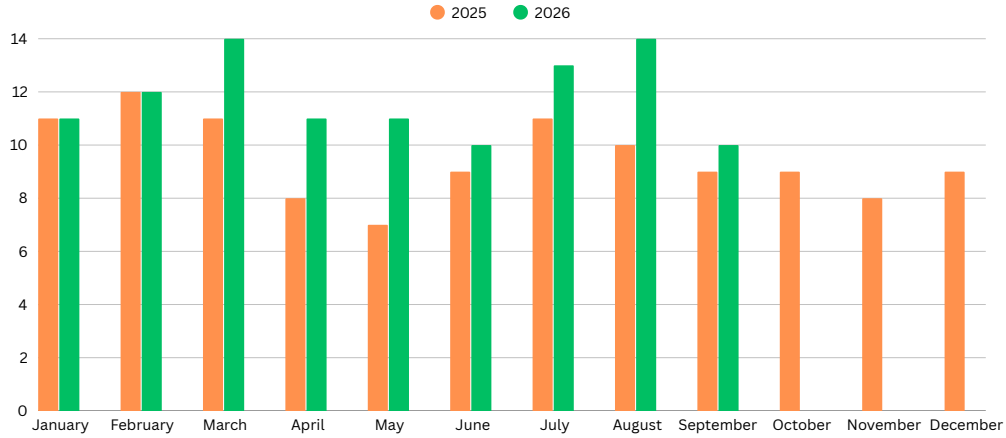
Participants utilizing the gymnasium for open play





Cardio Room Daily Average Visits

Participants utilizing the cardio room

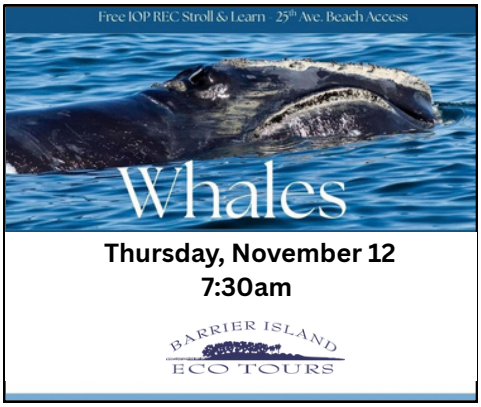




Upcoming Events:











THOMAS & HUTTON

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

Project Meeting Notes

Meeting Date	Start	End	Next Meeting	Next Time	Prepared By
October 1, 2026	9:00 AM	9:30 AM	October 15, 2026	9:00 AM	RPK

Purpose	Location
Waterway Blvd Pathway Construction Progress Meeting	Virtual

Attended By	Copies To
~~Douglas Kerr – City of Isle of Palms~~	Douglas Kerr
~~Sean Kuester – City of Isle of Palms~~	Sean Kuester
Robert Asero – City of Isle of Palms	Robert Asero
Greg Parris – Bastion	Greg Parris
Rick Karkowski – Thomas & Hutton	Rick Karkowski
~~Maria Valenzuela – Thomas & Hutton~~	Maria Valenzuela

Summary of Meeting

- Pavement
  - Edges, work quality - various remediations to be performed to make asphalt look better
  - Raised path section at 3105/3107 – proceed as is (planned elevation)
  - Each resident has dual driveway, so one d/w for each lot to be done, then the other
  - Milling and paving work to be done – today/tomorrow. Striping to be done at least 7 days out
  - Berm to attain 7.0 ft protection – access for resident to move trash can - crack in driveway to be fixed
  - 25th paving? Robert reported Murry's concerns. Greg report it will be ok - 6" in 13 feet
- Check valves to be installed soon.
  - Robert working with Fordis to clean out pipe valves . 21st has oysters. Greg report the installation will depend on tides. One pipe is separated – bastion to remove section and push out of way. Robert to meet them out there when installation starts
- Grates on inlets
  - Structure at 3607 (back side) – need grate to limit access, but not cause a clogging issue. Rick to research and provide recommendation
  - Additional structure? - 25th intersection inlet – flume is in line with the pathway (pathway narrows at the inle). Grate to be installed over the flume to protect people from walking/riding into flume. Greg to coordinate
- 3011 resident concerns. Claims damage to wooden retaining wall. AT&T box was relocated in the area
- Greg may be out for the 15th meeting

– End of Notes

Above is a summary of the meeting. Notify the undersigned as soon as possible if there are any discrepancies or misunderstandings with the above notes. Please contact me if you have any questions or if there are other issues or items requiring attention.

Prepared by:

Rick Karkowski

RICK KARKOWSKI, PE, PH, D.WRE | Principal/Water Resources Manager
THOMAS & HUTTON
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vCard | **Website** | **LinkedIn** | **Facebook** | **Instagram** | **YouTube**

Managed Technology Services Finalist Assessment

RFP 2026-09 | Committee decision paper | 2 October 2026

Executive Summary

Recommend interviews with VC3, Corsica Technologies and Cantey Tech Consulting, in updated score order. VC3 remains the strongest continuity choice. Corsica offers the lowest comparison cost and broad included services; its newly supplied references raise its score to second. Cantey remains the strongest direct municipal and CJIS challenger. Corsica's current CJIS staffing and comparable municipal experience still need verification before award.

This paper updates the 14 September assessment using the six TCO submissions and supporting schedules. The committee previously expanded the original six-firm slate to seven by adding InterDev. Novatech has now withdrawn, leaving six active finalists. This is an interview recommendation, not an award or best-and-final-offer determination.

Rank	Finalist	Score /38	Comparison 3-year TCO	Recommendation
1	VC3	33.5	[redacted]	Interview
2	Corsica	33.0		Interview
3	Cantey	32.5		Interview
4	InterDev	30.5		First reserve
5	Merit	29.0		Second reserve
6	SoftSages	22.5		Do not interview now

The figures compare fixed costs for 2027–2029, including Microsoft subscriptions, planning, startup and other stated fees. Separate continuing VC3 payments and unquantified extra work are excluded. Where prices conflict, the higher supported amount is used.

Appendix A summary

- If VC3 is selected, its separate Managed Security contract and billing end on 31 December 2026. The same cybersecurity functions continue within the new managed IT contract from 1 January 2027, leaving three contracts: managed IT, website and backups.[1]
- Corsica is lowest at $[redacted] followed by Cantey at [redacted] and VC3 at $[redacted]. Merit and InterDev total [redacted] and [redacted] SoftSages is highest at $921,391 using its higher written prices.
- Appendix A separates services, Microsoft licensing and additional-work rates. Corsica offers the best growth terms and three-year service-price stability. Cantey's total includes separately priced security and Microsoft 365 backup enhancements to clarify in BAFO.

1If VC3 is selected, its separate cybersecurity contract and billing end 31 December 2026. Those functions continue within managed IT from 1 January 2027. The City retains three contracts: managed IT, website and backups. The quoted managed IT price already includes cybersecurity; no additional credit is deducted.

Evaluation Method and Updated Scoring

Retain the original seven criteria, 0–4 score definitions and weights: Understanding 1; Qualifications 1; Technical Approach 2; Strategic Advisory 1; Operational Support 1; Pricing and Value 2.5; References 1. Maximum score: 38. The scoring document contains inconsistent written numerals for Technical and Pricing; the 2.0 and 2.5 weights used in the September paper control this continuation.

The September paper records aggregate scores, but no criterion-by-criterion ledger. The scores below are therefore a fresh, explicit application of the same method to the prior evidence and the new submissions. They are not a reconstructed historical scorecard, and differences from September cannot be attributed solely to price. No new reference calls, visits or demonstrations are credited.

Criterion	Weight	VC3	Cantey	Corsica	InterDev	Merit	SoftSages
Understanding	1	4	3	4	4	4	3
Qualifications	1	4	4	2	4	3	3
Technical	2	3	3	4	4	4	3
Strategic	1	4	4	4	4	4	3
Operations	1	4	4	3	4	3	3
Pricing/value	[redacted]						
References	1	4	4	2	4	2	2
Weighted total	38 max	33.5	32.5	33.0	30.5	29.0	22.5

Score definitions: 0 = unsatisfactory or insufficient information; 1 = marginal with significant deficiencies; 2 = partially meets with notable weaknesses; 3 = meets requirements; 4 = exceptional with meaningful added value. The table shows unweighted criterion scores; only the last row applies the weights.

Basis for the principal scoring distinctions

VC3 and Cantey earn the highest qualification and reference scores for substantial municipal/public-safety evidence. Corsica earns strong technical, strategic and pricing scores for its inclusive commitments. Its references score rises from 0 to 2 after receipt of three named business references; like Merit's nonmunicipal references, these provide useful evidence without demonstrating directly comparable municipal service. Corsica's qualifications score remains 2 because municipal experience and current CJIS staffing are not yet substantiated.

InterDev's municipal portfolio, staffing and reference package remain exceptional; its high cost limits pricing/value to 1. Merit remains technically and strategically strong, but its higher service price, smaller bench and nonmunicipal reference list reduce comparative value. SoftSages improves its IOP-specific operating description, but its price contradiction, missing supporting schedules and unproven current CJIS bench prevent a stronger rating. Its reference list demonstrates relevant technical work rather than directly comparable municipal prime-MSP service.

September → October totals: VC3 35.5 → 33.5; Cantey 35.5 → 32.5; Corsica 33.0 → 33.0; InterDev 30.5 → 30.5; Merit 33.5 → 29.0; SoftSages 30.0 → 22.5. Small gaps are not precise predictions of performance. Reference scores assess supplied evidence, not completed checks.

Findings That Affect the Committee Decision

VC3 security consolidation is a real distinction

VC3's written commitment and the City's subsequent clarification establish that, if VC3 wins, the separate Managed Security contract ends on 31 December 2026. Its functions continue within managed IT on 1 January 2027, with no separate security bill. Website and backup contracts remain in place. The City will have three VC3 contracts.

This strengthens VC3's value because the City retains the cybersecurity services while eliminating their separate charge. The quoted managed IT price already includes those services, so no further security credit is deducted from VC3's TCO. Other vendors' totals exclude the existing VC3 security payments, which would continue through the existing term unless separately agreed. This distinction favors VC3 but is not converted into an assumed three-year saving.

Compare services separately from subscriptions

The original $[redacted] screen concerned recurring managed services, not a newly expanded total including the full Microsoft license portfolio. Year 1 services, re uired security, quoted backup additions, formal plannin and recurring recover charges total $[redacted] for Corsica, $[redacted] for Cantey, [redacted] for VC3, $[redacted] for Merit, $[redacted] for InterDev and $[redacted] for SoftSages using its higher written rates. Microsoft subscriptions and startup are additional. The target remains a management screen, not a new eligibility condition.

Arithmetic is sound but commercial comparability is qualified

The workbook formulas add correctly. The comparison uses higher supported prices where descriptions conflict with numeric cells: SoftSages is evaluated using its higher written core/security rates; InterDev uses its higher $[redacted] onboarding figure. Other matters to confirm are limited to material scope, licensing and binding price terms.

Cantey explicitly adds $[redacted] annually in license tax. InterDev says applicable taxes are included. Corsica, VC3, Merit and SoftSages leave some tax treatment conditional or insufficiently settled. The appendix uses the comparison totals and also isolates services/startup excluding Microsoft and separately itemized tax. It does not presume a tax exemption or apply an invented uniform tax rate.

The comparison is not the entire future IT budget

This comparison covers the vendors' proposed services. The City will still pay for its existing VC3 backup and website contracts, and for separately approved equipment or extra work. We have not guessed at future workloads, replacement services or licensing savings. The BAFO round should settle the remaining scope and price questions.

1 VC3

Recommendation: Interview. Strongest continuity choice, with meaningful security consolidation and several specific commercial corrections required.

Year 1	Year 2	Year 3	Three years
[redacted]			

Commercial position. Year 1 includes [redacted] managed-user su__ort, [redacted] email-only support, $[redacted] Microsoft licensing, $[redacted] advisory services and $[redacted] for an annual recovery exercise. No onboarding charge. The service _acka_e excluding Microsoft is $[redacted], versus the prior $[redacted] headline including advisory; the $[redacted] difference is the new recovery-exercise charge.

Capacity and fit. The original proposal reports 600+ employees, 300+ engineering resources and 40+ strategic advisors, with extensive municipal experience and direct knowledge of the City. Its existing access, records and operational relationships reduce transition risk. Those advantages must be accompanied by measurable improvements to the service and communication shortcomings acknowledged in its proposal.

What the TCO resolves

- The existing Managed Security agreement is expressly replaced and its services included. Website and hosted backup contracts continue. This is stronger evidence than an informal expectation of a discount.
- Routine onsite support/travel, the 45-device mobile baseline and incumbent transition are included. The [redacted] advisory line describes quarterly steering/governance, budget support and a maintained roadmap.

Items to include in BAFO request

- Included scope: confirm the annual disaster recovery exercise (a test of restoring s_stems and data after an outage) and the required Defender licenses. The comparison retains the $[redacted] annual exercise charge.
- Final price terms: provide one controlling escalation schedule and state taxes and procurement markups.
- Contract alignment: reflect security consolidation from 1 January 2027 and correct the backup expiration date. Website and backup services remain under their existing contracts.

2 Corsica Technologies

Recommendation: Interview. Second by updated score after receipt of references; best comparison cost and broad included-service commitments. Verify municipal delivery experience and CJIS staffing before award.

Year 1	Year 2	Year 3	Three years
[redacted]			

Commercial osition. The $[redacted] monthly core fee remains fixed for 36 months. Microsoft subscriptions add $[redacted] annually at the selected annual-commitment/monthly-billing terms. No onboarding or other fixed charges. Its submitted three-year total is $[redacted] below Cantey and $[redacted] below VC3, subject to tax, licensing and retained-security differences.

Capacity and fit. The original proposal reports approximately 200 employees and a South Carolina headquarters. Corsica has now supplied three named business contacts: Aesthetic Partners, Green Valley Pecan and O'Daniel Auto. These support reference checking for multi-site operations, compliance and modernization. They do not establish comparable municipal/public-safety experience or current CJIS-qualified staffing.

What the TCO resolves

- Explicitly includes all baseline quantities, routine onsite support and travel, required critical after-hours response, normal hurricane preparation, security tooling and M365 administration.
- Includes backup monitoring, restore testing and annual recovery exercise while VC3 retains its backup platform. Formal annual roadmap, capital/budget support, the initial 120-day assessment and license/asset review are included.
- Adds users, PCs, mobile devices and servers without additional support fees; PC imaging/deployment is included even for City-direct purchases. No onboarding, offboarding or data-handoff fee.
- Itemizes all seven Microsoft products in an internal workbook tab. Procurement markup is [redacted] Microsoft changes can pass through at renewal. Annual prepayment is an optional lower license price, not the selected comparison basis.

Items to include in BAFO request

- References and readiness: check the three supplied business references, obtain comparable municipal evidence and address the original five-reference requirement. Email format itself is not a scoring deficiency.
- Assigned staff: verify named onsite and backup personnel, CJIS eligibility and authorization steps, and emergency coverage before award.
- Final price terms: confirm taxes and hourly billing increments. Corsica's bundled security does not terminate the City's separate VC3 security obligation.

3 Cantey Tech Consulting

Recommendation: Interview. Strongest municipal and CJIS challenger, with a competitive total that needs baseline and scope reconciliation.

Year 1	Year 2	Year 3	Three years
[redacted]			

Commercial osition. Year 1 includes [redacted] ore support, $[redacted] Microsoft licensing, $[redacted] security, $[redacted] cloud backup/archiving an [redacted] license tax. Email-only support, formal planning and onboardin are quoted at no separate charge. Services excluding licensing/tax total $[redacted] n. The submitted three-year total is $[redacted] below VC3 before any confirmed security-contract savings.

Capacity and fit. The original submission reports 126 employees, a dedicated municipal/critical-infrastructure team and South Carolina offices, including Charleston. Named municipal police references and CJIS/SLED experience directly address the City's public-safety needs. Cantey remains the most credible lower-cost challenger on demonstrated municipal specialization.

What the TCO resolves

- The mixed Microsoft portfolio replaces the prior generic Exchange-only assumption. Routine onsite/travel, after-hours support, annual recovery exercise, formal planning and transition are included in the described core services.
- The security attachment deducts [redacted] for overlap with VC3 from Cantey's own compliance program. This credit is already reflected in the $[redacted] security line; it is not an additional City credit and must not be deducted twice.

Items to include in BAFO request

- Coverage and enhancements: confirm City baseline quantities, separate required protection from optional cybersecurity and Microsoft 365 backup/archiving enhancements, and demonstrate no duplication of retained VC3 services. All quoted costs remain in the comparison.
- Final price terms: confirm Microsoft products, taxes, annual increases, procurement markups and the City's three-year term with two optional one-year renewals.
- Growth charges: explain when added-user and device charges apply so the same support is not billed twice.

4 InterDev

Recommendation: First reserve. Strong municipal alternative if the committee accepts a material premium or Corsica cannot close its evidence gaps.

Year 1	Year 2	Year 3	Three years
[redacted]			

Commercial position. Year 1 comprises $[redacted] core support, [redacted] email-onl support, $[redacted] cybersecurity, $[redacted] formal planning, [redacted] Microsoft licensing and $[redacted] onboarding. On oin services excluding Microsoft equal $[redacted]n. Its three-year comparison total is $[redacted] above VC3's proposed total and second highest among the six.

Capacity and fit. InterDev reports 52 employees, including 42 technical staff, more than 30 municipal clients and a Beaufort regional office. Its reference package includes named municipal customers and a City of Beaufort recommendation letter. The previous concern was cost, not capability; the new submission reinforces that distinction.

What the TCO resolves

- Explicitly covers 45 mobile devices with MDM licenses and confirms routine onsite/travel, critical after-hours response, normal hurricane preparation and ordinary MSP tools in core.
- Separately identifies $[redacted] of security labor reallocated from core plus $[redacted] of endpoint licensing in Year 1; the labor is not double-counted.
- Includes required backup monitoring, periodic restores and one annual disaster recovery exercise while retaining VC3's platform. It clearly excludes the separately retained VC3 security scope and website services.
- Microsoft detail includes all seven products, annual billing and a disclosed embedded reseller markup. No extra software markup is added to those quoted license prices. Applicable taxes are stated to be included.

Items to include in BAFO request

- Onboarding: use $[redacted] the higher of the numeric figure and the $[redacted] narrative figure. Obtain a final schedule confirming that amount.
- Price changes: confirm the [redacted] ncreases and distinguish assumed licensing increases from actual publisher renewal prices.
- Delivery and growth: confirm the assigned local team and how added-user/device charges apply. A primary PC included with an added managed user must not be charged again.

Why not in the initial three. The qualifications are among the best, but the cost premium is substantial. A premium may be justified if lower-cost alternatives fail the City's readiness or service requirements; the present evidence does not show that this extra expenditure is necessary. Place InterDev ahead of Merit in reserve because its municipal record and reference evidence are stronger.

5 Merit Technologies

Recommendation: Second reserve. Technically strong and lower-priced than InterDev, but the new total weakens its previous near-target value case.

Year 1	Year 2	Year 3	Three years
[redacted]			

Commercial position. Year 1 includes [redacted] core support, $[redacted] email-only support, $[redacted] Microsoft licensing and $[redacted] formal planning; onboardin is included. Services excludin Microsoft total $[redacted]n. The three-year submitted cost is $[redacted] above VC3, but $[redacted] below InterDev.

Capacity and fit. The original proposal reports 35 employees and current CJIS-qualified engineers across South Carolina jurisdictions. This is a credible specialist firm, but the bench is materially smaller than the largest finalists. Its five supplied references are commercial, professional, residential-care and faith-based organizations rather than municipalities; those references do not substantiate the same direct municipal MSP record demonstrated by VC3, Cantey or InterDev.

What the TCO resolves

- Includes routine onsite support/travel, 24x7 critical response without a dispatch fee, normal hurricane preparation, recovery monitoring, restore tests and the annual exercise. Engineers are described as 1–2 hours from the City.
- Removes the separate replacement backup platform and excludes VC3-retained training, dark-web, external scanning and vCISO services. Includes M365 backup for managed and email-only users and backup for key workstations.
- Confirms no onboarding, offboarding, export or handoff charge. Support escalation is capped at the lesser of 3% or CPI; the dollars use the maximum [redacted].
- Adds 50 hours of formal annual planning for $[redacted] beyond 50 executive-advisor hours included in core. This is a substantial advisory allowance, but the City should ensure the extra block matches the requested deliverables.

Items to include in BAFO request

- Licensing and taxes: confirm the exact Government products, quoted unit prices and full payable amount.
- Incident response: define included restoration and stabilization versus separately authorized extended remediation.
- Delivery and planning: verify municipal experience, concurrent-incident staffing and the deliverables for the 100 total advisory/planning hours.

Why not in the initial three. Merit has meaningful technical and advisory strengths, but no longer sits at the original approximately $[redacted] service target. The larger fixed commitment does not yet overcome Cantey's municipal fit or Corsica's lower-cost service model. It remains a reasonable alternate if the City gives greater weight to its advisory depth and technical package.

6 SoftSages Technology

Recommendation: Do not interview in the initial round. Improved service detail is outweighed by a materially higher and internally inconsistent commercial submission.

Year 1	Year 2	Year 3	Three years
[redacted]			

Commercial position. Numeric entries total $[redacted]n before Microsoft in Years 1–2[redacted]0 core, [redacted] security and [redacted]0 planning. They increase 3% in Year 3. The written descriptions instead say [redacted]0 core and [redacted] security, which with planning total[redacted]n. This is a material price conflict, not rounding.

For this evaluation, the higher written rates are used: [redacted] core plus[redacted] security, with $750/month [redacted]lanning. A[redacted]l in [redacted]the submitted Year 3 escalation produces a three-year comparison total of [redacted]which is [redacted] above the numeric-cell total. This is the City's conservative comparison calculation, pending a confirmed vendor schedule.

Capacity and fit. SoftSages reports 350+ professionals and public-sector work, but its references mainly cover technical work rather than comparable municipal prime-provider service. CJIS readiness is not demonstrated: it promises to complete checks and training at its own expense but has not substantiated a currently qualified, assigned team ready for City access. This is a readiness gap, not proof that it cannot qualify.

What the TCO improves

- The service narrative is more specific to IOP: weekly Charleston-area onsite presence, next-business-day dispatch, four-hour critical dispatch, 45 mobile devices, named application categories, routine travel and critical after-hours coverage.
- Includes monitoring, quarterly restore tests, annual disaster recovery/tabletop exercise and recovery documentation. Onboarding is explicitly free; offboarding includes up to 40 hours of assistance.
- Identifies growth bands, procurement markups and project rates, and separates retained VC3 security from supplemental protection.

