



Public Services & Facilities Committee

9:00 a.m., Tuesday, June 4, 2024

1207 Palm Boulevard

City Hall Council Chambers

Public Comment:

All 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@iop.net no later than **3:00 p.m. the day before the meeting**. Citizens may also provide written public comment here:

<https://www.iop.net/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** – May 7, 2024
4. **Old Business**
5. **New Business**
Discussion regarding City Hall building assessment, renovation and expansion options to consider
6. **Miscellaneous Business**
Next meeting date:
7. **Adjournment**



Isle of Palms City Hall Assessment

May 2024





May 01, 2024

City of Isle of Palms
1207 Palm Boulevard
Isle of Palms, SC 29451

RE: IOP City Hall Assessment

Dear IOP Council Members:

Trident Construction and a team of consultants performed a thorough investigation and assessment of the existing Isle of Palms City Hall building. The assessment included a detail look into the structural, building envelope, mechanical, electrical, plumbing and programming layout requirements.

The existing City Hall of approximately 8,000 SF was originally constructed in 1991, to house the Police Department after Hurricane Hugo. The building currently operates as the General Government and Building Department. City Hall is made up of wood framed construction on top of round wooden piles of undetermined length with wood roof trusses composed of a mixture of flat and shingle roofs. The attic was constructed as vented with insulation installed in the horizontal chords of the trusses. The building was renovated with new vinyl siding over rigid insulation to cover up the original wood siding which is still in place behind the vinyl. During the review and assessment, many options were considered and are presented within this report as noted below:

- » Current Building only Appraisal costs
- » Building Envelope Assessment – Applied Building Sciences
- » Structural Engineering Assessment – Atlantic Engineering
- » Mechanical, Plumbing and Electrical System Assessment – MECA and GWA engineers
- » Exterior and Interior Assessment – MPS Architecture
- » Building Programming Spreadsheet Requested vs Existing – MPS Architecture
- » Building use and Renovation Options
 - » Renovation of Existing Building with no Additions
 - » Apartment Study – turning existing space into 8 housing units
 - » Existing Building Plus Addition A
 - » Existing Building Plus Addition B
 - » New 3 story Building on Existing Site
 - » New Building on Public Works Site Option A
 - » New Building on Public Works Site Option B

EXECUTIVE SUMMARY

BUILDING ENVELOPE

The existing City Hall Building was observed to not have any vapor barrier below the sub floor within the crawl space, as well as the open vented soffit framing open direct into the attic space allowing hot humid salt air to infiltrate the building envelope. Various locations within the exterior stairs and railings were deteriorated and need to be replaced. Water was observed draining out of the horizontal laps of the vinyl siding near the stairwells.

Trident Construction, LLC

2245 Technical Parkway • North Charleston, SC 29406 | P.O. Box 60939 • North Charleston, SC 29419-0939
PHONE 843.572.7600 FAX 843.764.1704 EMAIL tcc@tridentconstruction.com



STRUCTURE

The structural inspection did not find any widespread deterioration within the roof framing, floor framing, or wall framing. The exterior stairs and handrails need to be replaced for regained structural integrity. The existing piles and wood shearwalls are deemed insufficient to withstand the addition of a vertical floor addition over the existing space.

MECHANICAL

During the Mechanical assessment, one of the condensers was iced over and not operating properly. Outside Air Units need to be added in to address the need for outdoor air to properly maintain building pressure and reduce infiltration into the building. Several of the AHU's and Condensers had been previously replaced; however, the 7.5 ton system on the 1st floor appears to be 7 ½ years old and a 2015 AHU on the 2nd floor are among the two newer systems. Due to the life expectancy of the other units and including these, it is recommended that the HVAC systems be replaced and incorporated with new Dedicated Outdoor Air Units and utilize coastal protection coatings to increase the life expectancy and longevity given the building location.

