

CITY OF ISLE OF PALMS

South Carolina



MEMORANDUM

TO: Mayor and City Council

FROM: Douglas Kerr, City Administrator 

RE: RFB 2026-07 Contract Award for Marina Parking Lot Improvements

DATE: October 12, 2026

The City received five bids for the marina parking lot improvements. Whitestone Construction submitted the lowest bid at \$365,000, consisting of the \$296,000 base bid, \$35,000 for the Barracuda water quality unit (Alternate 1), and \$34,000 for the ribbon curb (Alternate 2) (see attached bid tabulation).

Whitestone has clarified that its original bid did not account for Addendum 1, issued during bidding on September 23, 2026. An additional \$51,263 must be added to cover the work outlined in the addendum, bringing the revised bid amount to \$416,263 (see attached email).

Staff also requested pricing to remove and relocate the dumpster enclosure and construct a new 700-foot-long, 6-foot-wide bike path connecting the recently completed multiuse path on Waterway Boulevard to the public dock. Whitestone quoted \$5,980 for the dumpster enclosure and \$49,950 for the bike path, for a proposed change order totaling \$55,930.

Additional electrical work will be necessary to relocate a power pole. Dominion quoted \$5,313, payable directly to Dominion and not included in the Whitestone agreement. A separate electrician will be needed to run new wire to the relocated pole; that cost is forthcoming.

The City budgeted \$500,000 for this work and received an additional \$150,000 through the state budget allocation process, providing \$650,000 in total funding. The proposed Whitestone agreement and Dominion work total \$477,506, leaving \$172,494 before the additional electrician expense.

Staff recommends that Council award the work to Whitestone Construction for **\$472,193**, including the base bid and both alternates (\$365,000), Addendum 1 work (\$51,263), and the proposed change order for the dumpster enclosure and bike path (\$55,930).

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).

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

From: [Clarkson Jones](#)
To: [Douglas Kerr](#); [matt](#); [Sean Kuester](#); [Stephen Ulery](#)
Cc: [Kevin O'Donnel](#); [Colin O'Donnel](#)
Subject: Re: concrete items for IOP Master plan
Date: Monday, October 12, 2026 1:18:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image.png](#)

Dear Doug, Sean and Matt:

We are pleased to provide these prices to update our bid (including the utility items in Addendum 1) along with the other prices requested for the dumpster enclosure and path paving:

Addendum 1 (utilities) - please add \$ 51,263.00 to our bid (this includes all utility work and new poles)

Change order 1:

30x16x6 Wooden Fence style dumpster enclosure \$ 5,980.00

700'x6' bike path paving 2" asphalt over stone base: \$49,950.00

Whitestone wants to build a long-term relationship with the town of IOP. We want to thank you for the opportunity to bid your work !

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



From: Douglas Kerr <dkerr@isleofpalms.gov>
Sent: Wednesday, October 7, 2026 2:18 PM
To: Clarkson Jones <cjones@wschs.com>; matt <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>; Stephen Ulery <SUlery@wschs.com>
Cc: Kevin O'Donnel <kodonne1@wscjax.com>; Colin O'Donnel <colin@wscjax.com>
Subject: RE: concrete items for IOP Master plan

Clarkson and Stephen- could we schedule a time to discuss your bid with our team? Let us know a time that works for you and we will set something up. Our hope is to have something for Council to consider next Tuesday, so the sooner the better.

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

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Text **"Hello"** to **(877) 607-6467**

Connect with IOP!



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From: Clarkson Jones <cjones@wschs.com>

Sent: Wednesday, September 30, 2026 12:41 PM

To: Douglas Kerr <dkerr@isleofpalms.gov>; matt <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>

Cc: Kevin O'Donnel <kodonne@wscjax.com>; Colin O'Donnel <colin@wscjax.com>; Stephen Ulery <SUlery@wschs.com>

Subject: Re: concrete items for IOP Master plan

Mr. Kerr,

We reached out via phone. Just wanted to make sure we can get a date calendared for a meeting.

We are looking forward to working with you ! Let us know when a good time to meet would be next week ?

Warm Regards,

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



From: Douglas Kerr <dkerr@isleofpalms.gov>

Sent: Tuesday, September 29, 2026 8:59 AM

To: Clarkson Jones <cjones@wschs.com>; matt <matt@clineeng.com>; Sean Kuester <SKuester@isleofpalms.gov>

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'.