Items to include in BAFO request

- Final price: confirm the higher [redacted] comparison amount in one signed schedule and supply the missing Microsoft and additional-rate attachments.
- Included response: define critical recovery responsibilities and any extra-charge boundary without importing a limit from VC3's separate contract.
- Coverage and readiness: confirm security endpoint counts, nonduplicative growth charges and named personnel eligible for CJIS access. Sales taxes remain additional.

Assessment. Give credit for the improved City-specific operating description, but it does not establish current CJIS readiness or offset the price uncertainty and increase from the origina[redacted] headline. The firm remains active; this is a recommendation against using one of the initial three interview slots, not a formal nonresponsiveness finding.

Committee Interview Priorities and Next Steps

Approve interviews with VC3, Corsica and Cantey. Corsica's three business references have been received and credited; municipal experience and CJIS staffing still need verification. If its delivery capability cannot be substantiated, advance InterDev. Merit remains second reserve. Interview selection does not approve exceptions or commit the City to award.

Novatech withdrawal

Angel Miranda's 1 October 2026 email states that Novatech decided not to continue because it was not "CJIS certified," notwithstanding other compliance certifications. Novatech framed the decision as protecting the City's safety. Record it as a voluntary withdrawal; do not assign a new score or include it in the cost ranking.

The City's clarification distinguished applicable CJIS compliance and personnel authorization from a separate company-level certification. Accordingly, the withdrawal note records Novatech's stated reason without implying that the City imposed a new corporate certification requirement or formally disqualified the firm.

Confirmed security consolidation

The City has confirmed the security contract ends on 31 December 2026 if VC3 is selected. The functions continue in the managed IT contract from 1 January 2027 without separate security billing. No additional credit is deducted from the already inclusive proposal. Website and backup agreements continue separately.

Appendix A Total Cost of Ownership Comparison

All amounts cover the three comparison years, 2027–2029. Submitted scheduled costs include Sections A and C of each finalist's pricing form. Figures below are rounded to the nearest dollar for readability; calculations retain cents. Rank here is cost order, not the overall recommendation.

Firm	2027	2028	2029	3-year total	Avg /month
Corsica	[redacted]				
Cantey					
VC3					
Merit					
InterDev					
SoftSages					

The average spreads startup costs across 36 months; it is not a monthly invoice. Totals exclude continuing VC3 payments and variable work. SoftSages uses the higher written rates, producing $921,391.10 rather than its $775,951.10 numeric-cell total. InterDev uses the higher onboarding charge. These choices apply consistently throughout this paper.

Services and startup without Microsoft subscriptions

To isolate provider economics, subtract each vendor's Microsoft line and separately itemized tax from its scheduled total. This view retains all other fixed charges, including formal planning, Cantey's security/backup additions, VC3's recovery exercise and InterDev's onboarding. It is a comparison subtotal, not the total amount the City would pay. Embedded taxes cannot be isolated from InterDev's quote.

Firm	Year 1 recurring services /mo.	3-year services and startup	Onboarding included in subtotal
Corsica	[redacted]		
Cantey			
VC3			
Merit			
InterDev			
SoftSages			

Treatment of retained services

Retained agreements: the prior packet reports security at $1,158.31/month (July review), backups at $11,995/year and website/hosting at $8,526/year. The existing terms end 31 August 2027, 16 April 2028 and 31 January 2028, respectively, subject to confirming the backup date. If VC3 wins, the security agreement instead ends 31 December 2026.

From 1 January 2027, VC3's new managed IT price includes the security functions with no separate bill. Do not deduct another credit. Other finalists leave the existing security obligation in place. Backup and website remain separate; no extensions or replacement prices are assumed.

Appendix A Fixed Cost Components

Three-year amounts by cost category. SoftSages uses the higher written core and security rates; InterDev uses the higher onboarding figure. All other fixed amounts follow the submitted schedules. Zero means no separate charge, not an absence of service.

Cost component	VC3	Cantey	Corsica	InterDev	Merit	SoftSages
Core managed IT	[redacted]					
Email-only support						
Microsoft subscriptions						
Other required licenses						
Cybersecurity						
Additional backup / archiving						
Storage						
Disaster recovery in Section A						
Formal annual planning						
Other recurring advisory						
Onboarding						
Other one-time costs						
Separately itemized tax/fees						
Section C recovery exercise						
TOTAL						

Cantey checked a ainst source: cybersecurity totals [redacted] Microsoft 365 backup/archiving totals $[redacted] Security already includes its $1,158.31/month VC3 overlap deduction. These are proposed enhancements, not payments for VC3's retained contracts. Keep them in the total until BAFO establishes required versus optional scope and confirms no duplication.

Cantey's complete three-year total remains [redacted] VC3's recovery exercises remain included. InterDev uses the higher $[redacted] onboarding figure; SoftSages uses its higher written core/security rates. No assumed workloads or replacement services are added.

Appendix A Microsoft Licensing Reconciliation

Monthly unit-price equivalents for the seven required products. Quantities are the City's comparison baseline and overlap; they must not be added to infer headcount. These are submitted prices, not independently validated publisher rates.

Product	Qty	VC3	Cantey	Corsica	InterDev	Merit	SoftSages
Teams Essentials	15	4.73	4.00	3.60	4.00	4.00	Not itemized
Exchange Online P1 Gov	86	4.20	4.00	3.60	4.00	4.00	Not itemized
Exchange Online P2 Gov	1	8.40	8.00	7.19	8.00	8.00	Not itemized
Defender Office 365 P1 Gov	123	0 separately	2.00	1.80	2.00	5.00	Not itemized
Entra ID P1 Gov	124	6.30	6.00	5.93	6.60	4.00	Not itemized
Microsoft 365 G3 Gov	51	37.80	36.00	35.05	39.00	36.00	Not itemized
Project Plan 1 Gov	1	10.50	10.00	8.99	10.00	10.00	Not itemized
Year 1 annual total		[redacted]					

Billing and comparison qualifications

- VC3: the stated unit rates reproduce $[redacted] annually, but Defender is zero separately rather than 123 expressly priced subscriptions. Confirm coverage and terms before treating this as the complete common basket.
- Cantey: $[redacted]nnually, annual commitment re_aid b_ Cantey and billed monthly to the City; the attachment labels pricing budgetary and pending distributor/SKU/markup validation. [redacted]annual tax is elsewhere in the TCO.
- Corsica: annual commitment billed monthly at $[redacted]. Its optional annual-prepay schedule is $[redacted] saving $[redacted]at quoted rates; it is not substituted into the main comparison. Verify Government product equivalence for the Teams and renamed Project/Planner entries.
- InterDev: selected annual commitment with annual billing is $[redacted] in Year 1. A [redacted]assumed increase produces $[redacted] and $[redacted] in Years 2–3. The embedded [redacted] reseller markup is not charged again.
- Merit: $[redacted]annually at stated cost without markup. Resolve the [redacted]Defender and [redacted]Entra unit rates and confirm exact SKUs and billing frequency. Future publisher changes remain pass-through.
- SoftSages: $[redacted] in Year 1 with [redacted] assumed increases. The referenced Attachment 1B was not supplied, so the seven unit prices cannot be reconciled. Do not credit suggested license-right-sizing savings before validating assignments.

Licensing escalation is not uniform: VC3, Cantey, Corsica and Merit hold current license figures flat for comparison, while InterDev assumes 5% and SoftSages 3%. All reserve some exposure to actual publisher changes. The service-only comparison on the preceding portrait page separates this difference without inventing a common future license price.

Appendix A Additional Work Rates

Year 1 rates only. No assumed quantities are applied and no amounts below are added to the fixed TCO. Included means no separate vendor charge for the described allowance; it does not mean the City receives unlimited new equipment, storage or projects.

Charge trigger or unit	VC3	Cantey	Corsica	InterDev	Merit	SoftSages
Added managed user /mo.	[redacted]					
Added email-only user /mo.						
Added PC /mo.						
Added mobile /mo.						
Added server /mo.						
Added backup /TB/mo.						
Added storage /TB/mo.						
Extra recovery work /hour						
PC setup /PC						
Extra onsite /hour						
Extra travel						
Noncritical after-hours /hour						
Project engineering /hour						
Hardware markup						
Other software markup						

Procurement marku is added to the vendor's purchase cost. Cantey enters 20% but describes 20–30%; use 30% pending BAFO confirmation ($[redacted]). City-direct purchasing is also offered. No purchases are assumed in TCO.

Best growth terms: Corsica. Added users, PCs, mobile devices, servers and PC setup are included in support. Equipment and Microsoft subscriptions remain extra. Other firms charge for some growth; InterDev includes one primary PC per added managed user. Confirm Corsica's commitment in BAFO.

Best price stability: Corsica, with flat core and additional-work rates for three years. Microsoft renewals may change. Cantey generally rises 2%, Merit up to 3%, VC3 approximately 4% (text conflicts), and InterDev 5% annually. SoftSages rises 3% in Year 3 after two flat years but starts much higher.

Appendix A Evidence and Reconciliation Index

The source locations below let the committee or staff trace the principal findings. Spreadsheet references are to Finalist Pricing Form unless another tab is named. Original-proposal page references below use PDF page order, which may differ from printed page labels.

Controlling assessment and scope

- RFP_2026-09_14SEP26_v2.docx: executive summary, evaluation method, six recommended firms and InterDev assessment; the basic outline and qualification findings form the starting point for this sequel.
- Evaluation Criteria RFP 2026(3).docx: 0–4 score definitions and seven weights, interpreted consistently with the September assessment. Original RFP and Addendum 7: base support, licensing, retained-service coordination, CJIS personnel and three-year term requirements.
- IOP_IT_TCO_V4.xlsx and TCO_Cover_Letter_V4.docx: issued comparison quantities, costs-only response structure and continuing VC3 agreement descriptions. Current counts include 45 mobile devices.

New submissions reviewed

- TCO_VC3.xlsx: rows 12, 16, 18, 24–26, 39–41, 54, 59–60, 69–70 and 76. Re_ RFP 2026-09 Managed IT Services Isle of Palms, SC.pdf: Dustin Tucker email, 1 October 2026, expressly replacing Managed Security and continuing backup/website agreements.
- TCO_Cantey.xlsx: rows 8, 16–18, 31–32, 39, 46–48, 59–61 and 76. TCO_Cantey_Cybersec_Pricing.pdf: all three pages, including quantities and embedded overlap credit. TCO_Cantey_MS_Licensing.pdf: both pages, including budgetary status and billing terms.
- TCO_Corsica.xlsx: pricing responses and MS Licensing Detail tab. Corsica_Refernces.pdf: Nate Troyer email dated 2 October 2026, providing three business reference contacts; reviewed for the revised reference score.
- TCO_Interdev.xlsx: rows 16, 28, 39, 46–60 and 74–76. TCO_Interdev_MS_Licensing.pdf: both pages, including selected billing basis, embedded markup and assumed escalation.
- TCO_Merit.xlsx: rows 8, 24, 39–41, 50, 56, 61 and 76. TCO_Merti_Lic_Sched.xlsx (filename as supplied): Microsoft Licensing rows 8–21.
- TCO_Soft_Sages.xlsx: rows 8, 12, 16, 22, 24, 39, 41, 46–61 and 70. Referenced Attachments 1B/1C were not in the supplied set.
- Managed IT RFP.pdf: Angel Miranda email, 1 October 2026, recording Novatech’s withdrawal and stated CJIS reason.

Original qualification evidence used for scoring

VC3.pdf: PDF pages 4 and 9, organizational depth and municipal references. Canty_Tech_Consulting(2).pdf: pages 9–10 and 13–14, municipal team and references; page 11, original commercial terms. Corsica_Technologies(2).pdf: pages 3 and 8, original qualification claims; supplemented by the 2 October reference email. INTERDEV(2).pdf: pages 4–5 and 13–14, staffing, municipal clients and Beaufort reference. Merit_Technologies(2).pdf: pages 5, 8 and 11, staffing, CJIS claims and nonmunicipal reference list. SoftSages(2).pdf: pages 9–10, reference scope and original pricing. No new reference-check results are assumed.

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MARINEX CONSTRUCTION DAILY CLIENT PRODUCTION & OPERATIONS REPORT

CONTRACT:	FY26-IOP				Wadmalaw	SEQ#	3
OWNER	Isl of Palms	CLIN Description	CLIN	Work Order	Work Section	Date	10/01/26
		Reach 2	30	3	Reach 2		
Owner Contract Number	FY26-IOP						

Pipelines, ft	
Float	1,800
Subline	13,000
Shorepipe	1,550
Total	16,350

Production Summary

	Work Order 3 Today		Work Order 3 To Date		Total Project To Date
Dig CY	45,444	KK	660,390	KK	1,641,160
Pay CY	45,444	MM	586,533	LL	1,486,533
Dig cy/wh	2,191		2,049		
Area	366,000		4,586,750		
sf/wh	17,647		14,230		
Dig Face, ft	3.35		3.89		

	Work Order / Seq# Today	Work Order / Seq# To Date	Total Project To Date
Revenue Hrs	24.00	768.0	2,232.0
Dredge Days	1.00	32.0	93.0
Work Hours	20.74	322.3	
TE	86.4%	42.0%	

DAILY DREDGE AND BEACHFILL LOCATIONS - *Dredge Cut Stations and Ranges, Before and After Dredging Depths, Disposal Cell, Beachfill Stations*

	Cuts this Period	Stations dredged this period From	Stations dredged this period To	Length of cut Ft	Dredge Depths Bef	Dredge Depths Aft	Avg bank Hgt	Dredging Ranges From	Dredging Ranges To	Width of cut Ft	DA Used	Cys per Reach		Beachfill Stations Sta	Beachfill Stations Sta	Distance
Cut 1		01+460	00+670	790	19.0	21.0	2.0	-	300.0	300.0		17,556		25+680	25+525	155
Cut 2		03+320	02+890	430	20.0	24.0	4.0	-	300.0	300.0		19,111				
Cut 3		-	-	-	-	-	-	-	-	-		-				
Cut 4		-	-	-	-	-	-	-	-	-		-				
Dredged Area	366,000	Advance	1,220			3.4		Avg Cut Width	300	CYs	36,667					

Order # 3 Reach 2

Volume Summary for this Order

BD Qnty (CY)	800,000
Dredged to Date	586,533
Remaining CY	213,467
Est Days Remaining (Avg Prodo)	12
Estimated Completion Date:	10/12/26

DELAYS - NON-EFFECTIVE WORKING TIME - DAILY

Operational Delays	Hours	Mechanical Delays	Hours
Tow On/Off Site	0.00	CUTTER	0.00
Change Cuts	2.17	UWP	0.00
Move Anchors	0.00	Main Pump	0.00
Add/Remove/Repair Pipelines	0.00	Swing	0.00
Clean UWP	0.00	Electrical	0.00
Clean MP	0.17	Service Water	0.92
Clean Booster Pump	0.00	Wires	0.00
Clean Cutter	0.00	Carriage / Tree / SpudHoist	0.00
Change Cutter	0.00	Ladder Inspection_Greasing	0.00
Change Teeth	0.00	Suction/Discharge Piping	0.00
Fill Site / Beach delays	0.00	Hull	0.00
Survey	0.00	Miscellaneous_Mechanical	0.00
Traffic	0.00		
Weather	0.00		
Contract/Owner related delays	0.00		
Install_Repair_Subline	0.00		
Washout_Loaded_Line	0.00		
Operational_Misc	0.00		

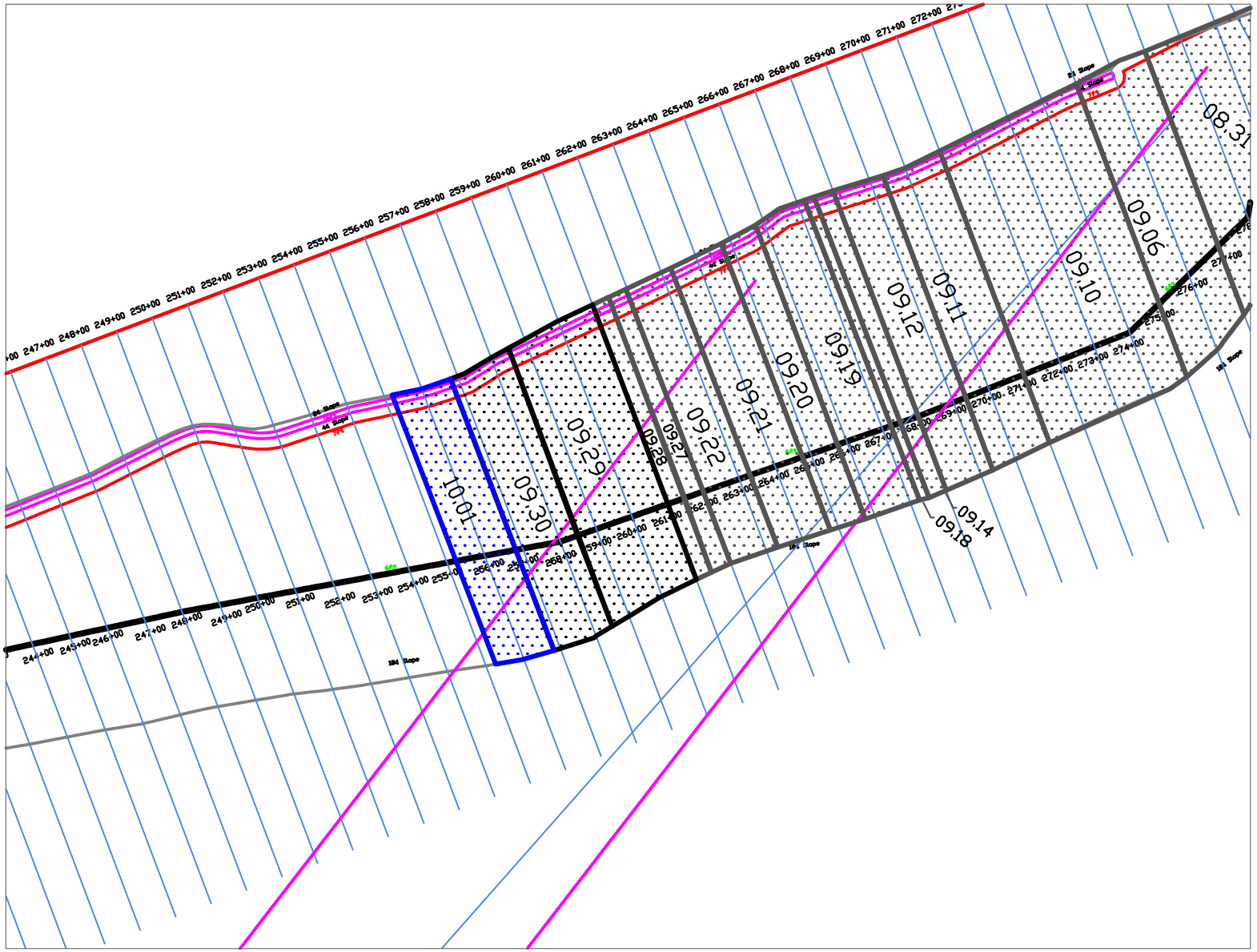
TODAY		TODAY	
Total Operational Delays	2.34	Total Mechanical Delays	0.92

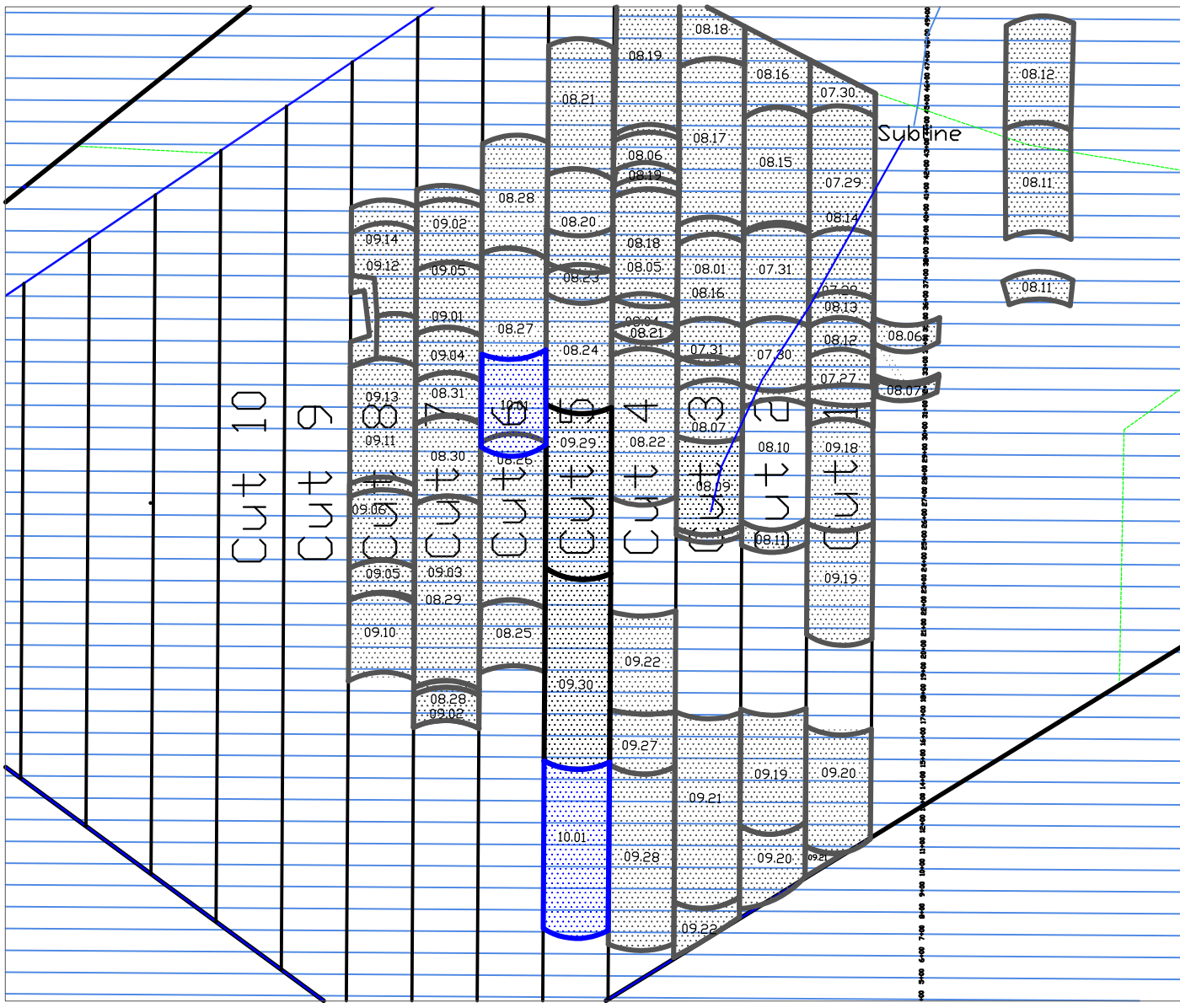
Comments

1	Production	The Dredge Wadmalaw completed a pass in Cut Lane 5 before shifting over to Cut Lane 6 around 4:00PM. The dredge removed an estimated 45,444 Cyds of material at a rate of 2,190 Cyds/Hr between two cuts. Beach crews advanced roughly 155' to station 255+25. Survey crews began collecting topo and hydro BD surveys on Reach 3 near Breach Inlet.
2	Downtime	02:10 – Shift – Shifting dredge to Cut Lane 6; 00:55 – Minor Repairs – Minor repairs to service water pipe; 00:10 – Pumps – Clearing debris from pumps;
3	Ship Traffic	0

Equipment List

	Start Date	End Date	Name	Hrs
1	31-Aug-26	1-Oct-26	Wadmalaw	24
2	31-Aug-26	1-Oct-26	Mr. Mike	24
3	31-Aug-26	1-Oct-26	Survey Vessel 1 MB	24
4	31-Aug-26	1-Oct-26	Emily	24
5	31-Aug-26	1-Oct-26	Lil Chit	24
6	31-Aug-26	1-Oct-26	Sumters Pride	24
7	31-Aug-26	1-Oct-26	Cat D6T #14	24
8	31-Aug-26	1-Oct-26	Cat D6LGP #38	24
9	31-Aug-26	1-Oct-26	Cat D6T #32	24
10	31-Aug-26	1-Oct-26	Cat D7R #33	24
11	31-Aug-26	1-Oct-26	Cat D8T #35	24
12	31-Aug-26	1-Oct-26	Cat D8T #36	24
13	31-Aug-26	1-Oct-26	Cat D6T #69	24
14	31-Aug-26	1-Oct-26	Cat D6LGP #37	24
15	31-Aug-26	1-Oct-26	CB5	24
16	31-Aug-26	1-Oct-26	Ponca _Rental	24
17	31-Aug-26	1-Oct-26	A-5	24
18	31-Aug-26	1-Oct-26	Manitowoc 888-1	24
19	31-Aug-26	1-Oct-26	Safe Boat	24
20	31-Aug-26	1-Oct-26	4X4 UTV_Rental	72
21	31-Aug-26	1-Oct-26	Cat Loader 966M	24
22	31-Aug-26	1-Oct-26	Light Plant_Rental	96


08.31
09.06
09.10
09.11
09.12
09.19
09.20
09.21
09.22
09.28
09.27
09.29
09.30
10.01
09.18
09.14


Cut 10
Cut 9
Subline

News Headlines

Experimental Flood Inundation Mapping Services Now Available
TAF Service for the Hilton Head Island Airport (KHXD) To Begin 7 AM EST December 7, 2026.