PLUMBING

The plumbing assessment discovered that the existing water heater, 50 gallon whirlpool, is approximately 23 years old. The current size of the water entering the building is adequate for the existing number of fixtures, but would need to be increased if any additional fixtures are added during renovation. It is recommended that all fixtures be replaced, a new hot water heater and recirculation pump be installed, and all of the water lines below the crawl space be properly insulated. Currently, there is no sprinkler system and it is recommended to provide a delegated design wet sprinkler system to meet current code requirements.

ELECTRICAL

The electrical systems overall appear to be in working order; however, much of the gear and devices on the exterior look to be in poor condition due to the exposure to the salt air. It is recommended that the existing 500A 1992 Panel be replaced with a new 600A service into the building. The existing generator should be upgraded to have an automatic transfer switch as well as a steel platform to accommodate maintenance on the Generator. Replace all existing outlets and switches with new ones as well as the light fixtures with new energy efficient LED's. All exterior fixtures and / or gear should be manufactured to withstand coastal conditions with proper NEMA rated panels and weatherproof gaskets. It is also recommended to provide a new fire alarm system.

INTERIORS

Related to the interior assessment, the existing ceilings are in bad shape with old and/or existing water spots and are not in compliance with new seismic connection requirements. The flooring has reached the end of its life cycle and recommend replacing. Interior walls and doors are in good condition, plastic laminate casework is also in decent condition. The multiple break rooms and cut up office space is not a very efficient use of space. The existing elevator appears to be the original hydraulic elevator when the building was built, and needs to be refurbished or replaced. Bathrooms do not appear to meet all required ADA standards. Exterior windows show signs of prior and/or continued water intrusion. Recommended to replace glazing units with new impact rated windows and secondary shutter protection.

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The current building program works tightly within the existing 8,000 SF. Based on conversations with current staff members and utilizing the work space for efficiency, approximately 13,000 SF would be recommended to accommodate the offices and work spaces. Through this exercise, several options have been created to provide the City with the best value and utilization of space.

UPGRADE OPTIONS AND RECOMMENDATIONS

Renovation of existing Building with No Additions

- » 8,069 SF Existing
- » Full Re-skin back to sheathing, Air Barrier (crawl space, walls, roof)
- » New windows and Roofing, Flashing, insulation, etc.
- » New MEP systems, added fire alarm, and sprinkler
- » New structural framing at exterior stairs and entrance
- » New Elevator and Shaft
- » New finishes, floors, casework, doors, ceilings
- » Revised wall and room layouts
- » \$450/ SF = \$3,631,050

Apartment Study – turning existing space into 8 housing units

- » 8,069 SF Existing
- » Full Re-skin back to sheathing, Air Barrier (crawl space, walls, roof)
- » New windows and Roofing, Flashing, insulation, etc.
- » New MEP systems, added fire alarm, and sprinkler
- » New structural framing at exterior stairs and entrance
- » New Elevator and Shaft
- » New finishes, floors, casework, doors, ceilings
- » Revised wall and room layouts
- » \$450 / SF = \$3,631,050

New Work Force House Apartment Building on Another Lot

- » 10,000 SF
- » \$330 / SF = \$3,300,000

Existing Building Plus Addition A

- » 8,060 SF Existing / 3,680 SF New (11,740 SF Total)
- » \$500 / SF + \$575 / SF = \$5,747,050

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Existing Building Plus Addition B

- » 7,930 SF Existing / 3,600 SF New (11,530 SF Total)
- » \$450 / SF + \$575 / SF = \$5,638,500

New 2 story Building on Existing Site

- » 11,530 SF New
- » \$550 / SF = \$6,341,500

New 3 story Building on Existing Site

- » 21,970 SF New
- » \$550 / SF = \$12,083,500

Public Works Site A

- » 17,000 SF with 40 Parking Spaces
- » \$550 / SF = \$9,350,000
- » Demo existing Public Works = \$150,000
- » New Public Works Facility = \$4,500,000
- » Sitework = \$500,000
- » Total = \$14,500,000

Public Works Site B

- » 17,000 SF with 39 Parking Spaces
- » \$550 / SF = \$9,350,000
- » Demo existing Public Works = \$150,000
- » New Public Works Facility = \$4,500,000
- » Sitework = \$500,000
- » Total = \$14,500,000

Sincerely,

A handwritten signature in blue ink, appearing to read "John Edward Griffith", is written over the printed name.

