

# TOWN OF SEABROOK ISLAND

Public Works Committee Regular Meeting

May 2, 2022 – 12:00PM



Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)

**Participate in the Meeting:** Individuals who wish to participate in the meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:**  
<https://us02web.zoom.us/j/82342380162?pwd=ZTNFdUVMTlJyZWw1WUJjNXd3QTUzQT09>
- **To join by phone:** Call (646) 558-8656 \*Please note that long distance rates may apply\*
- **Meeting ID:** 823 4238 0162      **Passcode:** 721812

## AGENDA

### CALL TO ORDER

Confirm meeting was posted and all requirements for the meeting are in accordance with SC Freedom of Information Act (FOIA).

### APPROVAL OF MINUTES

1. Regular Meeting: Minutes from 04/04/22

### OLD BUSINESS ITEMS

1. Update Seabrook Island Road design and option for roundabout.
2. Status of Town Hall Garage architect proposal.

### NEW BUSINESS ITEMS

1. Open

### ITEMS FOR INFORMATION / DISCUSSION

1. Open

### ADJOURN

# TOWN OF SEABROOK ISLAND

## Public Works Committee Regular Meeting

April 4, 2022



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

## MINUTES

Members Present: Barry Goldstein  
Glen Cox  
Jeff Homeier  
Ed Heskamp  
Barry Hand

Absent: None

Guests Present: None

Chairman Barry Goldstein called the meeting to order at 12:02 PM. Chairman Goldstein confirmed with the Town of Seabrook Island Clerk that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

### APPROVAL OF MINUTES

1. **Regular Meeting: MEETING DATE 03/07/2022:** Committee members had no changes to the meeting minutes of 03/07/2022. Glen Cox made a motion to approve the minutes from the meeting of 03/07/2022. Ed Heskamp seconded the motion. The motion was **APPROVED** by a vote of 5 in favor to 0 opposed.

### OLD BUSINESS ITEMS

1. The Chairman provided the committee persons an update on the Seabrook Island Road project. The Bohicket Marina Ownership had expressed interest in pursuing a traffic circle at the entrance of Bohicket Marina. The Town has in its long-range planning considered a traffic circle at that location. A meeting was held between the Town and Marina Ownership to discuss the traffic circle. The Marina Ownership expressed both interest in constructing the traffic circle and also a willingness to share some of the costs. A preliminary amount provided by the Marina Owner was a split of the traffic circle costs of 50/50 with the Town.
2. At the request of the Town, ESP Associates developed a preliminary sketch of the proposed traffic circle to be located on Seabrook Island Road at the entrance to Bohicket Marina. Based on the ESP sketch, it was noted that the project would require easements from the abutting landowners due to the size of the traffic circle. The project would also require utility

relocation and drainage work. ESP provided a very preliminary cost estimate to construct a traffic circle; somewhere between 1 and 2 million dollars. This cost would be in addition to paving the remainder of Seabrook island road (estimated at 1 to 2 million as well).

3. The next step in the process is for the Town to contact the abutting landowners to discuss the project and get their input. The easements are critical for the project to proceed in a timely manner.
4. For the immediate future, work on the roadway repaving project will be on hold until the abutting landowners can be contacted, and the Town Council updated. The Town Manager, Mr. Joe Cronin is going to try to contact the landowners.