NWS Forecast for: Coastal waters from South Santee River to Edisto Beach SC out 20 NM (AMZ360)
Issued by: National Weather Service Charleston, SC
Last Update: 539 AM EDT Thu Oct 1 2026

Print

Today: NE winds 5 to 10 kt. Seas 2 ft. Wave detail: E 2 ft at 4 seconds and E 1 foot at 11 seconds.

Tonight: E winds 5 to 10 kt, becoming SE after midnight. Seas 2 ft. Wave detail: E 2 ft at 4 seconds and E 1 foot at 12 seconds.

Fri: E winds 5 kt. Seas 2 ft. Wave detail: E 1 foot at 4 seconds and E 1 foot at 11 seconds.

Fri Night: S winds 5 to 10 kt. Seas 2 ft. Wave detail: S 2 ft at 4 seconds and E 2 ft at 11 seconds. A chance of showers and tstms after midnight.

Sat: SW winds 5 kt, becoming SE in the afternoon. Seas 2 ft. Wave detail: SE 2 ft at 6 seconds and E 2 ft at 12 seconds. Showers likely. A chance of tstms, mainly in the morning.

Sat Night: SE winds 5 to 10 kt. Seas 2 to 3 ft. Wave detail: SE 2 ft at 7 seconds and E 1 foot at 11 seconds. A chance of tstms. Showers likely.

Sun: S winds 5 to 10 kt. Seas 2 to 3 ft. Showers likely with a chance of tstms.

Sun Night: W winds 5 to 10 kt. Seas 2 to 3 ft. Showers with a chance of tstms.

Mon: N winds 10 to 15 kt. Seas 2 to 3 ft. Showers likely with a slight chance of tstms.

Mon Night: NE winds 20 to 25 kt. Seas 3 to 4 ft. A chance of showers.

winds and seas higher in and near tstms.

Zone Forecast: Coastal waters from South Santee River to Edisto Beach SC out 20 NM (AMZ360)

Visit your local NWS office at: https://www.weather.gov/chs

From:	Josh Uys
To:	Douglas Kerr
Cc:	Nicole DeNeane; Sean Kuester; Karrie Ferrell
Subject:	Re: October 6 agenda
Date:	Wednesday, September 30, 2026 1:58:03 PM
Attachments:	img-e68737bc-db39-435e-b731-0c6bc860a3fe.png img-1066402a-34b3-4e5e-bc66-a884f58b2346.png img-e332b4a5-7c87-4bb9-9fc5-4a4106b4f018.png img-9f037e78-44eb-4965-9d48-58c7f40b33b4.png Sharp Council chamber AV diagram.pdf

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Douglas,

Sharp is working on two projects with us:

1. For the council AV system, they've provided an updated proposal ($45,713 down from $54,993). I worked with them on simplifying the set up a bit, removing video switchers, and instead using broadcasting software for all our mixing and camera switching, identical to the work flow I used at the March Town Hall.

   They agreed a Mac Studio will be capable of carrying the additional weight.

2. Sharp is also going to visit the Rec Center next week (10/07) to get an understanding on what sort of upgrades we are looking for there.

Thanks,

Joshua Uys
Public Information Officer
City of Isle of Palms
1207 Palm Blvd
PO Box 508
Isle of Palms, SC 29451
(P): 854-837-2330
Connect with IOP!

From: Sean Kuester <SKuester@isleofpalms.gov>
Date: Wednesday, September 30, 2026 at 1:06 PM
To: Robert Asero <rasero@isleofpalms.gov>; Karrie Ferrell <kferrell@isleofpalms.gov>; Josh Uys <juys@isleofpalms.gov>
Cc: Nicole DeNeane <Nicoled@isleofpalms.gov>
Subject: FW: October 6 agenda

Council Chamber AV Upgrades

Product	Description	Cost
ALF-EXT60IR18G- GEN2	The ALF-EXT60IR-18G extender set HDMI 2.0 IR 4K / UHD video @ 60 Hz with 4:4:4 HDMI 18 Gbps HDCP 2.2 compliant. 230 feet / 40 meters over single CAT6 cable.Receiver and Transmitter Set	$956.25
BIAMP	TesiraFORTÉ AVB CI Fixed I/O DSP with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 128 x 128 channels of AVB, and AEC technology (all 12 inputs)	$2,987.50
BIAMP	TesiraCONNECT TC-5D 5-port expansion device with AVB to Dante Bridging	$1,312.50
BIAMP	Tesira EX-AEC Tesira 4 channel mic/line input expander with AEC and PoE+	$2,915.00
BZBGear	4-Port USB 3.0 HDBaseT Extender Over Cat6/7 Cable with PoC/RS-232/FSYNC GPIO up to 330ft	$1,345.00
NETGEAR	8x1G PoE+ 125W 2x1G and 2xSFP Managed Switch - GSM4212P-100NAS	$640.00
SHARP DD-E244F	MultiSync DD-E244F, 23.8" IPS LED Backlit LCD monitor with 3-sided Ultra Narrow Bezels, 1920 X 1080, HDMI 1.4	$226.25
PTZ OPTICS	(3) PT20X-4K-GY-G3 cameras, one (1) PT-SUPERJOY-G1 IP & Serial joystick controller and the PTZOptics Camera Management Platform ("CMP")	$7,762.50
PTZ OPTICS	PTZOptics Move 4K SDI/HDMI/USB/IP PTZ Camera with 20x Optical Zoom (Gray)	$2,350.00
STREAMDECK	OG 15-Key Control Pad	$186.25
WIRE/CABLE	System wiring, cables, connector	$937.50
MAC STUDIO	Computer for encoding 4X 4K cameras, microphone input, closed captioning stream, and presenter's PCs into OBS for live broadcasting. Controls YouTube Studio. Adds lower thirds and titles. Displays agendas and presentations.	$2,499.00
STUDIO DISPLAYS	Monitors, speakers, webcam for Mac Studio. Thunderbolt hub for daisy chaining displays and providing additional ports for input devices. Displays camera angles for switching.	$3,198.00
LABOR		$24,095.09
TOTAL INSTALLATION	Excluding sales tax	**$51,410.84**
LEXI-CLOUD	Annual cloud based captioning subscription	$500-$3000

SHARP BUSINESS SYSTEMS

"Continuous Improvement"





City of Isle of Palms, South Carolina
Audio Visual Design and Implementation Services
Request for Proposals (RFP) 2026-08
August 27th, 2026 @ 12:00PM

Response From: Sharp Business Systems
109 Ben Hamby Drive Greenville SC 29615
Brooks Gardner
Brooks.gardner@sharpusa.com
864-361-1612

SHARP BUSINESS SYSTEMS

City of Isle of Palms, South Carolina (IOP) requirements and questions are denoted in gray.

Mandatory Requirements:
• Four (4) or more permanently installed 4K pan, tilt, and optical zoom cameras
• Camera coverage of councilmembers, public comment podium, wide room view, and multiple angles for round-table discussions.
• Professional production capabilities and video switching between camera angles, presentation content, remote meetings, and meeting start, recess, and adjournment screens.
• System should facilitate remote meeting participants (Zoom/Teams/etc.) to show on the livestream and display in the council chamber
• Install necessary cabling for all audio/video work that is hidden or minimally visible
• Ability to overlay graphics including lower-thirds, meeting titles, and City branding.
• Provide hands on training of all AV technology installed
• Provide documentation on network setup, passwords and access information, and instructions on how to use all equipment

Sharp Business Systems of South Carolina (SBS) will comply with these requirements.

Accessibility Requirements:
• Real time closed captions with four (4) seconds or less latency.
• Captions must be viewer-selectable and not permanently burned into the video.
• Caption functionality during YouTube livestreams.
• Vendors shall disclose caption accuracy, hardware/cloud subscription costs, licensing requirements.
• Ability to live stream 4K video quality

SBS will comply with these requirements.

System Architecture Diagram Requirement
Each proposal shall include a detailed system architecture diagram illustrating cameras, audio systems, video switching, cable connection and feed types, captioning workflow, remote meeting integration, network connectivity, and YouTube streaming workflows.

Signal flow and system responsibilities shall be clearly identified.

SBS will comply with these requirements. Please see systems architecture diagram in appendix.

Proposal Evaluation Criteria
• Experience in similar installations
• Adherence to best practices to yield a professional, high quality, reliable, and neat AV installation

SBS and predecessor companies have served South Carolina agencies since 1981 and employ ~90 SC residents.

Sharp Electronics Corporation (SEC) has been in business since 1962, and in November of 2008, SEC purchased Kearns Business Solutions in Easley, SC and changed its name to Sharp Business Systems (SBS). At the time of the purchase, the focus of Kearns Business Solutions was document based. With the introduction to the entire Sharp line and adoption of the Sharp emphasis of documents as well as AV, SBS of SC attention has also changed to document output devices as well as AV products. SBS installed solutions encompass private companies as well as public sector and non-profit agencies around the state.

SHARP

SHARP BUSINESS SYSTEMS

A few SBS ~90 employees:



SBS has been a premier provider of AV solutions in South Carolina since 2009 and a state contract provider since 2010.

As Sharp is a recognized leader in technology products and a market leader since the early 1990s, it should be said that SBS sees itself as a premier provider of these products especially in interactive whiteboard technology and complex AV solutions, and related services. SBS has many employees with relevant certifications and experience regarding this RFP and uses a few subcontractors that can fill required areas. Accordingly, hardware, solution, and service pricing from SBS will be indicative of a premier technology manufacturer that takes ownership of the result.

FORTUNE WORLD'S MOST ADMIRED COMPANIES 2025

<u>Business Philosophy</u>

SBS is a direct sales division of Sharp Electronics Corporation. SBS branches throughout the U.S. combine the resources of a multi-billion-dollar corporation and the value of local representation with local management and community relationships. SBS experienced business technology specialists evaluate current technology environment to help improve a company's efficiency, security and bottom-line through best-in-class products, solutions and support.

SHARP

In step with your future.

2026 BEST PLACES TO WORK IN TECHNOLOGY CERTIFIED BY Best Companies Group

SHARP BUSINESS SYSTEMS

Key Sharp personnel:

- Brandon Bailey – Sharp Electronics Corporation through its Sharp Business Systems
- Division (SBS) AV Contract Point of Contact and Visual Solutions Regional Manager, East
- Ty Olsen – SBS Av Specialist
- John Wardlaw – SBS AV Inventory and Implementation Specialist
- Chris Fouracre – SBS AV Project Manager and Post Sales Specialist
- Curt Von Burg – SBS AV trainer
- Steve Brauner – Sharp Electronics Senior Product Manager, Professional Displays
- Brooks Gardner – SBS RFP Response POC and Government Account Specialist
- Cindy Guest – SBS Customer Support Representative Manager and SC Contracts Administration Fee Contact

Information about Sharp key personnel:

- Brandon Bailey – experience in AV solutions since early 2000s
- Ty Olsen – AV solutions and inventory control since early 2000s
- John Wardlaw – AV Inventory and Implementation Specialist since 2021
- Chris Fouracre – AV Project Manager and Post Sales Specialist since 2022
- Curt Von Burg – SBS MFP and AV trainer since 2011
- Steve Brauner –As the senior product manager for Sharp professional displays, Mr.
- Brauner will also support Brandon in presales as well as post sales in surveying
- customers to improve Sharp offerings. Steve has worked for Sharp since 2009.
- Brooks Gardner –Brooks has served as government accounts representative responsible
- for RFP responses and adherence to procurement code and contracts since 2009
- Cindy Guest –SBS State contract admin fee administrator since 2018. Employed with
- SBS since 2010.

• References for similar installations

Georgetown County School District
2018 Church St, Georgetown, SC 29440
Linda Crouch
(843) 436-7000
lcrouch@gcsd.k12.sc.us
~600 Sharp boards located in classrooms and conference rooms.

Town of Hilton Head
1 Town Center Ct, Hilton Head Island, SC 29928
Thomas Sunday
(843) 341-4600
ThomasS@hiltonheadislandsc.gov
Sharp AV solutions are installed in conference rooms, boardroom, EOC, training rooms, etc.

Town of Bluffton
20 Bridge St, Bluffton, SC 29910
Tracye Stormer
(843) 706-4500
tstormer@townofbluffton.com

SHARP BUSINESS SYSTEMS

Sharp AV solutions are installed in conference rooms, boardroom, EOC, training rooms, etc.

Town of Beaufort
1911 Boundary Street Beaufort, SC 29902
Traci Guldner
843-525-7024
tguldner@cityofbeaufort.org
Sharp AV solutions are installed in conference room/boardroom

Town of Hardeeville
30 Martin Street, Hardeeville, SC 29927
Daniel Rock
843-784-2392
drock@hardeevillesc.gov
Sharp AV solutions are installed in conference room/boardroom

City of Anderson
401 Main Street, SC, 29624
Jason Nixon
864-231-2620
jnixon@CITYOFANDERSONSC.com
Sharp AV solutions are installed in conference room/boardroom

Sample of other South Carolina public bodies for which supplies or services have been provided during the past three years:
South Carolina State University
South Carolina Arts Commission
South Carolina Regional Housing Authority
Laurens County Airport
Laurens County Detention Center
Laurens County Sheriff's Office
Laurens County Library
Laurens County Museum
Lexington County
Greenville County
Legacy Early College
City of Spartanburg
Pickens County
Union County School District
City of Clinton
SC DEW
McCormick County School District
Calhoun County
Midlands Workforce
City of Union
Newberry County

SHARP BUSINESS SYSTEMS

Kershaw County Board of Disabilities Center for Excellence
High Point Academy
South Carolina Commission for the Blind
City of Greer
City of Travelers Rest

• Timeline for completion of project and proposed downtime

Once award has been made, it is expected that inventory will take a maximum of 3 weeks and physical installation taking up to 2 weeks. Downtime will be up to 2 weeks but negotiable based on staffing and needs of The City.

• Cost

Please see detailed pricing located in the appendix.

• On-going support, training and availability for support 24/7

For terms and conditions, please see SBS standard service agreement located in appendix. Business Hours are Monday-Friday 8:00am to 5:00pm (excluding holidays). SBS has authority to negotiate these terms with IOP.

Proposal Requirements

• The contractor must provide documentation articulating their qualifications, and how many years of experience they have in the area of AV design and implementation.

Please see documentation above regarding references, SBS employee qualifications, and solutions provided. SBS has been providing AV solutions since 2009.

• The Contractor shall provide a detailed pricing breakdown of all designs and installation services.

Please see detailed pricing located in the appendix.

• Warranty

o Labor: Provide a 12-month labor guarantee of all shop and field fabricated components and all QSYS control functionality. This includes the labor to remove and replace any/all defective audio, power or video cabling.

SBS will comply with this requirement.

o Materials: Provide a 12-month warranty of all small components i.e. cables, connectors, stands, custom fabricated products. All other audio, power and video components are covered by each respective manufacturer's warranty and subject to their implicit terms.

SBS will comply with this requirement.

o Provide any software maintenance agreements or warranty information

Please see SBS standard service agreement located in appendix.

o Provide information on any manufacturer or third party hardware warranties

All equipment installed by SBS is applicable to standard manufacturer warranties.

• Provide all system passwords and admin access information

SHARP BUSINESS SYSTEMS

SBS will comply with this requirement.

Deadline for Questions
The deadline for questions is August 13, 2026. Proposers should send questions regarding this Request for Proposals to Joshua Uys, Public Information Officer, in writing by email to juys@isleofpalms.gov. Questions received before this deadline will be answered via addendum posted on the City's website at www.isleofpalms.gov/requests-bids-proposals. If an addendum is issued, proposers must acknowledge receipt of the addendum with their proposal. Questions received after this deadline will not be answered.
SBS acknowledges any addendums.

By submitting a proposal, proposers attest that they have read the "Agreement" that is included in this Request for Proposals and are prepared to execute these documents should they be the successful proposer.
SBS acknowledges any agreement that is included in this RFP.

Proposers 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 proposal, negotiating changes to such proposal, or due to the City's acceptance or non-acceptance of the proposal or the rejection of any and all Proposals. Respondents are responsible for submission of accurate, adequate and clear descriptions of the information requests. Neither issuance of the RFP, 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 RFP have been met. By signing its proposal, Proposer 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 to the City upon request any documentation required to establish either: (a) that Title 8, Chapter 14 is inapplicable both to Proposer and its subcontractors or sub-subcontractors; or (b) that Proposer 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." Proposer 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 the sub-subcontractors language requiring the subcontractors to comply with the applicable requirements of Title 8, Chapter 14.
SBS agrees to these requirements.
Thomas Pickens, President

If the Proposer is a corporation, state your correct corporate name and State of incorporation. If Proposer is a partnership, state names and addresses of partners. If Proposer is a trust or other legal entity, state correct names and addresses of trustees or names and address of those legally authorized to proposal and enter into contracts.

SHARP BUSINESS SYSTEMS

SBS full legal name is Sharp Electronics Corporation through its Sharp Business Systems Division. Sharp Electronics Corporation is incorporated in New Jersey.



Appendix

SHARP®

CITY OF IOP

MUNICIPAL MEETING / LIVE STREAM SYSTEM

Roland V-160HD + PT20X4K-Producer-SJOY + OBS Studio + Elgato Stream Deck

Reliable. Portable. Low Latency Captioning, Professional Quality.

1. CAMERAS (SDI)

- Cam 1 – Wide PTZ (SDI)
- Cam 2 – Council PTZ (SDI)
- Cam 3 – Podium PTZ (SDI)
- Cam 4 – Audience PTZ (SDI)

2. VIDEO SWITCHER

Roland V-160HD



- 8 x SDI Inputs
- 6 x SDI Outputs
- Built-in Scaler / Frame Sync
- DSK / Chroma Key / PIP
- Still Store
- Remote Control (LAN)

PROGRAM (SDI)

MULTI-VIEW MONITOR



MULTI-VIEW (SDI)

4. OUTPUTS / STREAM / RECORD

- YouTube Live Primary Stream (RTMP via OBS)
- Facebook Live Simulcast
- Vimeo / Other Platforms
- Local Recording (OBS + Archive)
  - MP4 (H.264/265)

AUDIO INPUTS

- Wireless Mics (Chairs)
- Podium Mic
- Room / Ambient Mic
- PC / Presentation Audio
- Media Player / Playback

AUDIO PROCESSOR

Biamp TesiraFORTE CI



- Dante Audio Networking
- AEC / Noise Reduction
- Mixing / EQ / Compression
- USB & Dante Outputs

DANTE / USB AUDIO

5. PRODUCTION COMPUTER (PORTABLE WORKSTATION)

High Performance PC / Laptop

OBS STUDIO

- Live Switching
- Graphics / Lower Thirds
- PIP / Zoom / Scenes
- Titles / Motion Graphics
- Audio Monitoring
- Recording (Local Backup)
- Streaming (RTMP)

INPUTS TO OBS

- Program (HDMI 2.0)
- Program (USB 3.0 UVC)
- Audio (Dante / USB)
- Graphics / PPT (HDMI)
- Caption Feed (NDI / Web)

RECOMMENDED SPECS

- Intel i7 / i9 or Ryzen 9
- NVIDIA RTX 3060 / 4060+
- 32GB RAM or greater
- 1TB NVMe SSD
- Windows 11 Pro
- Thunderbolt / USB 3.2

7. NETWORK / INTERNET



Gigabit Managed Switch (PoE for Cameras Optional)

Primary Internet (Wired)

- Recommended: 50 Mbps Up+
- Symmetrical Preferred

Backup Internet (Cellular)

- 5G Router / Hotspot
- Automatic Failover (Optional)

6. CAPTIONING



LEXI Text Encoder

- AI-Powered Speech-to-Text
- CEA-608 / CEA-708 Captions
- Low Latency (2–4 Seconds)
- Works with OBS / YouTube / Most Streaming Platforms

CAPTION OUTPUT OPTIONS

- NDI Output to OBS (Best – Direct Integration)
- WebVTT to OBS (Browser Source)
- SRT Caption Feed to OBS

8. PORTABILITY / SPECIAL EVENTS



Portable Rack / Road Case

- Compact
- Fast Setup
- Ideal for Remote Meetings & Special Events

9. CONTROL SURFACE

Elgato Stream Deck



- Scene / Source Control
- Camera Presets
- Audio Mutes
- Graphics / Titles
- Streaming / Recording
- One-Touch Workflows

SYSTEM HIGHLIGHTS

- **LOW LATENCY** Captions in 2–4 Seconds for Accessibility
- **RELIABLE** Professional Hardware for Peace of Mind
- **PROFESSIONAL QUALITY** 4K PTZ Cameras, V-160HD Switcher, Clean Program Output
- **FLEXIBLE WORKFLOW** OBS for Graphics, Streaming, Recording, and Control
- **PORTABLE** Smaller Footprint for Easy Transport and Quick Setup
- **COST-EFFECTIVE** High-End Output with a Streamlined, Future-Ready Solution

CONNECTION LEGEND

- SDI
- HDMI
- USB 3.0
- Dante Audio
- Network / Internet
- Caption Data

CITY OF IOP

Isle of Palms, SC

Serving Our Community with Professional AV

SHARP

SHARP BUSINESS SYSTEMS

Customer Care Maintenance Agreement

Sharp Business Systems of South Carolina Service / Supplies 800-768-6482

SCHEDULE 1

Description of Installed System:

ALFATRON	ALFATRON	ALF-EXT60IR18G- GEN2
BIAMP	BIAMP	920-00396-00001
BIAMP	BIAMP	920-00087-00001
BIAMP	BIAMP	920-00308-00001
BZBGEAR	BZBGEAR	BG-USB3-LR100
NETGEAR	NETGEAR	GSM4212P100NAS
SHARP	SHARP	DD-E244F
PTZ OPTICS	PTZ OPTICS	PT20X4K-PRODUCER-SJOY
PTZ OPTICS	PTZ OPTICS	PT20X4KGYG3
ALMO	ROLAND	V-160HD
ELGATO	ELGATO	STREAMDECK
AI-MEDIA	AI-MEDIA	LEXI-CLOUD
Z-SHARP	Z-SHARP	WIRE/CABLE

Premises Name & Address

City of Isle of Palms, South Carolina
1207 Palm Boulevard, Isle of Palms, South Carolina 29451

Sharp SBS Annual Service Level Agreement (SLA) - Billed Annually Includes:

Description of Coverage	SHARP's Standard Limited Product Warranty	SLA coverage per year, per unit
Repair or Replacement of Defective Products / Parts at No Charge for Up to Three Years Following the Purchase Date	✓	✓
Helpdesk Support by Calling: 1-800 BE-Sharp	✓	Local Support (864) 675-2000
Helpdesk Support to Address all Service Issues, including the Handling and Scheduling of Warranty Work by Calling Our Local Phone Number Directly: 1-864-675-2000	✗	✓
Aquosboard removal, Installation, Configuration of the Shuttle PC for Servicing (Max Height 6')	✗	✓
Loaner Aquosboard Provided if Customer's Aquosboard must be Sent Offsite for Repair or Becomes Unusable for more than 48 Hours due to Repairs	✗	✓
Coverage for Reloading Original Software Back to Factory Defaults	✗	✓
Scheduled annual firmware/software updates & training.	✗	✓

Note: Service items must be requested by emailing Sharp-SBS, or by phone at 800-go-sharp.
* Service hours exceeding plan will be charged at current service rates.
** Emergency truck roll rates apply at two times the normal billing rate of current enrolled plan.
*** Email response during business hours.