From: [TIMOTHY SMITH](#)
To: [matt](#); [Douglas Kerr](#); [PORCHIA TRUESDALE](#)
Cc: [Sean Kuester](#)
Subject: RE: IOP parking Improvements
Date: Wednesday, September 30, 2026 6:40:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

The cost to relocate the pole just over the fence is \$5313.00. We will need to know where the private utilities are located before any work can be done, let me know how you want to proceed.

Tim

From: Matthew Cline <matt@clineeng.com>
Sent: Tuesday, September 29, 2026 8:31 AM
To: Timothy Smith (DESC Trans Distribution - 7) <timothy.s.smith@dominionenergy.com>; Douglas Kerr <dkerr@isleofpalms.gov>; Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>
Cc: Sean Kuester <SKuester@isleofpalms.gov>
Subject: [EXTERNAL] Re: IOP parking Improvements

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Uncertain? Report with PhishAlarm.

Thank you Timothy. Is there any way you could send the appropriate location on the plan so that we can show it on our plan for coordination.

Thank you!

Matt Cline
843-991-7239

From: TIMOTHY SMITH <timothy.s.smith@dominionenergy.com>
Sent: Tuesday, 29 September 2026 05:23:40
To: Douglas Kerr <dkerr@isleofpalms.gov>; Matthew Cline <matt@clineeng.com>; PORCHIA TRUESDALE <porchia.truesdale@dominionenergy.com>
Cc: Sean Kuester <SKuester@isleofpalms.gov>
Subject: RE: IOP parking Improvements

I will try to get by there today to get notes on the pole and stake out the new location. Dominion

will not run power back to the dock as it is a commercial customer owned service and on these type of services all we do is provide a point of service which will be the handhole at the base of the pole.

Tim

From: Douglas Kerr <dkerr@isleofpalms.gov>
Sent: Monday, September 28, 2026 4:40 PM
To: Timothy Smith (DESC Trans Distribution - 7) <timothy.s.smith@dominionenergy.com>; matt <matt@clineeng.com>; Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>
Cc: Sean Kuester <SKuester@isleofpalms.gov>
Subject: [EXTERNAL] RE: IOP parking Improvements

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Uncertain? Report with PhishAlarm.

Hey Tim- yes, this would be a fine solution, please send over the cost to do this. Dominion can't run the conductor from the dock back to the manhole?

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

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From: TIMOTHY SMITH <timothy.s.smith@dominionenergy.com>
Sent: Monday, September 28, 2026 12:42 PM
To: matt <matt@clineeng.com>; PORCHIA TRUESDALE <porchia.truesdale@dominionenergy.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <SKuester@isleofpalms.gov>
Subject: RE: IOP parking Improvements

The best solution would be to set a new pole on the other side of the fence with an overhead transformer on it and then dip down to a handhole like the current pole. This would require the town to bring the service from the dock back to the new handhole as that conductor is customer owned. Let me know if this is good resolution to the pole and if so, I will stake out the new location for the pole and work up a cost.

From: Matthew Cline <matt@clineeng.com>
Sent: Monday, September 28, 2026 12:36 PM
To: Timothy Smith (DESC Trans Distribution - 7) <timothy.s.smith@dominionenergy.com>; Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: [EXTERNAL] Re: IOP parking Improvements

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Uncertain? Report with PhishAlarm.

The service would remain. I would assume the transformer would be relocated as inexpensively as possible.

Thank you!

Matt Cline
843-991-7239

From: TIMOTHY SMITH <timothy.s.smith@dominionenergy.com>
Sent: Monday, 28 September 2026 12:17:19
To: Matthew Cline <matt@clineeng.com>; PORCHIA TRUESDALE <porchia.truesdale@dominionenergy.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: RE: IOP parking Improvements

That pole has a transformer on it that serves the dock, is the service to the dock going away or does the town want to keep power at the dock?

Tim

From: Matthew Cline <matt@clineeng.com>
Sent: Monday, September 28, 2026 12:11 PM
To: Timothy Smith (DESC Trans Distribution - 7) <timothy.s.smith@dominionenergy.com>; Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: [EXTERNAL] Re: IOP parking Improvements

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Uncertain? Report with PhishAlarm.