Trident Construction
John Edward Griffith
Senior Project Manager

Trident Construction, LLC

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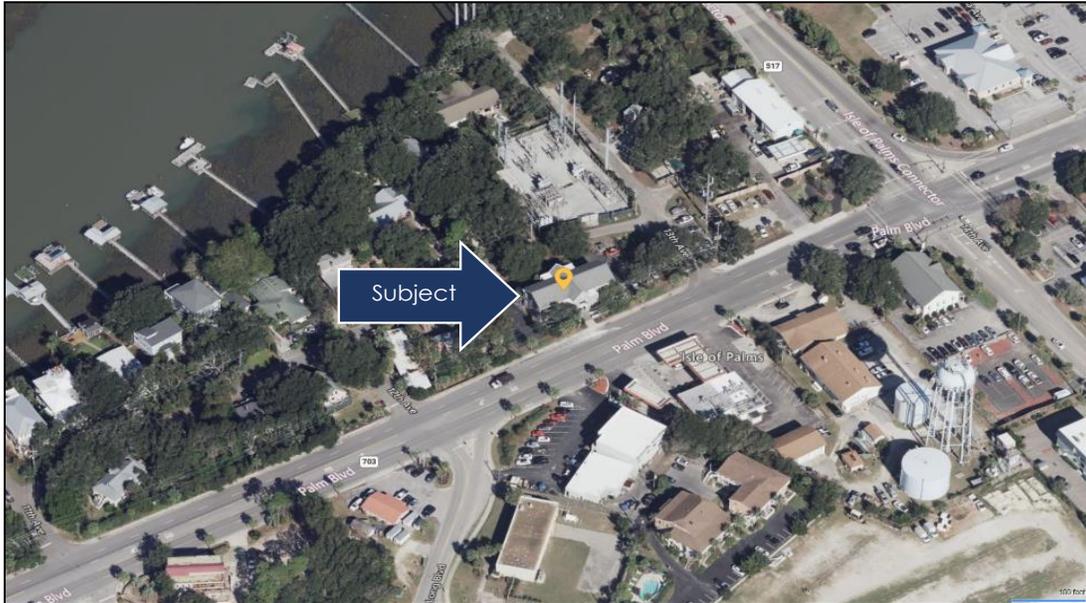
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SECTION ONE

CURRENT BUILDING ONLY - APPRAISAL COSTS

APPRAISAL REPORT OF:
**THE ISLE OF PALMS CITY HALL AT 1207 PALM BOULEVARD
ISLE OF PALMS, CHARLESTON COUNTY, SOUTH CAROLINA**



Charleston County TMS#568-08-00-003

PREPARED FOR:
Chris Burrell
Trident Construction
2245 Technical Parkway
North Charleston, SC 29406

DATE OF VALUATION:
November 14, 2023

PREPARED BY:
J. Follin Smith, Jr., MAI, SRA
Smith Appraisal Group, LLC
PO Box 31253 | Isle of Palms, SC 29417

Smith Appraisal Group, LLC
PO Box 31253
Charleston, SC 29417
(843) 469-9428



November 20, 2023

Chris Burrell
Trident Construction
2245 Technical Parkway
North Charleston, SC 29406

Re: Appraisal Report of
The Isle of Palms City Hall at 1207 Palm Boulevard
City of Isle of Palms, Charleston County, South Carolina

Dear Mr. Burrell:

At your request, I have prepared an appraisal of the above referenced improvements. The building is a 7,064 square foot public building with exterior stairways, decking, and ramps. I inspected the subject property on November 14, 2023. The purpose of this appraisal is to determine the market value of the improvements only for compliance with the "50% rule". I have appraised the fee simple estate.

Photographs and sketches of the subject building are included for reference.