***Business Hours are Monday-Friday 8:00am to 5:00pm (excluding holidays). **No repair service shall be performed after normal business hours, and Sharp or an authorized Dealer ("Dealer") shall not be obligated to render any repair service except during normal business hours, unless Client first agrees to pay Dealer's then-current hourly rate for after-hours support.**

Services and Expenses Not Covered by this Agreement.

Dealer is not responsible for programming any software used or required by the Systems unless such programming or software is specifically listed on Schedule 1. Software upgrades, revisions, and installation are not covered under this Agreement, nor is service for software that becomes corrupted by no intentional act of Dealer.

This Agreement does not cover or apply to, and Dealer will have no Obligation or responsibility to provide Services for any equipment or components not specifically identified in the description of the System in Schedule 1, or for any inability to provide Services with respect to any Equipment or Systems or components thereof damaged due to (i) abuse, (ii) misuse, (iii) loss of electrical power or power fluctuation, (iv) work performed by non-Dealer personnel, (v) Acts of God.

Dealer will have no obligation or responsibility for services not designated as Services in Schedule 1 of this Agreement.

Unless otherwise specified in Schedule 1, this Agreement does not cover the repair of the monitoring appliance, Systems or components of Systems or the replacement of a monitoring appliance, Systems or components of Systems.

Any excluded services performed by Dealer at Client's request will be subject to payment of Dealer's then-current rates for such services.

Time and Materials ("T&M") Charge for Additional Service Beyond this Plan. If during the Annual On-Site Preventative Maintenance visit, the Dealer's technician discovers or determines that there are current or potential problems with the covered equipment that require service beyond the scope of this Plan, Dealer will prepare a written work order requesting Client to authorize all necessary labor, materials and replacement parts (T&M). The work order will reflect all such T&M necessary to perform the work based on the discounted hourly labor rate and equipment discount stated in this Plan.

Standard & Client Care Plan Fee Schedule

Service	Price
*Standard Service Rate	$175/hour
Standard Design & Engineering Labor Rate	$175/hour
Standard Programming Rate	$175/hour
**Standard Truck Roll Rate	$75

Summary of Service Level Agreement Pricing

Standard Service Level Agreement 3-Years - $11,550 to start at customer acceptance of installation.
Option to pay in full by check or wire transfer or by payment outline below to billed by credit card. Credit card will be billed automatically on the due date.

Sharp Service Level Agreement
Sharp Business Systems

1) SERVICES

Subject to the provisions of this Agreement, Sharp Electronics Corporation ("Company" or "Sharp") will provide remote monitoring, hosting services and additional services (the "Services") for Sharp's Client signing below ("Client") on-premises electronic systems (the "Systems"), each as described in Schedule 1 to this Agreement. All such Services will be rendered in accordance with such policies as may be established by Company from time to time.

2) MONITORING

Company's ability to perform certain Services is dependent upon installation and continued connection at the location in Schedule 1 ("Premises") of the remote monitoring appliance (the "Appliance") described in Schedule 1, which is available for [purchase/lease] from Company for the price specified on such Schedule. Company's ability to perform certain Services is also dependent on Client's maintenance of a reliable, timely, electronic connection to the Internet. Accordingly, Client will obtain, install, operate and maintain, at Client's expense, all necessary hardware, software, and telecommunications connections, services and equipment, compatible with and suitable to allow Company to monitor the Systems via the Internet.

3) PAYMENT

Client will make payment within ten (10) days of invoice being due. Client shall be liable for all reasonable attorneys' fees as well as costs incurred in collection of past due balances, including but not limited to collection fees, filing fees and court costs.

4) ACCESS TO PREMISES

To the extent that Services are performed on Premises, Client hereby grants to Company, access to the Premises and further grants Company a payment-free license to provide the Services described in any Statement of Work ("SOW") and use Client's facilities necessary therefor within the Premises.

5) WARRANTIES; LIMITATIONS OF LIABILITY

a) Client warrants and represents that it shall not use any systems or processes made available by Company to Client for any purposes or activities that violate the laws of any jurisdiction, including the sending of unsolicited, bulk commercial email (i.e., SPAM).

b) In no event shall either party be liable for any special, indirect, exemplary, or consequential damages, or for lost revenue, loss of profits, savings, or other economic loss arising out of or in connection with this agreement, any SOW(s), or any services performed or parts supplied hereunder, any loss or interruption of data, technology, or services, or for any breach hereof or for any damages caused by delay in furnishing services under this agreement or any SOW(s), even if such party has been advised of the possibility of such damages.

Company's aggregate liability to client for damages from any and all causes whatsoever, and regardless of the form of action, whether in contract, tort, or negligence, shall be limited to the amount of the client's actual direct damages not to exceed the amount of fees paid by client to company for the services during the three (3) months immediately prior to the date on which the cause of action accrued.

It is understood and agreed that the costs of hardware or software (if any) provided to client under this agreement shall not be included in the calculation of the limitation of damages described in the preceding sentence.

c) Company shall not be responsible for failures to provide service if any of the following issues exist that are unrelated to Company's actions or inactions: (a) Client network issues, (b) changes made to the Client network not communicated to the Company, (c) loss of or limitation to necessary internet connectivity to the Client site for any reason, or (d) service failures that result from any actions or inactions of the Client contrary to the Company's recommendations, (e) if the Systems are relocated without prior agreement.

6) INDEMNIFICATION

Each party (an "Indemnifying Party") hereby agrees to indemnify, defend and hold the other party harmless from and against any and all loss, damage, cost, expense or liability, including reasonable attorneys' fees, (collectively, "Damages") that arise from, or are related to the negligent acts or omissions, breach of the agreement, or intentional wrongful misconduct of the Indemnifying Party and/or the Indemnifying Party's employees.

7) COPYRIGHTS AND OTHER INTELLECTUAL PROPERTY

Company owns and retains all intellectual property rights as related to its products software, including but not limited to all plans, software or software modifications. Company's intellectual property rights may not be distributed, transferred or sold in any form or manner without the express written consent of Company.

8) TERM AND TERMINATION

*a) **Term***. This Agreement shall remain in effect for a period of _____ (__) months beginning on the effective date of this Agreement. The Client is only permitted to terminate this Agreement within three (3) days after this Agreement is signed.

*b) **Renewal**:* This Agreement shall automatically be renewed for the length of the original term at then current rates unless either party gives written notice at least thirty (30) days before the end of the term, not to renew during the term of the Agreement.

*c) **Default***. In the event that one party (a "Defaulting Party") commits a material breach of this Agreement (including failure to make a payment) or a SOW, the non-Defaulting Party shall have the right, but not the obligation, to terminate this Agreement and/or the relevant SOW provided that (i) the non-Defaulting Party has notified the Defaulting Party of the specific details of the breach in writing, and (ii) the Defaulting Party has not cured the default within thirty (30) days following receipt of written notice from the non-Defaulting Party.

9) CONFIDENTIAL INFORMATION:

With respect to all confidential information which includes all pricing information or any information related to Sharp's products, disclosed under this Agreement by a disclosing party ("Disclosing Party") to a receiving party ("Receiving Party") ("Confidential Information"), the parties hereto agree as follows: (a) the Receiving Party will not, without the prior written consent of Disclosing Party, disclose the Confidential Information to any third party, and (b) Receiving Party will take reasonable and customary precautions to prevent disclosure of such Confidential Information to any third party.

10) MISCELLANEOUS

a) ***Amendment.*** No amendment or modification of this Agreement or any SOW (including any schedules or exhibits) shall be valid or binding upon the parties unless such amendment or modification specifically refers to this Agreement, is in writing and is signed by each party.

b) ***Time Limitations***. The parties mutually agree that any action for breach of or upon a matter arising out of this Agreement or any SOW must be commenced within one (1) year after the cause of action accrues or the action is forever barred.

c) ***Severability***. If any provision hereof or any SOW is declared invalid by a court of competent jurisdiction, such provision shall be ineffective only to the extent of such invalidity, illegibility or unenforceability so that the remainder of that provision and all remaining provisions of this Agreement or any SOW shall be valid and enforceable to the fullest extent permitted by applicable law.

d) ***Force Majeure***. Company shall not be liable to Client for delays or failures to perform its obligations under this Agreement or any SOW because of circumstances beyond its reasonable control. Such circumstances include, but shall not be limited to, any acts or omissions of any governmental authority, natural disaster, act of a public enemy, acts of terrorism, riot, sabotage, disputes or differences with workmen, power failure, communications delays/outages, delays in transportation or deliveries of supplies or materials, acts of God, pandemics/epidemics or any other events beyond the reasonable control of Company.

e) ***Insurance***. Company and Client shall each maintain, at their own expense, all insurance reasonably required in connection with this Agreement or any SOW, including but not limited to, workers compensation and general liability with a limit not less than $1,000,000 per occurrence. The required insurance coverage shall be issued by an insurance company duly authorized and licensed with the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide: Financial Stability B+ to A+.

f) ***Governing Law; Venue***. This Agreement and any SOW shall be governed by, and construed according to, the laws of the State of New Jersey. Client hereby irrevocably consents to the exclusive jurisdiction and venue of the federal and state courts in Essex and Bergen Counties, in the State of New Jersey, for any and all claims and causes of action arising from or related to this Agreement.

g) ***Waiver of Jury Trial.*** The parties agree that they waive any right to a trial by jury for any and all claims and causes of action arising from or related to this Agreement.

h) ***Subcontractors***. Company may subcontract or delegate part or all of the Services to one or more third parties.

i) ***Export.*** Client will comply with applicable import, export control and economic sanction laws and regulations, including those of the United States, that prohibit or restrict the export, re-export, or transfer of products, technology, services or data, directly or indirectly, to certain sanctioned countries and users, and for certain prohibited end uses, including, but not limited to, nuclear facilities, space or missile systems, and weapons systems (whether chemical, biological, or otherwise). Client agrees to comply with all such laws, regulations, orders, and policies.

j) ***Taxes.*** Client will pay all taxes (if any) and assessments levied or payable as a result of ownership, sale, rental, use, or possession of delivered, installed, or repaired machines, accessories, and supplies.

k) ***Non-Interference***. Client agrees that it will not interfere with or attempt to impair any business relationship between Company and any third party. Client will not attempt, either directly or indirectly, to solicit, entice, hire or otherwise induce any employee of Company to terminate its employee relationship with the Company for twelve (12) months following the termination or expiration of this Agreement.

l) ***Derivative Works****:* Client shall not (i) modify, copy or create derivative works based on the software or intellectual property rights provided by Company; (ii) frame or mirror any content forming part of the software or Services, other than on Client's own intranets or otherwise for its own internal business purposes; or (iii) reverse engineer the software.

o) ***Notices***. Where notice is required to be provided to a party under this Agreement, such notice shall be deemed delivered upon receipt by the receiving party or refusal of delivery, when deposited in the United States Mail, first class mail, certified or return receipt requested, postage prepaid, or one (1) day following delivery when sent by FedEx to the addresses set forth in the opening paragraph of this Agreement, or to such other address as the parties may designate from time to time.

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto as of the date indicated below.

Sharp Electronics Corporation	**Client**
By:	By:
Date:	Date:

VENDOR	MANUF	PRODUCT	DESCRIPTION	QTY	MSRP	UNIT PRICE	EXT PRICE	REP OUTCOST
ALFATRON	ALFATRON	ALF-EXT60IR18G- GEN2	The ALF-EXT60IR-18G extender set HDMI 2.0 IR 4K / UHD video @ 60 Hz with 4:4:4 HDMI 18 Gbps HDCP 2.2 compliant. 230 feet / 40 meters over single CAT6 cable.Receiver and Transmitter Set	5	$278.00	$ 219.00	$ 1,095.00	$ 956.25
BIAMP	BIAMP	920-00395-00001	TesiraFORTÉ AVB CI Fixed I/O DSP with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 128 x 128 channels of AVB, and AEC technology (all 12 inputs)	1	$4,780.00	$ 3,415.00	$ 3,415.00	$ 2,987.50
BIAMP	BIAMP	920-00087-00001	TesiraCONNECT TC-5D 5-port expansion device with AVB to Dante Bridging	1	$2,100.00	$ 1,500.00	$ 1,500.00	$ 1,312.50
BIAMP	BIAMP	920-00308-00001	Tesira EX-AEC Tesira 4 channel mic/line input expander with AEC and PoE+	2	$2,332.00	$ 1,666.00	$ 3,332.00	$ 2,915.00
BZBGEAR	BZBGEAR	BG-USB3-LR100	4-Port USB 3.0 HDBaseT Extender Over Cat6/7 Cable with PoC/RS-232/FSYNC GPIO up to 330ft	4	$449.00	$ 385.00	$ 1,540.00	$ 1,345.00
NETGEAR	NETGEAR	GSM4212P100NAS	8x1G PoE+ 125W 2x1G and 2xSFP Managed Switch - GSM4212P-100NAS	1	$890.00	$ 683.00	$ 683.00	$ 640.00
SHARP	SHARP	DD-E244F	MultiSync DD-E244F, 23.8" IPS LED Backlit LCD monitor with 3-sided Ultra Narrow Bezels, 1920 X 1080, HDMI 1.4	1	$417.00	$ 259.00	$ 259.00	$ 226.25
PTZ OPTICS	PTZ OPTICS	PT20X4K-PRODUCER-SJOY	(3) PT20X-4K-GY-G3 cameras, one (1) PT-SUPERJOY-G1 IP & Serial joystick controller and the PTZOptics Camera Management Platform ("CMP")	1	$9,181.00	$ 7,762.00	$ 7,762.00	$ 7,762.50
PTZ OPTICS	PTZ OPTICS	PT20X4KGYG3	PTZOptics Move 4K SDI/HDMI/USB/IP PTZ Camera with 20x Optical Zoom (Gray)	1	$2,589.00	$ 2,349.00	$ 2,349.00	$ 2,350.00
ELGATO	ELGATO	STREAMDECK	OG 15-Key Control Pad	1	$149.00	$ 149.00	$ 149.00	$ 186.25
AI-MEDIA	AI-MEDIA	LEXI-CLOUD	cost per usage or subscription based CC (annual cost between $500-$3000 depending on amount of usage)	0		$ 36.00	$ -	$ -
Z-SHARP	Z-SHARP	WIRE/CABLE	SYSTEM WIRING, CABLES, CONNECTORS	1		$ 1,072.00	$ 1,072.00	$ 937.50
			TOTAL PARTS (APPLICABLE SALES TAX WILL APPLY)	**$ 23,156.00**			**$ 23,156.00**	$ 21,618.75
			TOTAL LABOR (NON-TAX)	**$ 25,836.00**			**$ 25,836.00**	$ 24,095.09
			GRAND TOTAL	**$ 48,992.00**			**$ 48,992.00**	**$ 45,713.84**
			3 YEAR ON SITE SERVICE (APPLICABLE SALES TAX WILL APPLY)	**$ 10,290.00**			**$ 10,290.00**	

BID FORM

BID OF: WHITESTONE CONSTRUCTION
(Contractor)

BID TO: The City of Isle of Palms

PROJECT NAME: Isle of Palms Marina Parking Lot Improvements

PROJECT NUMBER: RFB 2026-07

BID DATE: 9-25-2026

BASE BID AGREEMENT

The undersigned, having examined all the Bidding Documents, including all Addenda, shall execute the entire Work in the Bidding Documents described as the Base Bid for the lump sum of:

TWO HUNDRED NINETY SIX THOUSAND
Dollars

($ 296,000.00) which sum is hereafter called the BASE BID.

BID ALTERNATES

ALTERNATE NO. 1 - Barracuda water quality unit: Add to Base Bid
THIRTY FIVE THOUSAND Dollars ($ 35,000.00).

ALTERNATE NO. 2 - 8-inch x 12-inch ribbon curb: Add to Base Bid
THIRTY FOUR THOUSAND Dollars ($ 34,000.00).

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WhiteStone Construction Company
Project and Client References:

Hill Construction
Ted Chestnut
843-371-4142
Project: Parker Family Site

Frampton Construction Company
Eddie DeSimone
678-237-1470
Project: Vet Canter

Jeff Meyers Homes
Jeff Meyers
843-475-8655
Project: Stono Village / Wildcat

Town of Summerville (Parks and Recreation)
Amy Evans
843-860-7967
Project: Summerville Preserve

Stanley Martin / Roger Hunt
Martin Homes
843-751-4348
Project: Brighton Square /

Thank you for this opportunity to serve the Isle of Palms !

Clarkson Jones – Senior Estimator
704-491-6222

RFB 2026-07

Marina Parking Lot Improvements

10AM, September 25, 2026 Budgetted: $500,000.00

Vendor	Base Bid	Alternate 1	Alternate 2	Total
Whitestone Construction	$296,000.00	$35,000.00	$34,000.00	$365,000.00
Icon Contracting	$488,431.00	$14,819.00	$18,930.00	$522,180.00
Truluck Construction, Inc	$618,069.00	$51,450.00	$34,195.00	$703,714.00
IPW Construction Group, LLC	$744,513.00	$60,000.00	$30,000.00	$834,513.00
The Bastion Group LLC	$1,127,050.00	$25,500.00	$39,500.00	$1,192,050.00

Douglas Kerr

From: Douglas Kerr
Sent: Tuesday, September 29, 2026 8:59 AM
To: 'Clarkson Jones'; 'Matthew Cline'; Sean Kuester
Subject: RE: concrete items for IOP Master plan

Here is a list of topics we would like to discuss:

1. Your questions below, that we did not answer
2. Talk through issues that may not have been clear in the plans (example- there is a dumpster enclosure in a drive aisle that needs to be demolished)
3. We need to add a dumpster enclosure in a spot where the ditch used to be- final location working out now
4. Bidders had questions about items that should have been included and items that should not (wall blocking headlights, monument signage, transformer pad, access gate, etc). They claim to have included those in their bids and we wanted to understand how you bid.
5. We have a power pole that Dominion is moving and we will need a new service wire run from that pole location (being staked out today maybe) and our existing electrical meter out by the dock. We would like to see if your electrician could add this work and if so what the cost will be.
6. We would like to add an asphalt bike path to connect the new Waterway Blvd. multiuse path and the public dock (see blue line on below and we want to discuss cost to add this- the could be whatever width that works for the equipment you would have on site, but ideally 5'ish. Length appears to be about 640'.


636.3 Feet
5710800007
8
10
12
5710700170
5710700169
5710700168
5710700171
5710700167
6
INTRACOASTAL CT
5710700166
4
2
5710800019
44

Thanks, Douglas

Douglas Kerr
City Administrator
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(p) 843-886-6428
(c) 843-666-9326
(f) 843-886-8005

To submit service requests or sign up for city text alerts:
Text **"Hello"** to **(877) 607-6467**
Connect with IOP!

*** WARNING *** All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

From: Douglas Kerr
Sent: Tuesday, September 29, 2026 8:40 AM
To: Clarkson Jones <cjones@wschs.com>; Matthew Cline <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>
Subject: RE: concrete items for IOP Master plan

Clarkson- could we have a call sometime today or tomorrow to talk through your bid and the questions you asked and we failed to answer?

Thanks, Douglas

Douglas Kerr
City Administrator
City of Isle of Palms
P.O. Drawer 508
Isle of Palms, SC 29451
(p) 843-886-6428
(c) 843-666-9326
(f) 843-886-8005

To submit service requests or sign up for city text alerts:
Text **"Hello"** to **(877) 607-6467**
Connect with IOP!

*** WARNING *** All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

From: Clarkson Jones <cjones@wschs.com>
Sent: Friday, September 18, 2026 3:17 PM
To: Douglas Kerr <dkerr@isleofpalms.gov>
Subject: concrete items for IOP Master plan

Mr. Kerr,

Is there any concrete sidewalks and ADA concrete on the planset ? We see it in the contract bid docs, but nothing called out by Cline other than on the front page?

Thanks !