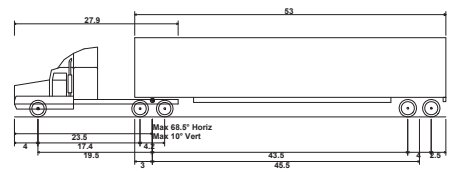
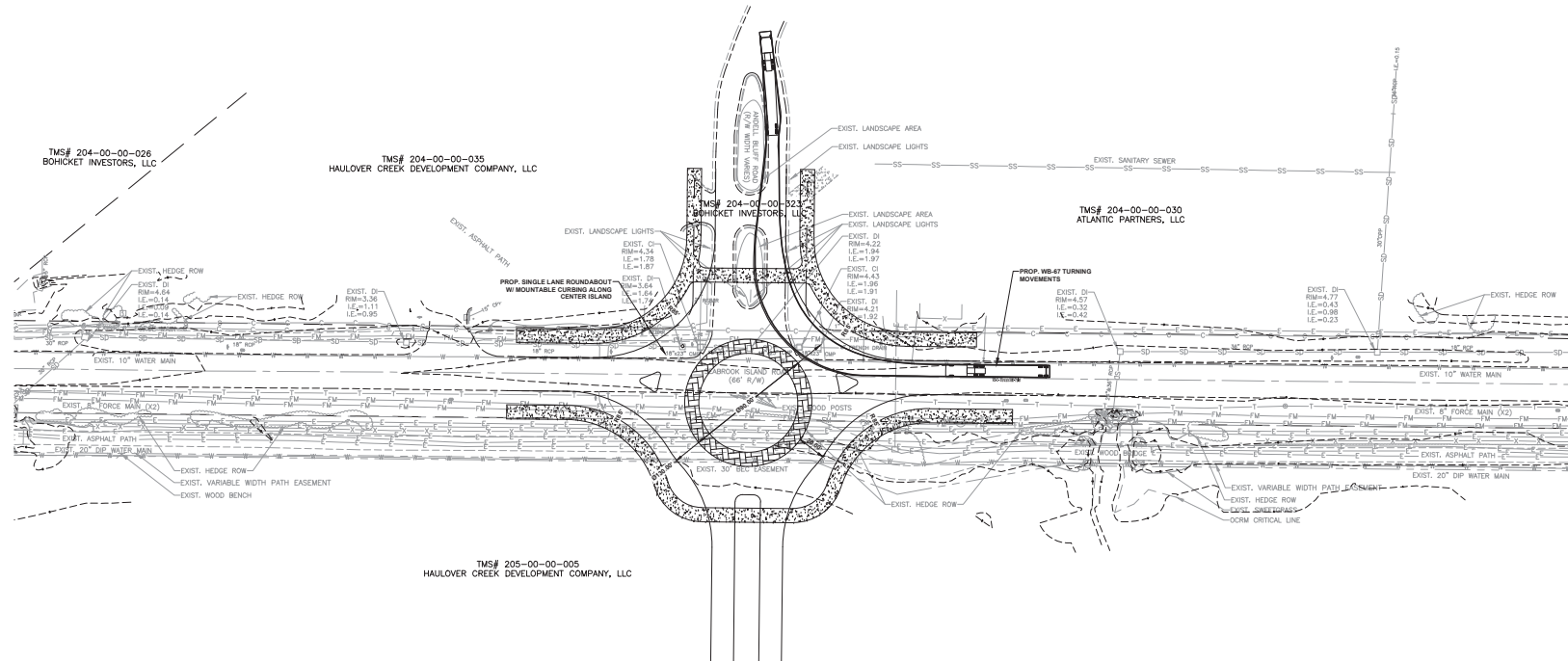
### **NEW BUSINESS ITEMS**

1. The proposal for the garage had not yet been received from the Architect. The Chairman noted that the new garage design would be an iterative process with input needed from the Town. The Town would need to provide an estimate of future office space needs so the Committee could discuss option with the Architect.

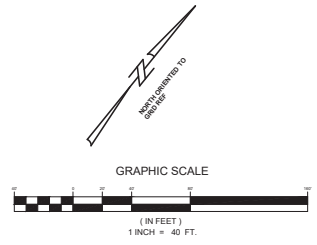
### **ITEMS FOR INFORMATION / DISCUSSION**

1. None

There being no further business, the Chairman requested a motion to adjourn the meeting. Glen Cox made a motion to adjourn, and Ed Heskamp seconded the motion. The motion was **APPROVED** by a vote of 5 in FAVOR to 0 OPPOSED, and the meeting was adjourned at 12:35 P.M.



**WB-67 - Interstate Semi-Trailer**  
 Overall Length 73.50ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.34ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°



BY	DATE	REVISION	NO.

**CONCEPTUAL ROUNDABOUT EXHIBIT**  
**SEABROOK ISLAND DRIVE**  
 TOWN OF SEABROOK ISLAND, SC

**PROJECT INFORMATION**

PROJECT MANAGER:	TCR
DESIGNED BY:	###
DRAWN BY:	###
PROJECT NUMBER:	1405-100
ORIGINAL DATE:	03/20/2022
SHEET:	



MICHAEL E. KARAMUS  
Architect L.L.C.



P.O. Box 22026 Charleston, S.C. 29413  
843 768 9980

April 10, 2022

Town Of Seabrook Island  
2001 Seabrook Island Road  
Seabrook Island, SC 29455  
Attn: Mr. Joe Cronin

Re: New Town Garage Facility  
2001 Seabrook Island Road  
Seabrook Island, SC 29455  
Architectural Services Proposal

Dear Joe,

It was a pleasure to speak you both earlier to discuss the possibility of my firm providing design services for the new Town Garage Facility on Seabrook Island. I am pleased to present this proposal for architectural services to you.