I have been asked to appraise the market value of the subject *improvements only* with no consideration of land value. It is my conclusion that the market value of *the vertical building and attached improvements only* at 1207 Palm Boulevard, City of Isle of Palms, Charleston County, South Carolina as of November 14, 2023, is:

**One Million Seven Hundred Sixty-Five Thousand Dollars
(\$1,765,000)**

The intended use of this appraisal is to establish market value for the improvements only to ensure compliance with the "50% rule." This appraisal was prepared for Trident Construction with an additional intended user being the City of Isle of Palms for the sole purpose of estimating the market value of the subject *improvements only* as of the date of my inspection. *Because this estimate does not include the underlying land value, it cannot be relied on for determining the overall value of the subject property for any other purpose whatsoever.*

The attached report reflects the market value of the subject property as of the effective date of this appraisal. In the course of my appraisal work, I have interviewed numerous market participants regarding the impact that current events have on the subject's segment of the market, and this is reflected throughout this report through use of the most current market data, available comparables, and continued discussions with market participants.

EMAIL follin@sagcharleston.com | WEB www.theSmithAppraisalGroup.com

Chris Burrell
November 20, 2023
Page 2

I certify that this appraisal was made in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

I further certify to the best of my knowledge and belief, that the statements and opinions contained herein are full, true, and correct and that this appraisal is subject to the attached Certificate of Appraisal and Statement of Limiting Conditions. I further certify that I have no interest in the subject property and that neither the employment to make this appraisal nor the compensation are contingent upon the appraised value.

Thank you for allowing me the opportunity to provide this service. Please do not hesitate to contact me with any questions.

Respectfully submitted,



J. Follin Smith, Jr., MAI, SRA

South Carolina Certified General Real Estate Appraiser CG 5314

23-093

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SCOPE OF THE APPRAISAL

The purpose of this appraisal is to determine the market value of the subject improvements only to ensure compliance with the “50% rule.”

The scope of the appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) authored by the Appraisal Standards Board of the Appraisal Foundation and the Standards of Professional Appraisal Practice adopted by the Appraisal Institute. The standards contain binding requirements and specific guidelines that address the procedures to be followed in developing a real estate appraisal, analysis, or opinion of value. The Uniform Standards set the requirements to communicate the appraiser’s analyses, opinions, and conclusions in a manner that will be meaningful and not misleading to the intended user(s).

Property Identification

I identified the subject property through public records, discussions with the owner, and verification with public servants.

Property Inspection

I inspected the subject improvements on November 14, 2023. In doing so, I measured the exterior of the building, inspected the interior, and recorded salient features. I did not inspect the foundation, verify safe operation of mechanical systems, or inspect any part of the building obscured by personal property, walls, or heavy vegetation. I am not an inspector and a property inspection report was not made available to me. Therefore, this appraisal is performed under the assumption that the subject building is structurally sound and mechanical systems are functioning safely. Still, any obvious defects have been reported.

I lack the knowledge and experience with respect to the detection and measurement of hazardous substances, unstable soils, or freshwater wetlands. Therefore, this assignment does not cover the presence or absence of such substances as discussed in the Limiting Conditions section of this report. However, any visual or obviously known problems affecting the property will be reported and their impact on the value will be discussed.

Approaches to Value

There are three approaches to value: the cost, sales comparison, and income capitalization approaches. Only the cost approach to value has been utilized in this appraisal report. Because buildings do not typically sell or lease independently of the underlying land, the omission of the sales comparison and income capitalization approaches has not resulted in a misleading indication of value.

Cost Approach

In order to develop an opinion of value for the subject utilizing the cost approach, I relied on the Marshall Valuation Service. I estimated the effective age of the subject improvements during my inspection. These estimates were used to calculate the depreciated cost of the subject improvements. This is an appropriate and accepted method to determine the market value of the improvements, which does not include the underlying land value.

Because I have appraised the subject improvements only, I have not made a determination of highest and best use, which by its nature, includes an estimate of the highest return to *the land*.