Clarkson Jones
Whitestone Construction
5841 Rivers Ave Suite 101
North Charleston, SC 29406
C: 704-491-6222
cjones@wschs.com
www.wscjax.com



CITY OF ISLE OF PALMS, SOUTH CAROLINA
REQUEST FOR BIDS (RFB) 2026-07
ISLE OF PALMS MARINA PARKING LOT IMPROVEMENTS

The City of Isle of Palms is seeking bids from qualified contractors to redevelop and modify the parking lot and driveways at the Isle of Palms Marina site, 50 41st Avenue. The work includes demolition and asphalt milling, grading and drainage improvements, asphalt pavement and asphalt-millings parking areas, ADA parking and access improvements, concrete work, curbing, gates, fencing, signage, pavement markings, erosion control, and related site improvements shown in the attached plans prepared by Cline Engineering and dated August 24, 2026.

Because the site is an operational restaurant, time is of the essence and the timeframe to get work completed is important. The chosen contractor will have the time between January 1, 2027 and February 28, 2027 to complete all of the work associated with this project.

A Bid Form is included in this RFB package. Bidders shall review the complete RFB, the attached plans, all notes and details, existing site conditions, and any addenda, and shall include in the Base Bid all costs necessary to complete the work except items specifically identified as Bid Alternates. The successful contractor will be responsible for completing the accepted work for the lump-sum Base Bid and any alternates accepted by the City, subject only to written change orders approved in accordance with the contract.

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

Bids 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 5:00 p.m., Eastern Time, September 18, 2026. Bidders should send questions regarding this Request for Bids to Douglas Kerr in writing or by email to dkerr@isleofpalms.gov. Questions received before this deadline will be

answered by 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 and public bid opening is 10:00 a.m., local time, September 25, 2026. Bids will be received at City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina 29451, in a sealed envelope and will be publicly opened at 10:00 a.m. in City Hall. Sealed envelopes must be clearly marked "RFB 2026-07 - Isle of Palms Marina Parking Lot 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 as to 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. Bids determined not to be in compliance with the provisions of this RFB and 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 at 50 41st Avenue is encouraged.

The Scope of Work for the project includes, but is not limited to, the following:

- Perform the complete redevelopment of the existing parking lot and driveways at the Isle of Palms Marina, 50 41st Avenue, in accordance with the attached Cline Engineering plans titled "IOP Master Plan," Job No. 22047, dated August 24, 2026, including all notes, details, and specifications.
- Provide mobilization, survey and layout, utility locating, protection of existing facilities, site safety, temporary access, traffic control, and maintenance of an ADA-compliant public route throughout construction.
- The topographic surveys included in the plans show conditions prior to the ditch on the western edge of the property being piped and filled. To achieve the proper elevations in this area, material will have to be shifted and it is possible that some material will have to be removed. The city is willing to accept up to 100 cubic yards of material at the Public Works site.

- Install and maintain the construction entrance, silt fence, inlet protection, and all temporary and permanent erosion and sediment-control measures; stabilize and restore all disturbed areas.
- Sawcut and mill existing asphalt and remove and legally dispose of pavement, curbing, fencing, signage, vegetation, debris, and other items shown to be removed or affected by the work.
- Perform excavation, subgrade preparation, proof-rolling, undercutting as required, fill placement, compaction, grading, and fine grading to the lines, grades, slopes, and elevations shown on the plans.
- Construct the proposed asphalt drive aisles, paved ADA parking areas, pavement transitions, and tie-ins in accordance with the pavement sections and details.
- Construct the proposed asphalt-millings parking areas with 3” thick of millings and all associated base and subgrade preparation.
- Construct concrete sidewalks, thickened pavement edges, parking islands, and other concrete improvements shown on the plans.
- Layout and stripe parking spaces, ADA spaces and access aisles, directional arrows, fire lanes, and other pavement markings, and install ADA, Do Not Enter, Islander 71, and other required signage.
- Modify the existing catch basin to a grate inlet, install permanent FlexStorm woven inlet filter bags at the locations shown, and complete all related grading and drainage work.
- Protect and coordinate with existing utilities and structures, and adjust or relocate facilities only where required by the plans and field conditions. No new utility improvements are proposed.
- Provide separate prices for:
    - Bid Alternate No. 1 - installation of a Barracuda water quality unit to replace the existing drainage box and tie into the existing system.
    - Bid Alternate No. 2 - installation of 8-inch-high by 12-inch-wide ribbon curb at the locations identified on the plans. Please note that this ribbon curb will be flush with proposed grade and the 8” is intended to contain the pavement base adjacent to the improvement.
- Provide all labor, materials, equipment, supervision, permits, licenses, testing coordination, freight, taxes, disposal, cleanup, closeout documentation, and other incidentals necessary for a complete and accepted project.

The chosen contractor shall provide all materials, equipment, supplies, freight, state sales tax, labor, supervision, permits, disposal, testing coordination, and incidentals necessary to complete the work.

Time is of the essence for this project, and all work associated with this RFB must be substantially completed within forty-five (45) calendar days from the date established in the Notice to Proceed.

Bid Format

In responding to this request, contractors shall provide a lump-sum Base Bid and separate prices for each Bid Alternate on the attached "BID FORM."

If any addendum is issued, the contractor must acknowledge receipt by listing each addendum on the BID FORM.

In addition to submitting the completed BID FORM, contractors submitting bids should provide examples of experience with similar projects. Provide a brief description of similar projects of comparable size and complexity for which the Bidder provided construction services within the past five (5) years. Limit information to no more than five (5) projects.

All such descriptions should include:

1. Project location.
2. Description of work performed.
3. Description of original project budget versus actual cost.
4. Name and contact information for a reference with knowledge of the Bidder’s work on the specified project.

Provide the name of the Contractor and, if possible, the names and bids of all subcontractors that will be part of the Bidder's Team, and identify the specific work each subcontractor will perform. Once the City issues a contract, no change in subcontractors 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 Public

Facilities Committee may make a recommendation to City Council for award of a contract or City Council will decide to award a contract without a recommendation.

BID FORM

BID OF:_____

(Contractor)

BID TO: The City of Isle of Palms

PROJECT NAME: Isle of Palms Marina Parking Lot Improvements

PROJECT NUMBER: RFB 2026-07

BID DATE: _____

BASE BID AGREEMENT

The undersigned, having examined all the Bidding Documents, including all Addenda, shall execute the entire Work in the Bidding Documents described as the Base Bid for the lump sum of:

_____
Dollars

($_____) which sum is hereafter called the BASE BID.

BID ALTERNATES

ALTERNATE NO. 1 - Barracuda water quality unit: Add to Base Bid
_____ Dollars ($_____).

ALTERNATE NO. 2 - 8-inch x 12-inch ribbon curb: Add to Base Bid
_____ Dollars ($_____).

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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 the Project shall be substantially completed (as evidenced by the date on the CERTIFICATE OF SUBSTANTIAL COMPLETION) within 90 (90) calendar days from the date set forth in the NOTICE TO PROCEED, subject to adjustments as provided in the Contract Documents.

Final completion of all work shall be performed within the period between January 1, 2027 and February 28, 2027: FIFTY-NINE (59) calendar days from the scheduled contract time for substantial completion, 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 three thousand dollars ($3,000) 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)
)
COUNTY OF CHARLESTON)

Marina Parking Lot Improvements

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, 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 RFB 2026-07 for the Isle of Palms Marina Parking Lot 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 to complete the Isle of Palms Marina Parking Lot Improvements in accordance with RFB 2026-07, the attached plans, all addenda, and 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. In the event of any conflict between the provisions of this Agreement and the Solicitation, the terms 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, including any Bid Alternates accepted by the City, City agrees to pay Contractor the sum of

_____ ($_____) Dollars, payable in accordance with the Contract Documents.

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 substantially complete the Project within sixty (60) calendar days from the date set forth in the Notice to Proceed. Provided, however, that if performance by Contractor is delayed for reasons or causes beyond Contractor's control (including, but not limited to, acts of God, weather conditions, unforeseen site conditions, labor or material shortages, delays caused by City, and casualty losses), the Project completion date shall be extended as provided in the Contract Documents.

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 service 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:

_____
(#1 as to Contractor)

_____
(#2 as to Contractor)

Contractor:

By: _____

Title: _____

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

_____
(#1 as to City)

By: _____

_____
(#2 as to City)

Title: _____

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SITE DEVELOPMENT PLANS
FOR

IOP MASTER PLAN

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

SITE CONTACTS		
CLIENT	CIVIL ENGINEER MATTHEW CLINE, P.E. CLINE ENGINEERING P.O. BOX 21204 CHARLESTON, SC 29413 PHONE (843) 991-7239	PROJECT SURVEYOR
CITY OF ISLE OF PALMS DOUGLAS KERR PO DRAWER 508 ISLE OF PALMS, SC 29451 PHONE (843) 886-6428	SOUTH CAROLINA EROSION CONTROL S.C.D.E.S. B.C.M. STORMWATER DIVISION 1362 MCMILLAN AVE. SUITE 400 CHARLESTON, SC 29405 PHONE (843) 953-0200	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION DISTRICT 6 6355 FAIN BLVD. NORTH CHARLESTON, SC 29406 PHONE (843) 740-1667

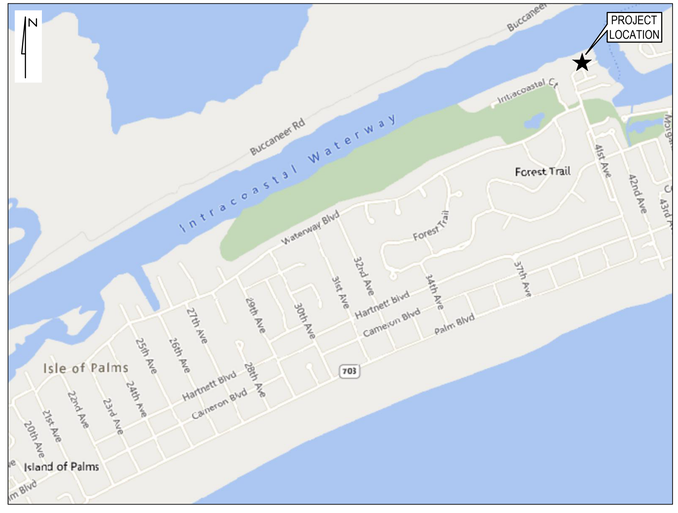
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
G-1	COVER
G-2	GENERAL NOTES
G-3	GENERAL NOTES
V-1	SITE CONDITIONS
C-1	SITE PLAN
C-2	DEMOLITION AND SWPPP
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS

ADA COMPLIANCE

THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED. IT IS THE OWNERS RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.

PROJECT DESCRIPTION

SITE IMPROVEMENTS WILL CONSIST OF THE REDEVELOPMENT OF PARKING LOT AND DRIVEWAYS.



VICINITY MAP

SCALE 1" = 1000'

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/29/2026	ISSUED FOR REVIEW AND APPROVAL	--	MDC
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL	--	MDC

SOUTH CAROLINA AUTHORIZATION
CLINE ENGINEERING INC.
No. 4072
CERTIFICATE OF AUTH

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 26534
08/24/2026
MATTHEW D. CLINE

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

IOP MASTER PLAN

COVER

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AJLR
PROJECT DATE	AUGUST 2025
JOB NUMBER	2204

SHEET NUMBER

G-1

PLOT DATE: 8/25/2026 1:58:33 PM FILE LOCATION: X:\2022\2204 ADA\DOCUMENTS\PRODUCTION\DRAWINGS\PLOT

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SITEWORK

1. TOPOGRAPHIC AND BOUNDARY SURVEY BY OTHERS AND PROVIDED TO CLINE ENGINEERING BY CLIENT.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES, AND VERIFY PROPERTY CORNERS AND TOPOGRAPHY BEFORE ANY CONSTRUCTION IS BEGUN. CALL UTILITY COMPANIES BEFORE EXCAVATION TO LOCATE ALL BURIED CABLES AND UNDERGROUND UTILITIES. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHOULD NOTIFY THE ENGINEERS FOR A REVIEW SHOULD DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS BEFORE AND DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE BETWEEN ALL CIVIL DRAWINGS WITH GRADING AND UTILITY CONTRACTORS IN ORDER TO AVOID PROBLEMS DURING CONSTRUCTION.
4. CONTRACTOR TO SCHEDULE A PRECONSTRUCTION MEETING WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY COMPANIES DURING CONSTRUCTION OF WATER AND SEWER SO PERIODIC OBSERVATIONS CAN BE MADE. CONTRACTOR WILL CERTIFY TO THE ENGINEER IN WRITING THAT WATER AND SEWER LINES HAVE BEEN TESTED AND CONSTRUCTED ACCORDING TO THE ENGINEER'S AND UTILITY COMPANY'S DRAWINGS AND SPECIFICATIONS.
5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. ALL REFERENCE TO SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OR MATERIALS ARE MADE FROM SOUTH CAROLINA STATE HIGHWAY DEPARTMENT'S STANDARD SPECIFICATION, LATEST EDITION.
7. ALL DIMENSIONS SHOWN ARE MEASURED FROM OUTSIDE FACE OF BUILDING WALL AND TO FACE OF CURB LINE. MIDDLE LINE IS THE FACE OF CURB.
8. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. PROOF ROLLING AND COMPACTION TEST SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS. THE OWNER SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS. MASS AREAS OF FILL SHALL BE PLACED IN LOOSELY MEASURED LIFTS NOT EXCEEDING 8" THICKNESS. ISOLATED AREAS OF FILL (SUCH AS TRENCH BACKFILL) SHALL BE PLACED IN LIFTS NOT EXCEEDING 6" THICKNESS.
9. CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AS MARKED IN THE FIELD BY OWNER'S REPRESENTATIVE.
10. THE GRADING CONTRACTOR SHALL PROOF-ROLL THE CONSTRUCTION AREA WITH A FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, BY MAKING 2 COMPLETE PASSES IN EACH OF 2 PERPENDICULAR DIRECTIONS. ALL SOFT SPOTS SHALL BE UNDERCUT AND RE-COMPACTED WITH SUITABLE STRUCTURAL FILL MATERIAL MINIMUM AXLE WEIGHT = 10 TONS.
11. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR IS TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, AND SAFETY MEETING REQUIREMENTS.
12. ALL NEW ELEVATIONS SHOWN ARE FINISH GRADE ELEVATION. THE GRADING CONTRACTOR SHALL DEDUCT THE FOLLOWING FOR SUBGRADE ELEVATION:
- BUILDING FLOOR - SEE ARCHITECTURAL PLANS
- HEAVY DUTY PAVEMENT - 11"
- LIGHT DUTY PAVEMENT - 8"
- PCC PAVEMENT - 12"
- SIDEWALKS - 4"
- TURF AREAS - 4"

13. THE CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION THAT ARE WITHIN 5 FEET OF NEW CONSTRUCTION. REMOVE DEBRIS FROM SITE OR BURN IN ACCORDANCE WITH LOCAL LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY BURNING PERMITS. PROTECT ALL TREES THAT ARE TO REMAIN.
14. TOPSOIL SHALL BE STRIPPED TO A DEPTH AS REQUIRED BY OWNER OR GEOTECH AND STOCKPILED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
15. THE TOP 18" OF FILL SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY BY THE STANDARD PROCTOR METHOD ASTM D-698. ALL OTHER FILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY. MOISTURE SHALL BE CONTROLLED TO WITHIN ±2% OF OPTIMUM.
16. ALL EXCAVATION SHALL BE "CLASSIFIED EXCAVATION". EXCAVATION SHALL BE "CLASSIFIED" AS "COMMON EXCAVATION" OR "ROCK EXCAVATION". ROCK EXCAVATION SHALL BE CLASSIFIED AS FOLLOWS:
- MASSIVE ROCK EXCAVATION - ANY MATERIAL WHICH CANNOT BE EXCAVATED WITH A SINGLE TOOTH RIPPER DRAWN BY A CRAWLER TRACTOR HAVING A MINIMUM DRAW BAR RATED AT NOT LESS THAN 53,000 POUNDS (CATERPILLAR D-9 OR EQUIVALENT) AND OCCUPYING AN ORIGINAL VOLUME OF AT LEAST ONE CUBIC YARD OR MORE.
- TRENCH EXCAVATION - ANY MATERIAL WHICH CANNOT BE EXCAVATED WITH A POWER SHOVEL HAVING THE CAPACITY OF AT LEAST THAT OF A CATERPILLAR 225 AND OCCUPYING AN ORIGINAL VOLUME OF AT LEAST 1/2 CUBIC YARD OR MORE.

COMMON EXCAVATION SHALL INCLUDE ALL MATERIALS THAT CAN BE RIPPED, BOULDERS, AND ALL OTHER MATERIALS THAT DO NOT FALL IN THE CATEGORY OF ROCK EXCAVATION AS DEFINED ABOVE.