Based upon the quality level of plans that I produce, the time I estimate for completion of those plans for this house, and the consultants that I am required to retain, my fee for your project would be twenty four thousand five hundred (\$24,500.00) dollars. Included in this total, as required by the Town of Seabrook Island and Charleston County, are fees for a structural engineer, civil engineer, and MEP Engineering consultants. All of their services will be included in the total scope of the project and billed by me as a part of my services to you

The following items shall be included as a part of this twenty four thousand five hundred (\$24,500.00) dollar agreement;

- Initial Site Consultation
- Schematic Design
- Design Development
- Bidding Documents
- Construction Documents

The Construction Documents shall include:

(All items in blue are provided by consultants as a part of this agreement)

- Cover Sheet
- General Technical Information
- Site Layout
- Grading Plan (by consultant)



- Tree Protection Plan (by consultant)
- Foundation Plan
- Main Floor Plan
- Upper Floor Plan
- Roof Plan
- Exterior Elevations
- Building Sections
- Wall Sections
- Miscellaneous Details
- Schedules (basic door, window, finish)
- Structural Notes (by consultant)
- Foundation Plan (by consultant)
- Main Floor Framing Plan (by consultant)
- Upper Floor Framing Plan (by consultant)
- Ceiling Framing Plan (by consultant)
- Roof Framing Plan (by consultant)
- Structural Details (by consultant)
- Main Floor Mechanical Plan (by consultant)
- Upper Floor Mechanical Plan (by consultant)
- Mechanical Details (by consultant)
- Main Floor Electrical Plan (by consultant)
- Upper Floor Electrical Plan (by consultant)
- Electrical Details (by consultant)
- Main Floor Plumbing Plan (by consultant)
- Upper Floor Plumbing Plan (by consultant)
- Plumbing Details (by consultant)
- Project Outline Manual

For any additional services that you may request, I present these options to you. For a complete set of interior elevations, which would include all walls of all rooms and cabinetry on those walls, add the sum of two thousand five hundred (\$2,500.00) dollars. For a comprehensive project manual containing detailed specifications and selections, add the sum of one thousand five hundred (\$1,500.00) dollars. For subsurface soils exploration and geotechnical report, add the sum of four thousand (\$4,000.00) dollars. For construction observation, which would consist of one site visit per week, for the duration of the project, add the sum of one thousand two hundred fifty (\$1,250.00) dollars per month, payable as services are rendered.

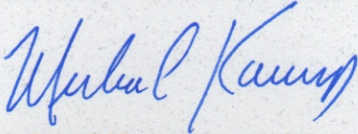


Finally, there will be an hourly fee for redesigns as required by any governmental authority prior to permit submittal. Estimates will be given prior to the execution of any additional work that may be required to satisfy the Board's request. The fees shall be:

- \$150/hr. – Project Architect
- \$95/hr. – Technical Staff
- \$55/hr. – Clerical

Thank you very much for the opportunity to present this proposal to you. If you have any other questions or comments, please do not hesitate to contact me. Please sign one copy of this proposal and return it to me. Upon receipt, I will prepare a formal contract for this project. I look forward to hearing from you.

Sincerely,  
Michael E. Karamus Architect, L.L.C.



Michael Karamus, A.I.A.  
att: payment schedule

Proposal Accepted By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



MICHAEL E. KARAMUS  
Architect L.L.C.



P.O. Box 22026 Charleston, S.C. 29413  
843 768 9980

**Payment Schedule**

April 10, 2022

Town Of Seabrook Island  
2001 Seabrook Island Road  
Seabrook Island, SC 29455  
Attn: Mr. Joe Cronin

Re: New Town Garage Facility  
2001 Seabrook Island Road  
Seabrook Island, SC 29455  
Architectural Services Proposal

Dear Joe,

Please find below a schedule of payments per the attached proposal for the New Town Garage Facility at 2001 Seabrook Island Road on Seabrook Island our discussions.

• Retainer (credited to CD phase).....	\$2,500.00
• Schematic design (30% of fee).....	\$6,500.00
• Design Development. (20% of fee).....	\$2,500.00
• <u>Construction Documents (50% of fee).....</u>	<u>\$15,500.00</u>
• Project Total.....	\$24,500.00

Note that reimbursable expenses such as additional surveys, stakeouts, review fees blueprints, mailing, phone, etc. are not included in this schedule. They will be billed to you on a monthly basis with written documentation.

I look forward to working with you on this project. Please review this schedule and contact me with any questions or comments.

Sincerely,

Michael Karamus, A.I.A.

cc:file

att: proposal

• ARCHITECTURE • INTERIOR ARCHITECTURE •

website: mkarchllc.com

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email: mkaramus@aol.com