PURPOSE OF THE APPRAISAL

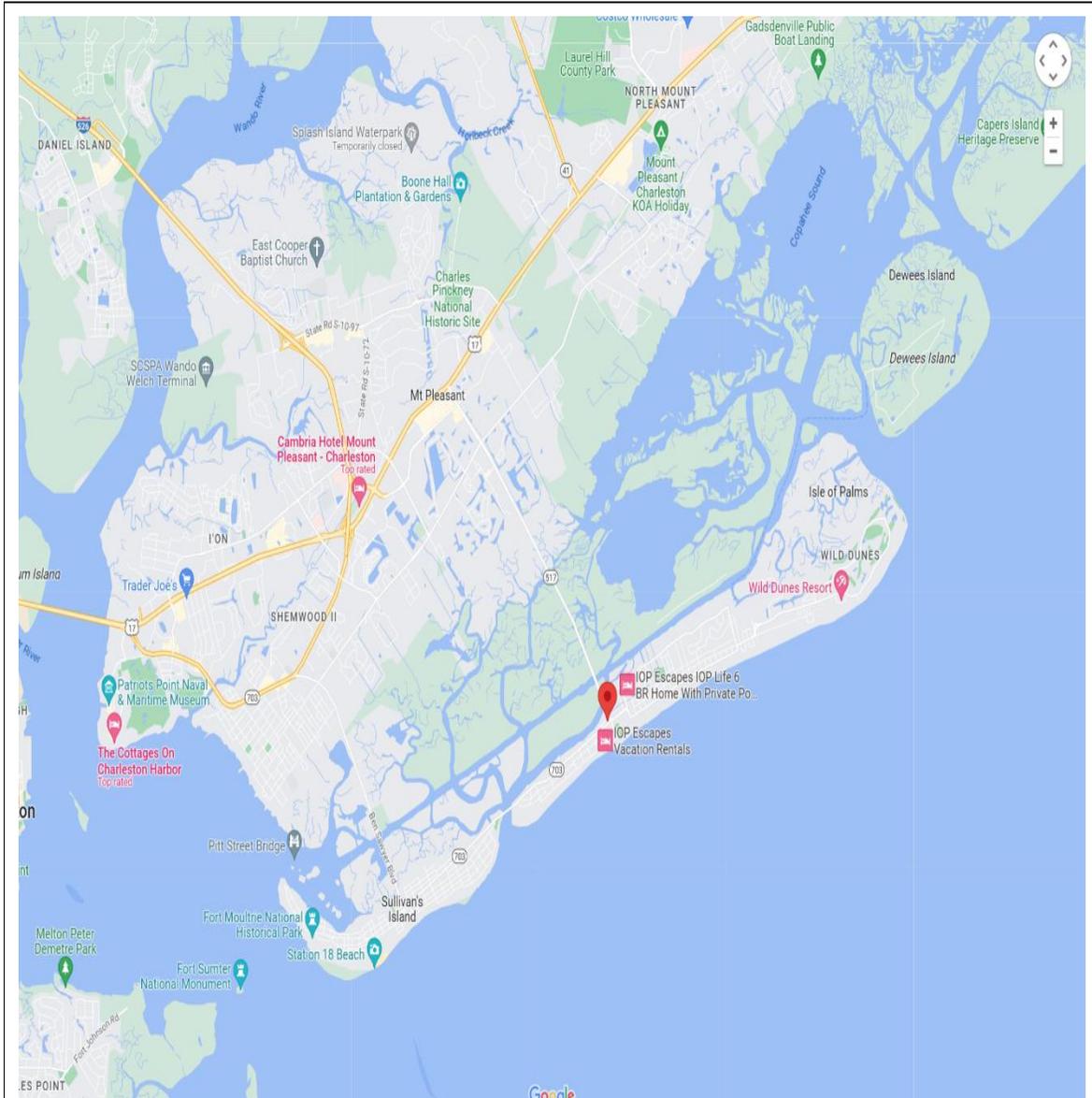
The purpose of this appraisal is to estimate the market value of the subject improvements only. **Market value** means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. ¹