17. THE CLASSIFICATION OF SOILS INCLUDE: TOPSOIL, FILL MATERIAL, UNSUITABLE MATERIAL, AND ROCK EXCAVATION. THE CLASSIFICATION OF SOILS IS THE RESPONSIBILITY OF THE OWNER'S SOIL TESTING FIRM.
18. ALL FILL MATERIAL SHALL CONSIST OF AN APPROVED MATERIAL AND BE FREE OF ORGANIC MATTER AND DEBRIS. IMPORTED FILL SHALL HAVE A MINIMUM STANDARD PROCTOR MAXIMUM DRY DENSITY OF 95 PCF, CLAY/SILT FINES CONTENT NOT GREATER THAN 25%, AND A PLASTICITY INDEX LESS THAN 15%.
19. ALL EXISTING SLOPES STEEPER THAN 4:1 THAT WILL RECEIVE FILL SHALL BE PLOWED AND SCARIFIED SO NEW FILL WILL BOND WITH EXISTING SURFACE.
20. CONTRACTOR SHALL SCARIFY ALL EXISTING ASPHALT PAVEMENT BEFORE PLACING FILL, UNLESS OVERLAYING ASPHALT ONTO EXISTING ASPHALT.
21. THE GRADING CONTRACTOR SHALL CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.05 FEET. (FINAL GRADED SURFACE UNDER BUILDING SLABS SHALL BE WITHIN A TOLERANCE OF 3/8" WHEN MEASURED WITH A 10' STRAIGHT EDGE). (FINAL PAVEMENT WEARING COURSE SURFACE SHALL BE WITHIN A TOLERANCE OF 3/16" WHEN MEASURED WITH A 10' STRAIGHT EDGE.) (PAVEMENT VARIATION FROM TRUE DESIGN ELEVATION SHALL BE 1/4" OR LESS.)
22. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
23. IF GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE THE ENGINEER TO INVESTIGATE SUCH ADJUSTMENTS.
24. GRADES SHOWN AT ALL ENTRANCES ARE DESIGN GRADES. CONTRACTOR SHALL COORDINATE GRADING IN THESE AREAS WITH THE EXISTING FEATURES IN THE FIELD AND/OR CURRENT DESIGN DRAWINGS.
25. SITE CONTRACTOR SHALL EXTEND UNDERGROUND ROOF DRAINAGE PIPING TO WITHIN 5 FT OF BUILDING FOR CONNECTION TO ROOF DOWNSPOUTS. CONNECTIONS SHALL BE COORDINATED WITH BUILDING CONTRACTOR.
26. ALL ROADS AND PARKING LOTS SHALL HAVE A MINIMUM 3'-0" WIDE GRASSED SHOULDER. A 5'-0" WIDE SHOULDER IS PREFERRED AND SHALL BE PROVIDED WHERE POSSIBLE.
27. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, UNLESS NOTED ON DRAWINGS WITH BELL & SPIGOT ENDS AND SHALL CONFORM TO ALL REQUIREMENTS OF ASTM C 76, LATEST EDITION. INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS AT ALL JOINTS. GASKETS SHALL COMPLY WITH AASHTO M-198 751, TYPE B, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.
28. ALL CORRUGATED PLASTIC PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S, SHALL BE SMOOTH INTERIOR WITH ANNULAR CORRUGATED EXTERIOR. HI-Q SURE-LOCK 10.8 PIPE, ADS, N-12, OR APPROVED EQUAL. ALL JOINTS SHALL BE BELL AND SPIGOT AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, SHALL BE WATERTIGHT, MEETING THE REQUIREMENTS OF ASTM D 3212. THE GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F 477. INSTALLATION SHALL CONFORM TO AASHTO M-294, ASTM D-2321, AND MANUFACTURERS INSTALLATION PROCEDURES.
29. ANY REINFORCED CONCRETE PIPE WITH MORE THAN 15 FOOT OF COVER SHALL BE CLASS IV WITH O-RING JOINTS.
30. ALL STORM PIPE LENGTH AND ELEVATIONS (TOPS AND INVERTS) OF STORM DRAINAGE STRUCTURES SHOWN ON THE DRAWINGS ARE APPROXIMATE. CONTRACTOR MAY HAVE TO FIELD ADJUST AS NECESSARY DURING CONSTRUCTION. THE CONTRACTOR MAY USE PRE-CAST DRAINAGE STRUCTURES AS AN ALTERNATE FOR STRUCTURES SPECIFIED ON THIS PLAN. HOWEVER, THE OWNER AND CLINE ENGINEERING, INC. ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES, AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE ADJUSTMENTS STORM DRAINAGE STRUCTURES. THE CONTRACTOR RETAINS ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE PRE-CAST STRUCTURES TO ACCOMMODATE THESE ADJUSTMENTS.
31. ANY REINFORCED CONCRETE PIPE STEEPER THAN 10 PERCENT MUST HAVE CONCRETE COLLARS. CORRUGATED METAL PIPE WITH HUGGER BANDS MAY BE SUBSTITUTED. THE NUMBER OF CONCRETE COLLARS AND TYPE OF STORM PIPE WILL BE DETERMINED TOGETHER BY THE CONTRACTOR AND THE ENGINEER.
32. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED TO LINES AND GRADES SHOWN AND AS DETAILED ON THE DRAWINGS. ALL MANHOLE/CLEANOUT TOP ELEVATIONS ON CIVIL DRAWINGS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MANHOLE/CLEANOUT TOPS ARE FLUSH WITH PAVEMENT FINISHED GRADE THROUGHOUT THE PROJECT.
33. THE CONTRACTOR SHALL PROVIDE STANDARD CLEAN-OUTS OR MANHOLES AT ALL BENDS AND CHANGES IN GRADE IN SEWER LINES AND CONNECTIONS TO EXISTING SEWER LINES. PIPE BEDDING AND BACKFILL SHALL BE CAREFULLY CONTROLLED. ALL SANITARY SEWER WORK SHALL COMPLY WITH LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING WITH THE LOCAL AND STATE SEWER APPROVAL AUTHORITIES TO INSURE THAT ALL MATERIALS, INSTALLATION, TESTING, AND AS-BUILT DRAWING REQUIREMENTS WILL BE TO THE SATISFACTION OF THE LOCAL AND STATE AUTHORITIES.
34. ALL WATER LINES SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS. ALL PIPES, VALVES, AND FITTINGS SHALL COMPLY WITH AWWA STANDARDS, ALL LOCAL AND STATE CODES AND ORDINANCES. PIPE BEDDING AND BACKFILL SHALL BE CAREFULLY CONTROLLED. WATER LINES SHALL BE PRESSURE TESTED, AND DISINFECTED AS REQUIRED. ALL NECESSARY AS-BUILTS SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
35. ALL UTILITY TRENCHES SHALL BE THOROUGHLY COMPACTED AND TESTED TO PREVENT SETTLEMENT AND DAMAGE TO FUTURE PAVEMENT AND STRUCTURES.
36. ASPHALT PAVING FOR LIGHT DUTY AREAS SHALL BE CONSTRUCTED ON A PREPARED AND WELL-DRAINED SUBGRADE COMPACTED AS SPECIFIED. THE BASE COURSE SHALL BE CONSTRUCTED WITH 6" COMPACTED THICKNESS STONE BASE. THE SURFACE COURSE SHALL BE CONSTRUCTED WITH 2" COMPACTED THICKNESS ALL PAVING WORK (MATERIALS AND CONSTRUCTION) SHALL COMPLY WITH STATE SPECIFICATIONS.
37. ASPHALT PAVING FOR HEAVY DUTY AREAS SHALL BE CONSTRUCTED ON A PREPARED AND WELL-DRAINED SUBGRADE COMPACTED AS SPECIFIED. THE BASE COURSE SHALL BE CONSTRUCTED WITH 8" COMPACTED THICKNESS STONE BASE. THE BINDER COURSE SHALL BE CONSTRUCTED WITH 1.5" COMPACTED THICKNESS ASPHALT CONCRETE. THE SURFACE COURSE SHALL BE CONSTRUCTED WITH 1.5" COMPACTED THICKNESS ASPHALT CONCRETE. ALL PAVING WORK (MATERIALS AND CONSTRUCTION) SHALL COMPLY WITH STATE SPECIFICATIONS.
38. CONCRETE TRUCK PAVEMENT SHALL BE CONSTRUCTED WITH 4,000 PSI CONCRETE, 6" THICK REINFORCED WITH 6" X 6" - W2.9 X W2.9 W.W.M. JOINTS SHALL BE CONSTRUCTED AS SHOWN ON DETAILS.
39. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3,000 PSI CONCRETE, 4" THICK NON-REINFORCED WITH JOINTS AS SHOWN ON DETAILS.
40. ALL AREAS NOT COVERED BY BUILDINGS AND PAVEMENT SHALL RECEIVE TOPSOIL AND BE GRASSED IN ACCORDANCE WITH SPECIFICATIONS.
41. CONCRETE CURB AND GUTTER SHALL BE 18" WIDE WITH 6" CURB CONSTRUCTED WITH 3,000 PSI CONCRETE WITH EXPANSION JOINTS AND CONTRACTION JOINTS INSTALLED TO COMPLY WITH S.C.D.O.T. STANDARD SPECIFICATION FOR MATERIALS AND CONSTRUCTION OF CURB AND GUTTER.
42. THE GRADING CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY AREAS THAT MAY NOT DRAIN PROPERLY DURING CONSTRUCTION.
43. GRADING CONTRACTOR SHALL INCLUDE IN COST ALL CUT/FILL AND IMPORT/EXPORT NECESSARY FOR EARTHWORK BALANCE. CONTRACTOR SHALL INCLUDE IN COST ALL WETTING/DRYING OF SOILS NECESSARY TO ACHIEVE COMPACTION PER SPECIFICATIONS.
44. THE CONTRACTOR SHALL CONFORM TO THE CONSTRUCTION SEQUENCE.
45. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT TRAPS BEFORE OTHER SITE GRADING AND SITEWORK IS BEGUN. THE SEDIMENT TRAPS AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND REGULATIONS. AFTER ALL SITEWORK IS COMPLETED AND GRASSING ESTABLISHED, THE GRADING CONTRACTOR SHALL REMOVE ALL SILT FROM THE SITE AND LEGALLY DISPOSE OF ALL SILT OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
46. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN INSTRUCTIONS FROM REGULATORY AGENCIES ARE RECEIVED AND COMPLY WITH INSTRUCTIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
47. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL AT ONCE REPORT TO THE ENGINEER ANY INCONSISTENCIES OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
48. THE CONTRACTOR SHALL NOT PERFORM ANY WORK ON ANY UTILITIES OR IN ANY PUBLIC RIGHT-OF-WAYS UNTIL HE HAS OBTAINED COPIES OF ALL NECESSARY ENCROACHMENT AND CONSTRUCTION PERMITS. ANY FIELD CHANGES WITHIN SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD. (E.G. DRAINAGE, GRADING, ACCESS DESIGN ETC..).
49. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR ALL LANE AND SHOULDER CLOSURES WILL NEED TO BE SUBMITTED FOR ALL WORK WITHIN THE R/W PRIOR TO CONSTRUCTION. NIGHT WORK COULD BE REQUIRED FOR ANY AND ALL LANE CLOSURES.
50. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS AND OTHER ACCESS POINTS, INCLUDING ANY NEW DRAINAGE STRUCTURES, FOR AREAS WITHIN THE RIGHTS-OF-WAYS OF STATE MAINTAINED FACILITIES IN PERPETUITY.
51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES NECESSARY FOR SITE CONSTRUCTION INCLUDING ALL PERMITS AND FEES.
52. THE CONTRACTOR SHALL VERIFY BENCH MARK LOCATION AND ELEVATION WITH SURVEYOR BEFORE BEGINNING CONSTRUCTION.
53. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EASEMENTS ON THE SITE BEFORE PROCEEDING WITH CONSTRUCTION.
54. ALL PARKING LOT STRIPING IS TO BE PER SOUTH CAROLINA D.O.T. SPECIFICATIONS AND HAVE TWO (2) COATS OF PAINT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIRE LANE STRIPING AND SIGNAGE TO MEET LOCAL REQUIREMENTS. THE BASES OF ALL LIGHT POLES, ALL SPEED BUMPS, ALL BOLLARDS, AND ALL FACES OF SIDEWALK THAT ARE NOT FLUSH WITH ASPHALT ARE TO BE PAINTED TRAFFIC YELLOW.
55. IN THE CASE OF A CONFLICT IN SPECIFICATIONS, NOTES, OR DETAILS, THE STRICTER SHALL GOVERN.

DEMOLITION NOTES

1. DEMOLITION INCLUDES THE REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS, AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED.
2. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE OWNER IN SO FAR AS PRACTICABLE, HOWEVER, VARIATIONS MAY OCCUR.
3. STORAGE OR SALE OF DEMOLISHED MATERIAL ON THE SITE WILL NOT BE PERMITTED.
4. THE USE OF EXPLOSIVES WILL BE PERMITTED ONLY WHEN AUTHORIZED BY THE CONSTRUCTION PROJECT MANAGER.
5. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES OR ADJACENT CONSTRUCTION PROCESSES.
6. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CONSTRUCTION PROJECT MANAGER AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
7. ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, AND PERSONS.
8. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
9. MAINTAIN EXISTING UTILITIES, INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL UTILITIES ON SITE.
10. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING FROM THE CONSTRUCTION PROJECT MANAGER AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO THE GOVERNING AUTHORITIES. NOTIFY ALL BUSINESSES IMPACTED IN ADVANCE OF ALL SCHEDULED UTILITY INTERRUPTIONS.
11. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
12. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
13. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES BELOW GRADE.
14. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF THE FILL MATERIAL TO A DENSITY EQUAL TO THE ORIGINAL ADJACENT GROUND, UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED. AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES.
15. REMOVE FROM THE SITE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS, OR AS DIRECTED BY THE CONSTRUCTION PROJECT MANAGER AND LEGALLY DISPOSE OF DEBRIS "OFF-SITE".
16. ALL PIPING, FENCING AND OTHER MATERIALS THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED OR ABANDONED AS DIRECTED BY THE CONSTRUCTION PROJECT MANAGER.
17. ALL SALVAGEABLE MATERIALS WILL REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL REMOVE AND STORE THIS MATERIAL AS DIRECTED BY THE CONSTRUCTION PROJECT MANAGER.
18. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF "OFF" SITE AS REQUIRED. DEBRIS SHALL NOT BE "BURIED" OR LEFT ON SITE EXCEPT AS ALLOWED BY ALL APPLICABLE LAWS AND BY THE GEOTECHNICAL ENGINEER.
19. THE CONTRACTOR IS TO MAINTAIN MINIMUM COVER OVER ALL UTILITY LINES THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES AT NO ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SITE OR TO THE BUILDING AND IMPROVEMENTS ON THE SITE THAT OCCUR DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
21. THE CONTRACTOR MUST VISIT SITE PRIOR TO SUBMITTING BID AND INCLUDE IN HIS PRICE ALL DEMOLITION AND DISPOSAL COSTS TO REMOVE/RELOCATE ANY AND ALL ITEMS THAT MAY INTERFERE WITH NEW CONSTRUCTION.
22. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND COORDINATE THE DEMOLITION, REMOVAL, RELOCATION, ABANDONMENT, ETC. OF ALL UTILITIES THAT INTERFERE WITH NEW CONSTRUCTION. ANY DEMOLITION AND RELOCATION SHOWN IS SCHEMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE DESIGN, CONSTRUCTION, AND EASEMENTS OF ALL UTILITY WORK WITH THE APPROPRIATE UTILITIES.
23. DEMOLISH ALL EXISTING UTILITIES THAT LIE UNDER AND 10' OUTSIDE OF NEW BUILDING. THE EXISTING UTILITIES 10' OR MORE OUTSIDE NEW BUILDINGS MAY BE DRAINED AND FILLED WITH FLOWABLE FILL IF TESTING COMPANY APPROVES EXISTING BACKFILL.

TEMPORARY SEEDING

DESCRIPTION

THE PURPOSE OF TEMPORARY SEEDING IS TO REDUCE EROSION AND SEDIMENTATION BY STABILIZING DISTURBED AREAS THAT WOULD OTHERWISE LAY BARE FOR LONG PERIODS OF TIME BEFORE THEY ARE WORKED OR STABILIZED. TEMPORARY SEEDING IS ALSO USED WHERE PERMANENT VEGETATION GROWTH IS NOT NECESSARY OR APPROPRIATE.

WHEN AND WHERE TO USE IT

TEMPORARY SEEDING IS USED ON EXPOSED SOIL SURFACES SUCH AS DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, BANKS OF SEDIMENT BASINS, BANKS OF SEDIMENT TRAPS, AND TEMPORARY ROAD BANKS. TEMPORARY SEEDING PREVENTS AND LIMITS COSTLY MAINTENANCE OPERATIONS ON OTHER SEDIMENT CONTROL STRUCTURES. SEDIMENT CLEANOUT REQUIREMENTS FOR SEDIMENT BASINS, SEDIMENT, TRAPS, AND SILT FENCE IS REDUCED IF THE DRAINAGE AREA IS SEEDED WHEN GRADING AND CONSTRUCTION OPERATION ARE NOT TAKING PLACE.

TEMPORARY STABILIZATION IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS CONSTRUCTION ACTIVITY IS GOING TO RESUME WITHIN 21 DAYS. COVER SEEDED AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM THE WEATHER. WHEN THE TEMPORARY VEGETATION DOES NOT GROW QUICKLY OR THICK ENOUGH TO PREVENT EROSION, RE-SEED AS SOON AS POSSIBLE. KEEP SEEDED AREAS ADEQUATELY MOIST. IRRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.

SEED SELECTION

SEED SELECTION IS BASED ON GEOGRAPHICAL LOCATION, SOIL TYPE AND THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE. USE THE TABLES IN APPENDIX C AS A GUIDE FOR CONVENTIONAL TILLAGE METHODS (PLOWING, SEEDBED PREPARATION, HYDROSEEDING, ETC). IF A FAST GROWING CROP TO NURSE THE PERMANENT SPECIE OR SPECIES IS REQUIRED, THEN USE THE MIX RATE. FAILURE TO CAREFULLY FOLLOW AGRONOMIC RECOMMENDATIONS RESULTS IN AN INADEQUATE STAND OF TEMPORARY VEGETATION THAT PROVIDES LITTLE OR NO EROSION CONTROL.

INSTALLATION

- TILLAGE: IF THE AREA HAS BEEN RECENTLY PLOWED, NO TILLAGE IS REQUIRED OTHER THAN RAKING OR SURFACE ROUGHENING TO BREAK ANY CRUST THAT HAS FORMED LEAVING A TEXTURED SURFACE. DISK THE SOIL FOR OPTIMAL GERMINATION WHEN THE SOIL IS COMPACTED LESS THAN 6-INCHES.
- SOIL TESTING: SOIL TESTING IS AVAILABLE THROUGH CLEMSON UNIVERSITY COOPERATIVE EXTENSION SERVICE.
- LIME: LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT MAY BE DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING.
- FERTILIZER: APPLY A MINIMUM OF 1.5 TONS OF LIME/ACRE (70 POUNDS PER 1000 SQUARE FEET) IF IT IS TO BE USED.APPLY A MINIMUM OF 500 POUNDS PER ACRE OF 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW.
- SEEDING: LOOSEN THE SURFACE BEFORE BROADCASTING THE SEED. APPLY SEED EVENLY BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED USED AND THE LOCATION OF THE TEMPORARY SEEDING. TYPICAL APPLICATION METHODS INCLUDE BUT ARE NOT LIMITED TO CYCLONE SEEDERS, ROTARY SPREADERS, DROP SPREADERS, BROADCAST SPREADERS, HAND SPREADERS, CULTIPACKER SEEDER, AND HYDRO-SEEDERS. COVER APPLIED SEED BY RAKING OR DRAGGING A CHAIN, AND THEN LIGHTLY FIRM THE AREA WITH A ROLLER OR CULTIPACKER.
- MULCHING: USE MULCH WITH TEMPORARY SEED APPLICATIONS TO RETAIN SOIL MOISTURE AND REDUCE EROSION DURING THE ESTABLISHMENT OF VEGETATION. TYPICAL MULCH APPLICATIONS INCLUDE STRAW, WOOD FIBER, HYDROMULCHES. BFM AND FGM. USE HYDROMULCHES WITH A MINIMUM BLEND OF 70% WOOD FIBERS. THE MOST COMMONLY ACCEPTED MULCH USED IN CONJUNCTION WITH TEMPORARY SEEDING IS SMALL GRAIN STRAW. THIS STRAW SHOULD BE DRY AND FREE FROM MOLD DAMAGE AND NOXIOUS WEEDS. THE STRAW MAY NEED TO BE ANCHORED WITH NETTING OR EMULSIONS TO PREVENT IT FROM BEING BLOWN OR WASHED AWAY. APPLY THE STRAW MULCH BY HAND OR MACHINE AT THE RATE 1.5-2 TONS PER ACRE (90 POUNDS PER 1000 SQUARE FEET). FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE

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WATER LINES

1. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS. ALL MATERIALS AND PRODUCTS THAT CONTACT POTABLE WATER MUST BE THIRD PARTY CERTIFIED AS MEETING THE SPECIFICATIONS OF ANSI/NSF STANDARD 61. ALL PIPING MATERIALS AND INSTALLATION SHALL MEET THE APPROVAL OF THE LOCAL AUTHORITY AND THE STATE HEALTH AUTHORITY.
2. ALL DUCTILE IRON PIPE (DIP) SHALL BE PRESSURE CLASS "350" CONFORMING TO AWWA C151. ALL FITTINGS SHALL BE EITHER MECHANICAL OR PUSH-ON JOINT AND SHALL COMPLY WITH AWWA C110. ALL POLYVINYL CHLORIDE WATER LINES 4" AND SMALLER SHALL BE CLASS 200 -SDR21 CONFORMING TO ASTM D-2241 AND ASTM D-1784. WATER LINES 6" AND LARGER SHALL BE 235, DR18, JM EAGLE OR APPROVED EQUAL CONFORMING TO AWWA C-900 AND N.S.F. APPROVED. A DETECTABLE TAPE WITH THE WORDS "CAUTION: WATERLINE BURIED BELOW" SHALL BE INSTALLED 6" TO 12" ABOVE THE PIPE.
3. SEAMLESS COPPER TUBING, 3" AND SMALLER SHALL BE TYPE "K" ROLL FORM TO COMPLY WITH ASTM B-88, LATEST REVISION AND SHALL BE INSTALLED WITH WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT) FITTINGS IN ACCORDANCE WITH ASTM B16.22.
4. ALL WATER LINES SHALL BE PRESSURE TESTED TO 1.5 TIMES THE MAXIMUM WORKING PRESSURE, 150 PSIG (MINIMUM), CLEANED, STERILIZED, AND FLUSHED UNTIL TWO SUCCESSIVE SATISFACTORY WATER BACTERIOLOGICAL SAMPLES TAKEN AT LEAST 24 HOURS APART ARE OBTAINED. THE SAMPLES SHALL BE ANALYZED BY A STATE APPROVED LABORATORY. THE RESULTS SHALL INCLUDE BOTH COLIFORM AND NON-COLIFORM GROWTH. ALL BACKFLOW PREVENTION DEVICES SHALL BE INSPECTED AND CERTIFIED BY A LICENSED INSPECTOR.
5. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA C502 AND MEET THE APPROVAL OF THE LOCAL WATER AUTHORITY.
6. ALL GATE VALVES SHALL COMPLY WITH AWWA C500, 175 PSI WORKING PRESSURE AND MEET THE APPROVAL OF THE LOCAL WATER AUTHORITY.
7. A MINIMUM OF A DOUBLE CHECK VALVE (BACKFLOW PREVENTOR) ASSEMBLY SHALL BE INSTALLED ON ALL LINES DEDICATED FOR FIRE LINE SPRINKLER SYSTEMS IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY. A BACKFLOW PREVENTION DEVICE MEETING STATE AND LOCAL REQUIREMENTS SHALL BE INSTALLED ON ALL DOMESTIC WATER LINES.
8. ALL PIPE MATERIAL, SOLDER AND FLUX SHALL BE LEAD FREE (LESS THAN 0.2% LEAD IN SOLDER AND FLUX AND LESS THAN 8.0% LEAD IN PIPES AND FITTINGS). LUBRICANTS WHICH WILL SUPPORT MICROBIOLOGICAL GROWTH SHALL NOT BE USED FOR SLIP ON JOINTS. VEGETABLE SHORTENING SHALL NOT BE USED TO LUBRICATE JOINTS. NATURAL RUBBER OR OTHER MATERIAL WHICH WILL SUPPORT MICROBIOLOGICAL GROWTH MAY NOT BE USED FOR ANY GASKETS, O-RINGS, AND OTHER PRODUCTS USED FOR JOINTING PIPES, SETTING METERS OR VALVES, OR OTHER APPURTENANCES WHICH WILL EXPOSE THE MATERIAL TO THE WATER.
9. ALL WATER LINES SHALL BE INSPECTED BY THE UTILITY COMPANY AND THE ENGINEER AND CERTIFIED TO THE STATE HEALTH AUTHORITY BEFORE ACCEPTANCE AND A PERMIT TO OPERATE WILL BE ISSUED AS REQUIRED.
10. ALL WATER LINE SHALL HAVE A MINIMUM 3'-0" COVER.
11. WATER LINE SHALL BE INSTALLED AFTER SANITARY SEWER LINES ARE COMPLETE WHERE THEY CROSS. CONTRACTOR SHALL MAINTAIN A 10' HORIZONTAL AND 2' VERTICAL CLEARANCE OF WATER AND SEWER LINES. ALL WATER LINES SHALL CROSS ABOVE SEWER LINES.
12. CONTRACTOR SHALL INCLUDE COST OF METER AND TAP FEES IN PROPOSAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EXCAVATION, COORDINATION AND SCHEDULING OF TAPS. THE CONTRACTOR WILL INSTALL WATER METER AND BOX AS FURNISHED BY THE LOCAL AUTHORITY AND INSTALL SERVICES LINES TO WITHIN 5' OF BUILDING AS INDICATED ON THE DRAWINGS.
13. THE CONTRACTOR WILL FOLLOW PROCEDURES AS DIRECTED TO FLUSH, STERILIZE AND FURNISH WATER SAMPLES FOR TESTING AS PER AWWA 651 UNTIL APPROVAL IS GRANTED BY THE STATE HEALTH AUTHORITY AND THE LOCAL WATER SYSTEM. A PERMIT TO OPERATE WILL NOT BE ISSUED UNTIL THE COMPLETED WATER SYSTEM MEETS ALL REQUIRED STATE AND LOCAL APPROVALS. THE CONTRACTOR IS RESPONSIBLE TO FURNISH THE OWNER WITH A COMPLETED AND APPROVED WATER SYSTEM ALONG WITH A SET OF APPROVED AS-BUILT DRAWINGS IN A FORMAT ACCEPTABLE TO THE LOCAL UTILITY AUTHORITY.
14. THE CONTRACTOR SHALL NOT PERFORM ANY WORK UNTIL HE HAS OBTAINED COPIES OF ALL NECESSARY ENCROACHMENT AND CONSTRUCTION PERMITS.
15. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL WATER AUTHORITY AND DETERMINING THE REQUIREMENTS AND PROCEDURES FOR OBTAINING THE AUTHORITY'S APPROVAL OF THE WATER SYSTEM PRIOR TO SUBMITTING A PRICE TO THE OWNER. THE DETAILS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY SHALL GOVERN.