I think their goal is for it not to be in the parking area and to find the least expensive outcome. Whatever that may be. I think that we thought it was gone when the prior parking area was changed.

Thank you!

Matt Cline
843-991-7239

From: TIMOTHY SMITH <timothy.s.smith@dominionenergy.com>
Sent: Monday, 28 September 2026 12:02:29
To: PORCHIA TRUESDALE <porchia.truesdale@dominionenergy.com>; Matthew Cline <matt@clineeng.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: RE: IOP parking Improvements

Matt,

Can you tell me what the town would like done with the pole that is at the end of the overhead line along 41st Ave?

Thanks,
Tim

From: Timothy Smith (DESC Trans Distribution - 7)
Sent: Thursday, September 24, 2026 3:53 PM
To: Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>;

Matthew Cline <matt@clineeng.com>

Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>

Subject: RE: IOP parking Improvements

Matthew ,

Will you give me a call in the morning to discuss this project?

Tim 843-576-8548

From: Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>

Sent: Thursday, September 24, 2026 3:45 PM

To: Matthew Cline <matt@clineeng.com>

Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>; Timothy Smith (DESC Trans Distribution - 7) <timothy.s.smith@dominionenergy.com>

Subject: Re: IOP parking Improvements

Good afternoon Matthew,

Adding the designer that would handle this Tim Smith to this email.

Hey Tim,

Please email below.

Thank you,

Porchia M Truesdale
Key Account Manager II
Customer Service Engineering

2392 W. Aviation Avenue, North Charleston, SC 29406
Mailing Address: P. O. Box 760 (MC CH-36), Charleston, SC 29402
O: 843.576.8435 C: 843.996.8075 F: 803.617.0716

Dominion Energy South Carolina, Inc.

From: Matthew Cline <matt@clineeng.com>
Sent: Wednesday, September 23, 2026 4:12 PM
To: Porchia Truesdale (DESC Trans Distribution - 7)
<porchia.truesdale@dominionenergy.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: [EXTERNAL] RE: IOP parking Improvements

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Uncertain? Report with PhishAlarm.

attached.

Thanks,

Matthew D. Cline, P.E.

Cline Engineering, Inc.
49 Immigration Street, Suite H
Charleston, SC 29403
C: (843) 991-7239

From: PORCHIA TRUESDALE <porchia.truesdale@dominionenergy.com>
Sent: Wednesday, September 23, 2026 3:51 PM
To: Matthew Cline <matt@clineeng.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: Re: IOP parking Improvements

Good afternoon ,

Can you send the pdf as an attachment? Our cybersecurity doesn't allow us to click on any outside links.

Thank you,

Porchia M Truesdale
Key Account Manager II
Customer Service Engineering

2392 W. Aviation Avenue, North Charleston, SC 29406
Mailing Address: P. O. Box 760 (MC CH-36), Charleston, SC 29402
O: 843.576.8435 C: 843.996.8075 F: 803.617.0716

Dominion Energy South Carolina, Inc.

From: Matthew Cline <matt@clineeng.com>
Sent: Wednesday, 23 September 2026 15:41:50
To: Porchia Truesdale (DESC Trans Distribution - 7) <porchia.truesdale@dominionenergy.com>
Cc: Douglas Kerr <dkerr@isleofpalms.gov>; Sean Kuester <skuester@isleofpalms.gov>
Subject: [EXTERNAL] IOP parking Improvements

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Uncertain? Report with PhishAlarm.

Matthew/Antonio,

IOP is making some improvements to their parking at the Islander 71 parking lot. We noticed that there was a power pole that we were hoping to remove. It appears it is a single phase extension for the dock power.

 [26-09-22 IOP Dominion.pdf \[netorgft1978333-my.sharepoint.com\]](#)

Let us know if there is a cost to bring that service back to the prior pole. There should be room beside the pole that this is connected to mount a transformer on the ground.

They are hopeful to get the construction finished around December so if this could occur prior to that, it would help with the sitework. The project is currently out to bid.

Thanks,

Matthew D. Cline, P.E.

Cline Engineering, Inc.
49 Immigration Street, Suite H

Charleston, SC 29403

C: (843) 991-7239

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