

PUBLIC WORKS COMMITTEE MEETING
Kiawah Island Municipal Center
Council Conference Room
February 5, 2020; 2:30 pm

Minutes

I. Call to Order: Ms. Tillerson called the meeting to order at 2:30 pm.

Present: Stephanie Tillerson, *Town Administrator*
David DeStefano
Jim Gilliam
Warren Stannard
Steve Sager
Brian Gottshalk, *Public Works Manager*

Absent: Will Connor, *KICA*

Also Attending: Craig Weaver, *Mayor*
Mike Sullivan, *McCormick Taylor*
Evan Brandon, *Outdoor Spatial Design*
Brent Evans, *Banks Construction*
Nima Moghadam, *Banks Construction*

II. Approval of Minutes:

A. Minutes of the Public Works Committee Meeting of January 6, 2020

III. Old Business:

None

IV. New Business:

A. Review of the Kiawah island Parkway Project Bid Submissions

Ms. Tillerson stated the Town received three bid submissions for the Parkway project;

1. <i>Banks Construction, North Charleston</i>	\$2,548,962.75
2. <i>Sanders Brothers Construction Company, North Charleston</i>	\$3,905,185.30
3. <i>Truluck Construction, Charleston</i>	\$2,908,690.25

Ms. Tillerson stated the bid from Banks Construction, as the lowest qualified bidder, will be reviewed and considered for recommendation. A representative from Banks will be attending the meeting later to answer any questions members still may have after their discussion.

Mr. Gilliam began the conversation by reviewing his comments and questions on the bid submission presented to the Committee by Banks Construction. Mr. Sullivan, with *McCormick Taylor*, addressed Mr. Gilliam's questions and supplied explanations along with engaging in discussions with the Committee Members, Ms. Tillerson, and Mayor Weaver.

Mr. Gilliam's comments included the confirming the qualifications and references of Banks Construction, pricing to perform the work at night, traffic control, agreement to the Town's schedule, the scope of work, and if Banks does their own asphalt work. Questions on the

itemized form pricing. Included, project contingency, and bonding. Also discussed that the bid is all-inclusive, and any additional changes will be considered as a change order.

Members commented on the extremely high quantity and pricing of the sod, considering the landscaping project, which will follow the paving project, installation, and safety standards of new guardrails.

Mr. Stannard reviewed his questions on the bid submission and the scope of work presented by Banks Construction. The discussion included mobilization if traffic control included information signage prior to entering the round-a-bout, project construction inspection, and the engagement of a third party independent inspector.

Mr. Stannard reviewed the concerns with the placement of the new shoulder stabilization system and engaged in an in-depth discussion of the depth in the asphalt. He asked for if the Town would be requiring justification for the pavement design changes using a two-inch overlay instead of the five-inch overlay in certain areas, which was recommended by Soil Consultants Inc. Mr. Sullivan indicated that he would review the design to ensure the asphalt depths were acceptable.

Mr. Stannard question if traffic count information as included in the bid documents to determine traffic control requirements. With the bulk of the work being performed at night, communications from the Town will hopefully provide information to those entering and exiting the island during the project. The discussion included the installation and location of rumble stripping and/or chatter stripping along the Parkway along with the submission of progress reporting.

Ms. Tillerson indicated the representatives from Banks Construction were attending to answer any additional questions on their bid submission. Mr. Evans, VP of Heavy Civil Operations, and Mr. Moghadam, Senior Estimator with Banks Construction, were introduced to members of the Public Works Committee, along with Mr. Sullivan, Evan Brandon with *Outdoor Spatial Design*, Ms. Tillerson, and Mayor Weaver.

Mr. Evans reviewed the qualifications and detailed similar previous projects completed by Banks. He included the many projects on Kiawah, where Banks work as an asphalt subcontractor along with work done for the Community Association.

Members the projected time of lane closures and engaged in an in-depth discussion of the possibility of an issue (bad spot) discovered during work on the project and how those would be addressed considering a good portion of the work would take place at night. Banks indicated that an owner's representative present during the process would be notified to make the decision. Banks reviewing an outline of how they see the project progressing along with answering questions posed by the Mayor and Committee Members.

Mr. Gilliam asked questions on the assignment of a project manager if the resolution of an issue such as the bad spots discussed earlier would constitute a change order, and what kind

of schedule is prepared for the client. Banks indicated, with the size of the project, the project manager would likely submit to the contact, a spreadsheet outlining the long-range scope and considerations along with a two-week lookahead.

Further discussion included the proposed nighttime work schedule, reporting of additional costs outside the bid amounts, geogrid pavers, the calculation of the amount of sod to be used, turning lanes, plans for repair, or relocation of current irrigation along the Parkway and equipment staging.

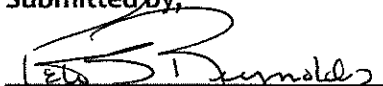
Ms. Tillerson asked members if there any concerns with Banks Construction were performing the work on the Parkway Project. Following the discussion of items that members felt still need to be addressed, Committee Members agreed to recommend the award the project contract to Banks Construction based on the proposal submitted, acknowledging the are still details to be worked out with the Resort.

V. Committee Member's Comments:
None

VI. Adjournment:

The meeting was adjourned at 4:47 pm.

Submitted by,



Petra S. Reynolds, Town Clerk

5/14/2020

Date