SANITARY SEWER LINES

1. ALL CONSTRUCTION SHALL BE PER THE LOCAL SEWER UTILITY'S REQUIREMENTS AND SPECIFICATIONS.
2. THE PLUMBER IS RESPONSIBLE FOR SETTING INVERT ELEVATIONS, PIPE SLOPES, ETC MEETING ALL LOCAL AND STATE CODES.
3. EACH JOINT SHALL BE CLEARLY AND LEGIBLY MARKED WITH THE MANUFACTURER'S NAME OR IDENTIFYING SYMBOL WITH THE LETTERS E.S. APPEARING ON THE EXTERIOR OF THE PIPE NEAR THE SOCKET.
4. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER ALL PVC PIPE LINES.
5. WATER LINES SHALL BE INSTALLED AFTER ALL GRAVITY SEWER LINES ARE INSTALLED.
6. THIS CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING WORK. CONTACT WATER, TELEPHONE, POWER AND GAS COMPANY BEFORE EXCAVATION IS BEGUN.
7. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY WORK NECESSARY TO STAKE SEWER LINES. THE CENTERLINE AND ALL CLEANOUT LOCATIONS SHALL BE STAKED IN THE FIELD. THE OWNER'S SURVEYOR WILL SET ALL LOT CORNERS. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MARKERS.
8. ALL UTILITY TRENCHES SHALL BE THOROUGHLY COMPACTED TO PREVENT SETTLEMENT AND DAMAGE TO FUTURE PAVEMENT AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO EXISTING ROADS USED BY HIS OPERATION. THE CONTRACTOR SHALL REMOVE MUD AND DEBRIS FROM HIGHWAY AND NOT ALLOW DUST TO BECOME A NUISANCE OR SAFETY HAZARD.
10. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED TO LINES AND GRADES SHOWN AS DETAILED ON THE DRAWING. THE CONTRACTOR SHALL PROVIDE STANDARD MANHOLES OR CLEAN-OUTS AT ALL BENDS AND CHANGES IN GRADE IN SEWER LINES AND CONNECTIONS TO EXISTING SEWER LINES. PIPE BEDDING AND BACKFILL SHALL BE CAREFULLY CONTROLLED. ALL SANITARY SEWER WORK SHALL COMPLY WITH LOCAL CODES AN ORDINANCES. THE ENGINEER, THE LOCAL AUTHORITY AND THE STATE HEALTH AUTHORITY MUST INSPECT ALL SEWER WORK AS REQUIRED BEFORE BEING PUT IN SERVICE.
11. ALL WORK SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND INSTRUCTIONS GIVEN BY THE OWNER'S REPRESENTATIVE, THE STATE HEALTH AUTHORITY AND THE LOCAL GOVERNING AUTHORITY.
12. ALL SEWER LINES IN RELATION TO WATER LINES MUST CONFORM TO "TEN STATES STANDARDS", SECTION 38.3, 1990 EDITION, AT A MINIMUM. MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATION BETWEEN THE WATER AND SANITARY SEWER LINES. WATER LINES SHALL CROSS OVER SANITARY SEWER LINES.
13. CONTRACTOR TO ASSUME CLASS "B" BEDDING FOR SDR-26 PVC IN HIS B/D PROPOSAL. CLASS "A" BEDDING WILL BE PAID FOR AS AN "EXTRA" SHOULD FIELD CONDITIONS REQUIRE THIS BEDDING.
14. COUPLINGS SHALL BE EASTERN STANDARD SEWER REPAIR COUPLINGS AS MANUFACTURED BY MISSION RUBBER COMPANY, INC. CATALOG NO. 0408-807 (8640) 0410-704 (0636), OR 0412-6250 (2636), OR AS MANUFACTURED BY FERNCO JOINT SEALER CO., FERNDALE, MICHIGAN, OR APPROVED EQUAL.
15. SANITARY SEWER SERVICES SHALL BE INSTALLED PER DETAILS. LOCATION OF SERVICE LINES SHALL BE MEASURED FROM MANHOLES AND FURNISHED WITH "AS-BUILT" DRAWINGS TO THE ENGINEER. EACH BUILDING SHALL HAVE (1) 6" OR 4" SERVICE LINE, AS SPECIFIED FOR ON THE DRAWINGS, BROUGHT TO WITHIN 5' OF THE BUILDING. SERVICE LINES SHALL BE INSTALLED AS REQUIRED ON PLANS. MINIMUM SLOPE AND CLEANOUT SPACING SHALL 1.04% FOR 6" AND 2.08% FOR 4" SERIES.
16. ALL WATER AND SEWER LINE BACKFILL SHALL BE COMPACTED TO 95% STD. PROCTOR BY CONTRACTOR. THE OWNER SHALL TEST COMPACTION.
17. THE OWNER SHALL PAY ALL SEWER TAP FEES TO THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY ON SEWER TAPS.
18. THIS CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.
19. POLYVINYL CHLORIDE (PVC) 8" AND LARGER SHALL CONFORM TO ASTM D-3034, SDR-26, INSTALLED IN ACCORDANCE WITH ASTM D-2321. ELASTOMERIC JOINTS SHALL COMPLY WITH ASTM D-3212. SDR-26 SHALL BE INSTALLED IN CLASS "B" BEDDING AS DETAILED ON THE DRAWINGS. PVC SEWER 6" AND SMALLER SHALL CONFORM TO SCHEDULE 40.
20. DUCTILE IRON SHALL BE PRESSURE CLASS "350", CONFORMING TO AWWA C151, FURNISHED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS. JOINTS IN DIP AT THE CREEK CROSSING SHALL BE RESTRAINED FROM MOVEMENT (LOK-TIGHT OR APPROVED EQUAL).
21. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL SEWER AUTHORITY AND DETERMINING THE REQUIREMENTS AND PROCEDURES FOR OBTAINING THE AUTHORITY'S APPROVAL OF THE SEWER SYSTEM PRIOR TO SUBMITTING A PRICE TO THE OWNER. THE DETAILS AND SPECIFICATIONS OF THE LOCAL SEWER AUTHORITY SHALL GOVERN.
22. MANHOLE FRAME AND COVER SHALL BE MF-11 AND MC-18 RESPECTIVELY AS MANUFACTURED BY SUMTER MACHINERY COMPANY OR SEWER AUTHORITY APPROVED EQUAL. FRAME SHALL WEIGH 208 POUNDS AND COVER SHALL WEIGH 120 POUNDS. ALL SURFACES OF FRAME AND COVER SHALL BE BITUMINOUS COATED.
23. STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC, REINFORCED WITH 1/2" GRADE 60 REINFORCEMENT OR SEWER DISTRICT APPROVED (IF ALLOWED BY LOCAL AUTHORITY).
24. ALL SANITARY SEWER LINES SHALL BE AIR TESTED AND MUST CONFORM TO ASTM C828, LATEST REVISION.
25. ALL FLEXIBLE AND SEMI-RIGID PIPE SHALL BE TESTED BY PULLING A MANDREL, GO/NO GO, DEVICE BY HAND NO EARLIER THAN 30 DAYS AFTER THE TRENCHING HAS BEEN COMPLETELY BACKFILLED. THE MAXIMUM ALLOWABLE DEFLECTION SHALL NOT EXCEED 5 PERCENT OF NOMINAL INSIDE DIAMETER.
26. CONTRACTOR SHALL NOT TIE NEW SEWER LINE TO EXISTING MANHOLE UNTIL ALL CONSTRUCTION IS APPROVED, TESTED AND ACCEPTED BY THE LOCAL GOVERNING AUTHORITY.
27. A PRE-CONSTRUCTION CONFERENCE WITH THE CONTRACTOR, SEWER AUTHORITY, STATE HEALTH AUTHORITY, AND THE ENGINEER WILL BE HELD PRIOR TO SEWER LINE CONSTRUCTION. CONTRACTOR SHALL SET UP PRE-CONSTRUCTION CONFERENCE WITH CITY.
28. THE CONTRACTOR SHALL GRASS ALL RIGHT-OF-WAY IN ACCORDANCE WITH SPECIFICATIONS FOR GRASSING.
29. ALL SEWER LINE WORK SHALL BE "APPROVED" BY THE STATE HEALTH AND LOCAL AUTHORITY, AND "APPROVED" AS-BUILT DRAWINGS SHALL BE FURNISH TO THE OWNER BEFORE CONTRACTOR RECEIVES FINAL PAYMENT.
30. THE CONTRACTOR SHALL NOT PERFORM ANY WORK UNTIL HE HAS OBTAINED COPIES OF ALL NECESSARY ENCROACHMENT AND CONSTRUCTION PERMITS.

SCDES

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
   - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED
   - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
   - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
   - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

MISCELLANEOUS

1. ALL RIP RAP FOR CHECK DAMS, EMERGENCY SPILLWAYS, AND OUTLET STABILIZATION PROTECTION TO BE UNDERLAIN WITH FILTER FABRIC. ALL RIP-RAP SHALL BE DUMPED RIP-RAP IN ACCORDANCE WITH THE SOUTH CAROLINA STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. PIECES SHALL BE NO LARGER THAN 24 INCHES.
2. ASPHALT DESIGN SHALL BE DONE BY GEOTECHICAL ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER FOR ASPHALT SPECIFICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS HIS REQUIRED FOR BORROW AREA (IF NEEDED).
4. ALL EROSION CONTROL FOR STOCKPILING OF DIRT SHALL COMPLY WITH SCDES STANDARDS.
5. SEDIMENT MUST BE REMOVED FROM SEDIMENT CONTROL DIKE WHEN SEDIMENT REACHES 50% OF THE SEDIMENT STORAGE VOLUME OR THE TOP OF THE CLEAN-OUT STAKE, WHICHEVER IS LESS.
6. ALL SLOPES DRAINING OFF-SITE, (NOT THROUGH POND) TO BE GRASSED AND STABILIZED WITH EROSION CONTROL BLANKETS.

ABBREVIATIONS

±	MORE OR LESS
Ø	DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS
Ac.	ACRE
ADA	AMERICANS WITH DISABILITY ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BM	BENCHMARK
BMP	EROSION CONTROL BEST MANAGEMENT PRACTICES
BOW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CIP	CAST IN PLACE
CL	CENTERLINE
CY	CUBIC YARD
DBH	DIAMETER BREAST HEIGHT
DES	DEPARTMENT OF ENVIRONMENTAL SERVICES
DIP	DUCTILE IRON PIPE
E	EAST
E.G.	EXAMPLE GIVEN
EL	ELEVATION
ETC	ETCETERA
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FIRM	FLOOD INSURANCE RATE MAP
FPE	FINISHED PAD ELEVATION
FT	FEET (LENGTH)
H	HORIZONTAL
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
IBC	INTERNATIONAL BUILDING CODE
IE	INVERT ELEVATION
INV	INVERT
LBS	POUNDS
LF	LINEAR FEET (LENGTH)
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MPCE	MATCH PRE-CONSTRUCTION ELEVATION
MS4s	STORMWATER DISCHARGE FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NE	NORTHEAST
NO.	NUMBER
NSF	NATIONAL SANITATION FOUNDATION
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	PRECAST
PVC	POLYVINYLCHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
PSF	POUNDS PER SQUARE FOOT (PRESSURE)
PSI	POUNDS PER SQUARE INCH (PRESSURE)
PSIG	POUNDS PER SQUARE INCH GUAGE
S	SOUTH
SCDES	SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES
SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORATION
SE	SOUTHEAST
SF	SQUARE FEET
STA	STATION
STD.	STANDARD
SW	SOUTHWEST
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
V	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WEST
WWF	WELDED WIRE FABRIC

THERE MAY BE ADDITIONAL ABBREVIATIONS USED IN THESE PLANS. PLEASE CONTACT ENGINEER IF ANY ABBREVIATION IS UNDEFINED OR UNCLEAR.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BENCHMARK
	A	INLET PROTECTION TYPE A
	F	INLET PROTECTION TYPE F
	E	INLET PROTECTION TYPE E
		SILTSACK INLET PROTECTION
		GUTTER EEL INLET PROTECTION
		ROCK CHECK DAM
		ROCK SEDIMENT DIKE
		ROCK OUTLET STABILIZATION
	CW	CONCRETE WASHOUT
D or		STORM DRAINAGE - MISCELLANEOUS
		STORM DRAINAGE - CATCH BASIN TYPE 16
		STORM DRAINAGE - CATCH BASIN TYPE 9
		STORM DRAINAGE - CURB INLET TYPE 1
		STORM DRAINAGE - DROP INLET
	D	STORM DRAINAGE - JUNCTION BOX
S or	S	SANITARY SEWER MANHOLE
or		SEWER CLEANOUT
		FIRE HYDRANT
or		WATER METER
		WATER VALVE
		REDUCER
or		LIGHT POLE
		IRON PIN
		SIGN
		UTILITY POLE
	E	ELECTRICAL BOX
	E	ELECTRICAL MANHOLE
	C	CABLE BOX
	T	TELEPHONE BOX
	T	TELEPHONE MANHOLE
	10	PARKING COUNT
	PI	PARKING ISLAND
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		TREE
		TREE - TO BE RELOCATED
		TREE - TO BE REMOVED
		LIMITS OF DISTURBANCE
		PROPERTY BOUNDARY
		ADJACENT/INTERNAL PROPERTY LINES
		BUFFER
		EASEMENT
		SETBACK
		WETLANDS
		CENTERLINE
		TURBIDITY BARRIER
	DB	DIVERSION BERM
	DD	DIVERSION DITCH
XG	G	GAS
	HP	HOSE PULL
XOC	OC	OVERHEAD CABLE
XOE	OE	OVERHEAD ELECTRIC
XOT	OT	OVERHEAD TELEPHONE
	PD	PERMANENT DIVERSION DITCH
	RD	ROOF DRAIN
	RSF	REINFORCED SILT FENCE
XD	SD	STORM DRAINAGE
XS	SS	SANITARY SEWER
	SF	SILT FENCE
	SSD	SUBSURFACE DRAIN
	TB	TREE PROTECTION BARRICADE
	TD	TEMPORARY DIVERSION DITCH
	TP	TREE PROTECTION
XC	C	UNDERGROUND COMMUNICATION
XE	E	UNDERGROUND ELECTRIC
XW	W	WATER
	FW	FIRE SERVICE
XX	X	FENCE
		WETLANDS
		UTILITY LINE, PIPE, OR CURB TO BE DEMOLISHED
		ENTITY TO BE DEMOLISHED
		ASPHALT PAVEMENT (LIGHT DUTY)
		ASPHALT PAVEMENT (HEAVY DUTY)
		CONCRETE PAVEMENT
		BRICK PAVEMENT OR HARDSCAPE
		GRAVEL PAVEMENT

THERE MAY BE ADDITIONAL SYMBOLS USED IN THESE PLANS. PLEASE CONTACT ENGINEER IF ANY SYMBOL IS UNDEFINED OR UNCLEAR.

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/29/2026	ISSUED FOR REVIEW AND APPROVAL	MDC	MDC
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL	:	:

SOUTH CAROLINA — CLINE ENGINEERING GROUP, INC. — No. 4072 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 26534 — 08/24/2026 — MICHAEL D. CLINE

CLINE ENGINEERING — PROFESSIONAL DESIGN CONSULTING

IOP MASTER PLAN

GENERAL NOTES

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AJLR
PROJECT DATE	AUGUST 2022
JOB NUMBER	22047

SHEET NUMBER

G-3

PLOT DATE: 8/25/2026 1:09:01 PM FILE LOCATION: X:\2022\2047 AZALEA\PRODUCTION\DRAWINGS\25\G25

g:\a-d\a\atma\atma00116-iop marina\cad\!!!atma00116-iop.dwg : Layout2 (Plotted: 12/21/2016 5:51:23 PM)

SCSRC NAD 83 (FT)

N

41ST AVE.

IOP PUMP STATION

SSMH
RIM=6.91'
IE 8"PVC=-6.91'
BOTTOM STR=-17.78

SSMH
RIM=6.97'
(A)IE 8"PVC=-6.22'
(B)IE 8"PVC=-6.38'

IE 15 RCP=2.22

8"CDDAM

8"HB

5.5+5.57 CEDAR

10+9+8"HB

9+8"CDDAM

IE PVC 8 IN=2.22

S 69°51'49" W
79.83'

N 20°07'10" W
209.56'

N 35°47'44" E
260.00'

N 67°32'21" E
348.97'

S 20°09'24" W
259.60'

S 24°55'39" E
202.44'

S 27°43'18" E
71.84'

S 65°05'41" E
116.02'

N 69°51'13" W
500.98'

24'-0" WIDE ACCESS

41ST AVE.

IF 1/2 RBR

RR SPIKE

GI 2X3
RIM=5.84'
BOTTOM=3.34'
IE OUT=3.34'

GI 2X3
RIM=5.16'
BOTTOM=3.11'
IE IN=3.11'
IE OUT=3.11'

GI 2X3
RIM=4.66'
BOTTOM=2.71'
IE OUT=2.71'
IE IN=2.71'

GI 2X3
RIM=5.84'
BOTTOM=3.34'
IE OUT=3.34'

GI 2X3
RIM=5.65'
BOTTOM=3.25'
IE OUT=3.25'
IE IN=3.25'

GI 2X3
RIM=5.68'
BOTTOM=3.28'
IE IN=3.28'
IE OUT=3.28'

GI 2X3
RIM=5.68'
BOTTOM=3.43'
IE IN=3.38'
IE OUT=2.73'

GI 2X3
RIM=5.62'
BOTTOM=3.22'
IE OUT=3.22'

GI 2X3
RIM=5.65'
BOTTOM=3.25'
IE OUT=3.25

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
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SITE DATA	
TAX MAP INFORMATION	
SUBJECT PARCEL(S) ZONING	GENE
SUBJECT PARCEL(S) AREA	
BUILDING AREA - PROPOSED	
BUILDING SETBACK REQUIREMENTS	
SITE BUFFER REQUIREMENTS	15' BUFFER Y
BUILDING HEIGHT LIMITS	
FLOOD ZONE INFORMATION (PROVIDED BY OTHERS)	PROJECT SITE A (11 & 12)' AS SCA 45541G AND MAP 2021. THE DEPIC OF PLANS SHA ZONE DETERMI

PARKING TRANSITION

ADA ACCESSIBLE PATH

N 67°32'21" E
348.57'

N 15°52'42" E
60.01'

RESIDENT KAYAK STORAGE

8"H x 12"W RIBBON CURB.
BID ALTERNATE #2.

OPEN AREA / GREEN SPACE

8"H x 12"W RIBBON CURB.
BID ALTERNATE #2.

ADA SIGN (TYP)

ASPHALT

24' GATE IN ROPE OR FENCING
FOR EMPLOYEE EXIT ONLY

8"H x 12"W RIBBON CURB.
BID ALTERNATE #2.

ASPHALT MILLINGS

8"H x 12"W RIBBON CURB.
BID ALTERNATE #2.

ASPHALT MILLINGS

8"H x 12"W RIBBON CURB.
BID ALTERNATE #2.

ASPHALT

SUBJECT PARCEL
571-08-00-007

ISLANDER 71
MONUMENT SIGNAGE

30' GATE IN ROPE OR
FENCING FOR MAIN ENTRANCE

ISLANDER 71
MONUMENT SIGNAGE

VEHICLE SWEPT PATH

LIMITS OF DISTURBANCE (TYP)

10'X10' TRANSFORMER PAD

30' GATED ACCESS
FOR DELIVERY

ASPHALT

N 20°07'10" W
209.56'

S 65°51'49" W
9.83'

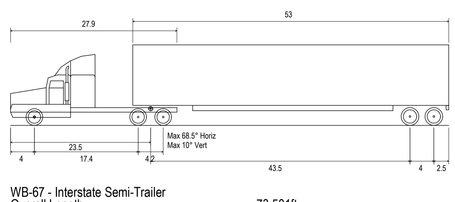
N 20°07'24" W
259.60'

JUNCTION BOX
RIM=4.44'
BOTTOM=2.29'
IE OUT=2.29'
IE IN=2.29'

GI 2X3
RIM=4.66'
BOTTOM=2.71'
IE OUT=2.71'
IE IN=2.71'

SEWER VAULT
RIM=7.00'
(A)IE 6"PVC=-0.31'

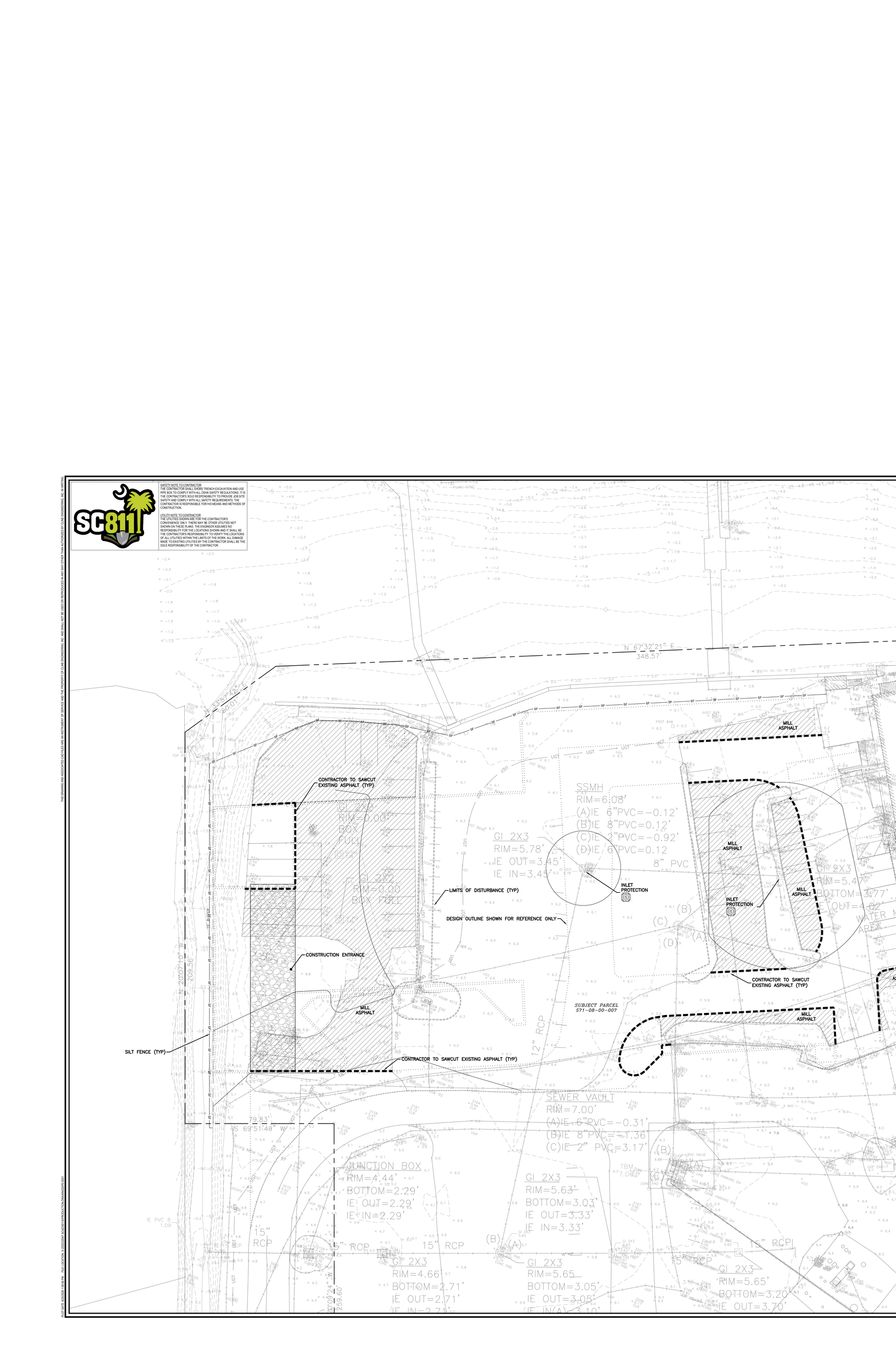
VEHICLE TRACKING SPECIFICATIONS



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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PLOT DATE: 8/25/2025 1:55:33 PM - FILE LOCATION: X:\2022\2204\1 ACAD\07 CP\PRODUCTION DRAWINGS\01.DWG


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PLOT DATE: 8/25/2025 1:09:08 PM FILE LOCATION: X:\2022\2204\1 ACAD\01 DP\PRODUCTION DRAWINGS\01.DGN
N 67°32'21" E
348.57'
N 22°27'39" W
BOUT
CONTRACTOR TO SAWCUT EXISTING ASPHALT (TYP)
GI 2X3
RIM=6.00'
BOX FULL
GI 2X3
RIM=6.00
BOX FULL
LIMITS OF DISTURBANCE (TYP)
DESIGN OUTLINE SHOWN FOR REFERENCE ONLY
CONSTRUCTION ENTRANCE
SILT FENCE (TYP)
MILL ASPHALT
CONTRACTOR TO SAWCUT EXISTING ASPHALT (TYP)
N 20°07'10" W
209.56'
S 69°51'49" W
79.83'
SSMH
RIM=6.08'
(A)IE 6"PVC=-0.12'
(B)IE 8"PVC=0.12'
(C)IE 2"PVC=-0.92'
(D)IE 6"PVC=0.12
8" PVC
GI 2X3
RIM=5.78'
IE OUT=3.45'
IE IN=3.45'
INLET PROTECTION
MILL ASPHALT
GI 2X3
RIM=5.47'
BOTTOM=3.77'
OUT=4.02'
WATER
AREA
SUBJECT PARCEL
571-08-00-007
12" RCP
SEWER VAULT
RIM=7.00'
(A)IE 6"PVC=-0.31'
(B)IE 8"PVC=-1.36'
(C)IE 2" PVC=3.17'
JUNCTION BOX
RIM=4.44'
BOTTOM=2.29'
IE OUT=2.29'
IE IN=2.29'
GI 2X3
RIM=5.63'
BOTTOM=3.03'
IE OUT=3.33'
IE IN=3.33'
TBM
17.06
IE PVC 8
1.09
15" RCP
GI 2X3
RIM=4.66'
BOTTOM=2.71'
IE OUT=2.71'
IE IN=2.71'
GI 2X3
RIM=5.65'
BOTTOM=3.05'
IE OUT=3.05'
IE IN(A)=3.10'
GI 2X3
RIM=5.65'
BOTTOM=3.20'
IE OUT=3.70'
259.60'

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PLOT DATE: 8/20/2025 1:10:18 PM FILE LOCATION: X:\2022\2204\CAD\GRDPLOT\CONSTRUCTION DRAWINGS\GRD.DWG

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

N 67°32'21" E
348.57'

N 22°27'39" W
209.50'

N 20°07'10" W
259.60'

S 65°51'49" W
79.83'

SUBJECT PARCEL
571-08-00-007

INSTALL FLEXSTORM FX PERMANENT WOVEN INLET FILTER BAG. SEE DETAIL

EXISTING INLET WITH OBSERVED SEDIMENT BUILD UP. ASSUMED TO HAVE NO PIPE CONNECTION TO OTHER DRAINAGE STRUCTURES FOR DESIGN PURPOSES.

MODIFY CATCH BASIN INTO GRATE INLET. INSTALL FLEXSTORM FX PERMANENT WOVEN INLET FILTER BAG. SEE DETAIL.

INSTALL BARRACUDA WATER QUALITY UNIT AS ALTERNATE #1 TO REPLACE EXISTING BOX AND TIE TO EXISTING.

GI 2X2
RIM=0.00
BOX FULL

GI 2X3
RIM=5.78'
IE OUT=3.45'
IE IN=3.45'

SSMH
RIM=6.08'
(A)IE 6"PVC=-0.12'
(B)IE 8"PVC=0.12'
(C)IE "PVC=-0.92'
(D)IE 6"PVC=0.12
8" PVC

GI 2X3
RIM=5.47'
BOTTOM=2.97'
IE OUT=2.97'
IE IN=2.97'

SEWER VAULT
RIM=7.00'
(A)IE 6"PVC=-0.31'
(B)IE 8"PVC=-1.36'
(C)IE 2" PVC=3.17'

JUNCTION BOX
RIM=4.44'
BOTTOM=2.29'
IE OUT=2.29'
IE IN=2.29'

GI 2X3
RIM=5.63'
BOTTOM=3.03'
IE OUT=3.33'
IE IN=3.33'

GI 2X3
RIM=4.66'
BOTTOM=2.71'
IE OUT=2.71'
IE IN=2.71'

GI 2X3
RIM=5.65'
BOTTOM=3.05'
IE OUT=3.05'
IE IN(A)=3.10'

GI 2X3
RIM=5.65'
BOTTOM=3.20'
IE OUT=3.70'

TBM
7.06

15" RCP

IE PVC 8
1.09

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PLOT DATE: 8/20/2025 1:10:37 PM FILE LOCATION: X:\2022\2204\1 ACAD\07 CP\PRODUCTION DRAWINGS\PD.DWG

SAFETY NOTE TO CONTRACTOR
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N 67°32'21" E
348.57'

N 15°57'22" E
60.01'

IE
0.63

GI 2X2
RIM=0.00
BOX
FULL

GI 2X2
RIM=0.00
BOX FULL

GI 2X3
RIM=5.78'
IE OUT=3.45'
IE IN=3.45'

SSMH
RIM=6.08'
(A)IE 6"PVC=-0.12'
(B)IE 8"PVC=0.12'
(C)IE 2"PVC=-0.92'
(D)IE 6"PVC=0.12

8" PVC

GI 2X3
RIM=5.47
BOTTOM=2
IE OUT=4

WATER M
ARE

(B)

NO UTILITY IMPROVEMENTS PROPOSED

SUBJECT PARCEL
571-08-00-007

N 20°07'10" W
209.50'

79.83'
S 65°51'49" W

SEWER VAULT
RIM=7.00'
(A)IE 6"PVC=-0.31'
(B)IE 8"PVC=-1.36'
(C)IE 2" PVC=3.17'

(B)
(C)

TBM
7.06

JUNCTION BOX
RIM=4.44'
BOTTOM=2.29'
IE OUT=2.29'
IE IN=2.29'

GI 2X3
RIM=5.63'
BOTTOM=3.03'
IE OUT=3.33'
IE IN=3.33'

IE PVC 8
1.09

15"
RCP

IE 15"
0.39

15" RCP

15" RCP

15" RCP

15" RCP

(B)
(A)

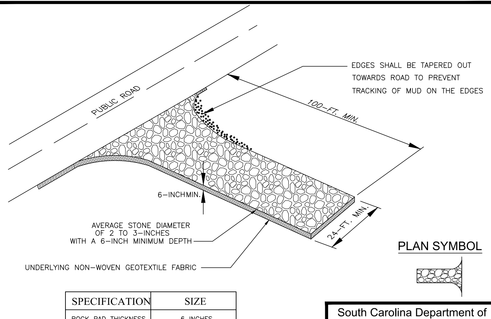
GI 2X3
RIM=4.66'
BOTTOM=2.71'
IE OUT=2.71'
IE IN=2.71'

GI 2X3
RIM=5.65
BOTTOM=3.05'
IE OUT=3.05'
IE IN(A)=3.10'

GI 2X3
RIM=5.65'
BOTTOM=3.20'
IE OUT=3.70'

N 20°05'24" W
259.60'

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PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

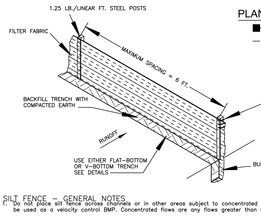
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

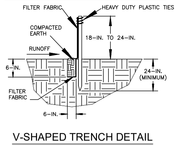
GENERAL NOTES — FEBRUARY 2014 DATE

SILT FENCE INSTALLATION



PLAN SYMBOL

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE – GENERAL NOTES

1. Do not place on paved surface, roadway or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached, folding the end of the new roll back 180-degrees; or
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
   - Be made from T or U high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate shall have a minimum cross section of 17-square inches and be composed of 15 gauge steel at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-feet shall be maintained above the ground. Be maintained, and a minimum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering characteristics; and
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

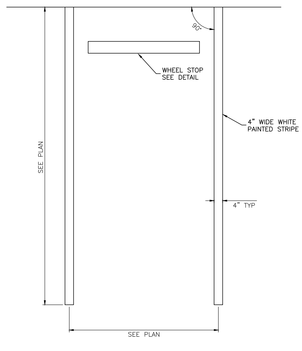
SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

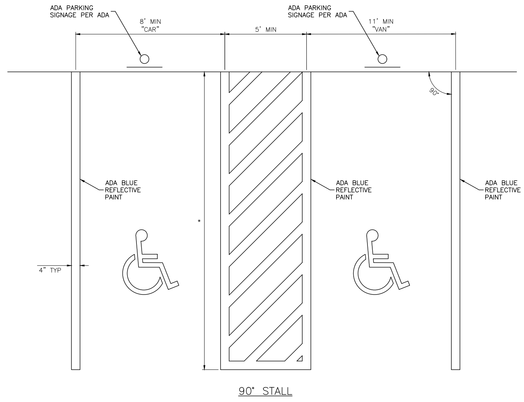
GENERAL NOTES — FEBRUARY 2014 DATE

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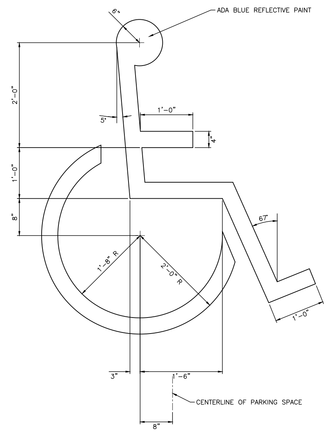


TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



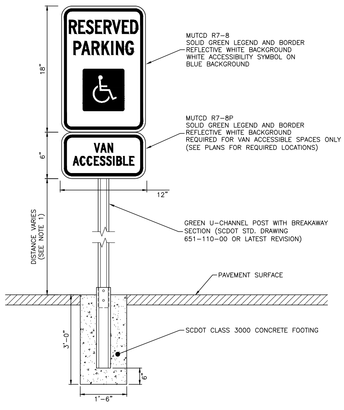
* TYPICAL PARKING SPACES ARE 9'-0" x (18.5' OF 17')
"CAR" SPACES ARE 8'-0" x (18.5' OF 17')
"VAN ACCESSIBLE" SPACES ARE 11'-0" x (18.5' OF 17')
** USE 5' WIDE LOADING ZONE FOR ALL ADA PARKING SPACES

TYPICAL ADA PARKING STRIPING DETAIL
NOT TO SCALE

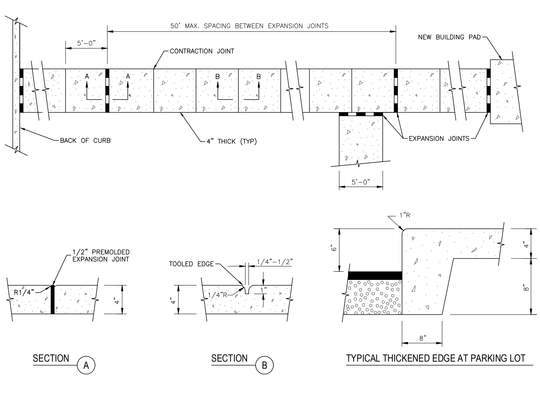


INTERNATIONAL ADA SYMBOL DETAIL
NOT TO SCALE

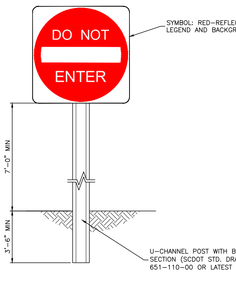
NOTES
1. 12" X 18" ACCESSIBILITY SIGN (R7-8) SHALL BE MOUNTED 7' FROM FINISH GRADE TO BOTTOM EDGE OF SIGN FACE. MOUNTED HEIGHT MY BE REDUCED TO 5' IF PLACED IN A LANDSCAPE AREA IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. SIGNAGE SHALL BE INSTALLED IN FRONT OF EACH ACCESSIBLE SPACE, CENTERED ON THE WIDTH OF THE SPACE.
3. REFER TO AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADAAG), LATEST EDITION, FOR REQUIRED NUMBER OF ACCESSIBLE SPACES. PER ADAAG, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED, PLUS ONE ADDITIONAL VAN ACCESSIBLE SPACES PER ADAAG REQUIREMENTS.
4. ALL SIGNAGE SHALL BE ENGINEER GRADE .080 ALUMINUM REFLECTIVE SIGN MEETING THE REQUIREMENTS OF THE MUTCD AND ADAAG.



ADA PARKING SIGN DETAIL
NOT TO SCALE

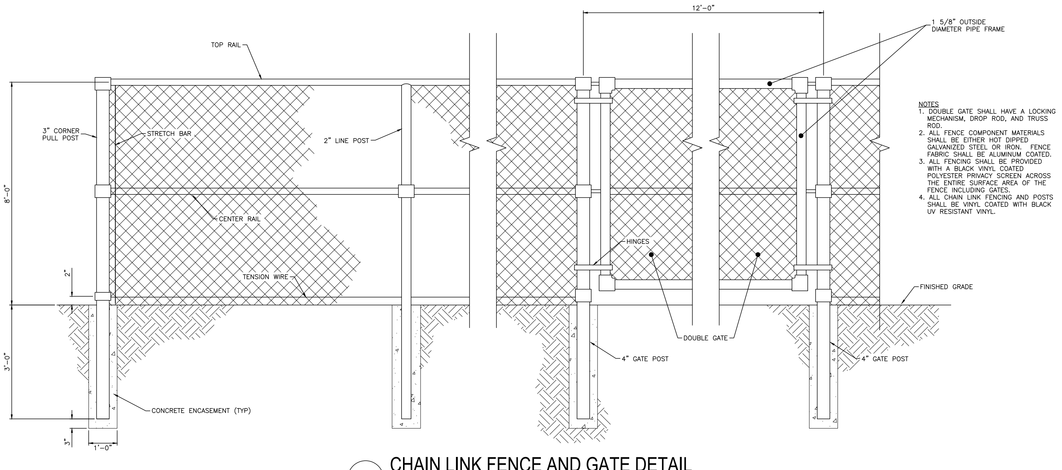


CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES
1. MUTCD REFERENCE NUMBER R5-1 (30"x30")
2. INSTALLED ON MINIMUM 2LB/FT. U-CHANNEL POST.
3. TO MEET MINIMUM REFLECTIVITY STANDARDS SET BY SCDOT QUALIFIED PRODUCTS LIST.

DO NOT ENTER SIGN DETAIL
NOT TO SCALE



NOTES
1. DOUBLE GATE SHALL HAVE A LOCKING MECHANISM, DROP ROD, AND TRUSS ROD.
2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON; FENCE FABRIC SHALL BE ALUMINUM COATED.
3. ALL FENCING SHALL BE PROVIDED WITH A BLACK VINYL COATED POLYESTER PRIVACY SCREEN ACROSS THE ENTIRE SURFACE AREA OF THE FENCE INCLUDING GATES.
4. ALL CHAIN LINK FENCING AND POSTS SHALL BE VINYL COATED WITH BLACK UV RESISTANT VINYL.

CHAIN LINK FENCE AND GATE DETAIL
NOT TO SCALE

PLOT DATE: 8/20/2018 1:10:48 PM FILE LOCATION: X:\2022\2204\ACAD\07-SITE\DETAILS\DETAILS.DWG

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FlexStorm Pure™ Replacement Bag Maintenance Guide

After following the FlexStorm Operation and Maintenance Guide and performing routine maintenance, you may notice damage or degradation of the inlet filter's geotextile bag. This will require replacement of the geotextile bag portion of your inlet filter device. FlexStorm Pure™ (permanent) has replacement bags. If a FlexStorm Lite™ (temporary) filter is damaged, please replace the entire filter unit.

Sizing the Replacement Bag

Option 1: Check the Label
Locate the inlet filter's label attached on the inside visible perimeter of the existing filter frame.

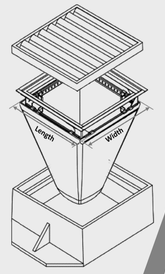
Note the bag size and style listed:
(##" x ##" & STYLE)



Option 2: Take Measurements
If the label cannot be located, remove the filter from the inlet and take off the existing bag. Measure the length and width of the frame perimeter that holds the bag's hose clamp as shown on the right.

Note: If the filter is round provide the outer diameter of the bottom framing channel.

It is necessary to also provide the bag style that was originally provided on the filter. Pure filters have a variety of options available for replacement bags pertaining to treatment properties required ("FX" or "PCP").



Sediment Bag Replacement

1. Remove the bag by loosening or cutting off the clamping band.
2. Take the new, correctly sized geotextile bag and secure the hose clamping band to the frame channel as previously removed.
3. Ensure the bag is secure and there is no slack around perimeter.

ADS

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
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© 2024 Advanced Drainage Systems, Inc. MKD.SD 7/24 CS

adspipe.com
800-821-6710

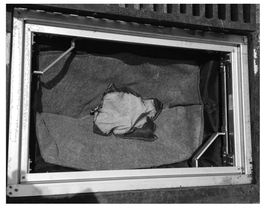
FlexStorm Pure™ Inlet Filter

FlexStorm Pure inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control. Constructed of stainless steel, FlexStorm Pure inlet filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

Applications
- Car washes
- Commercial
- Loading ramps
- Industrial
- Gas stations
- Parking lots
- Dock drains
- Maintenance

Features
- Custom stainless steel frames are configured to fit into any drainage structure
- Flow and bypass rates meet specific inlet requirements
- Works below grade with bypass to drain area if bag is full
- Installed and maintained by one worker, without additional equipment

Benefits
- Stainless steel frame provides extended service life
- Easily replaceable filter bags
- Meets stringent removal requirements:
  - All bags rated >84% removal efficiency
  - Bag styles available to remove hydrocarbon oils when required





ADS

Stormwater Treatment

FlexStorm Pure™ (Permanent) Inlet Filters

Round

Clear Opening Dimensions in. (mm)	Frame Material	FX Woven Bag	PCP Bag (+ Oil Pouch)
Small - up to 16 (400 mm) diameter openings	Stainless	62SHDRFX	62SHDRPCP
Medium - up to 24 (600 mm) diameter openings	Stainless	62MHDRFX	62MHDRPCP
Large - up to 36 (900 mm) diameter openings	Stainless	62LHDRFX	62LHDRPCP



Rectangular

Clear Opening Dimensions in. (mm)	Frame Material	FX Woven Bag	PCP Bag (+ Oil Pouch)
Small - up to 16 x 16 (400 x 400) openings or 64 (1,600) perimeter	Stainless	62SHDFX	62SHDPCP
Medium - up to 24 x 24 (600 x 600) openings or 96 (2,400) perimeter	Stainless	62MHDFX	62MHDPCP
Large - up to 36 x 24 (900 x 600) openings or 120 (3,000) perimeter)	Stainless	62LHDFX	62LHDPCP
XLarge (typical 2 piece set to fit up to 48 x 36 (1,200 x 900) opening)	Stainless	62XLHDFX	62XLHDPCP



Wall Mount for Open Throat Curb Inlets

Clear Opening Dimensions ft. (m)	Frame Material	FX Woven Bag	PCP Bag (+ Oil Pouch)
Between 1 & 4 (0.3 & 1.2) curb openings (1 filter & mounting hardware)	Stainless	62HDWM1FX	62HDWM1PCP
Between 4 & 8 (1.2 & 2.4) or single wing basins (2 filters & mounting hardware)	Stainless	62HDWM2FX	62HDWM2PCP
Between 8 & 12 (2.4 & 3.6) or double wing basins (3 filters & mounting hardware)	Stainless	62HDWM3FX	62HDWM3PCP
Between 12 & 16 (3.6 & 4.8) or four-sided basin flow (4 filters & mounting hardware)	Stainless	62HDWM4FX	62HDWM4PCP



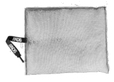
Replacement Bags

Bag Size (Round or Rectangle)	FX Woven Bag	PCP Bag (+ Oil Pouch)
Small	62SRBFX	62SRBPCP
Medium	62MRBFX	62MRBPCP
Large	62LRBFX	62LRBPCP



Replacement Oil Skimmer Pouches

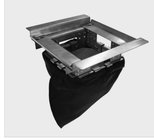
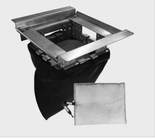
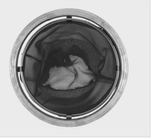
Product	Product Code
Oil skimmer pouch with swivel hook/strap (20 per box)	62CTSB
Oil skimmer 3" x 34" (75 x 850) for wall mounts (30 per box)	62CTSB34



FlexStorm Pure™ Bag Options

FlexStorm Pure, for permanent applications, has three filter bag options available to meet your specific needs. They have varying degrees of TSS and hydrocarbon oil removal properties.

FlexStorm Filter Bags

FX: Standard Woven Bag	FXP: Woven Bag with Oil Skimmer Pouch	PCP: Woven Bag with Oil Skimmer Pouch & Liner
		

Filter Bag Test Results

FX	TSS Filtration Efficiency = 85%[1]
PCP	TSS Filtration Efficiency = 97%[1]

[1] Large scale, 3rd party testing per ASTM D 7351 modified for inlet filters

Filter Bag Specifications & Capabilites

Bag Type (P/N)	Geotextile Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
Woven (FX/FXP)	200	40
Post Construction (PCP)	137	140

Total Bypass Capacity

Bypass capacity will vary with each size drainage structure. FlexStorm designs filter bypass to meet the minimum design flow of the particular drainage structure.

Standard Bag Sizes (match frame sizes)	Solids Storage Capacity ft³ (m³)	Filtered Flow Rate at 50% Max (CFS)		Oil Retention (Oz)	
		FX	PCP	FXP	PCP
Small	1.6 (0.5)	1.2	0.8	89	168
Medium	2.1 (0.6)	1.7	1.2	89	204
Large	3.8 (1.2)	2.7	1.8	89	262
XL	4.2 (1.3)	3.6	2.4	178	319

ADS

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800-821-6710

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/29/2026	ISSUED FOR REVIEW AND APPROVAL	-	MDC
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL	-	MDC

NOT FOR CONSTRUCTION
SOUTH CAROLINA AUTHORIZATION
CLINE ENGINEERING INC.
No. 4072
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 26534
MATTHEW D. CLINE
08/24/2026

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

IOP MASTER PLAN

CONSTRUCTION DETAILS

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AJUR
PROJECT DATE	AUGUST 2025
JOB NUMBER	22047

SHEET NUMBER

C-7

PLOT DATE: 8/5/2026 - 10:43 PM FILE LOCATION: X:\2022\0047 ADS\DOCS\PRODUCTION\DRAWINGS\P1.RS4