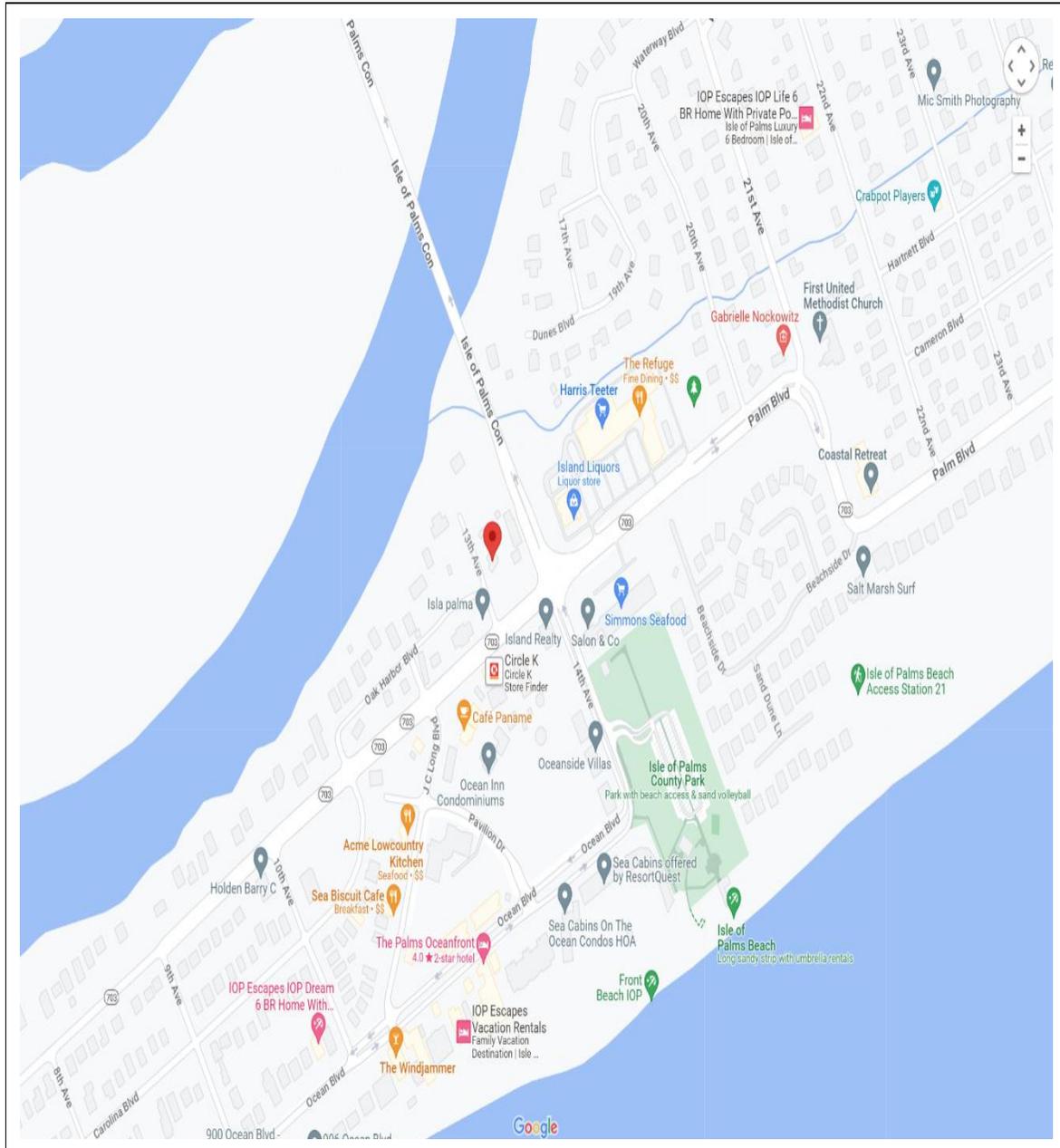
INTENDED USE OF THE APPRAISAL

The intended use of this appraisal is to establish market value for the improvements only to ensure compliance with the “50% rule.” This appraisal was prepared for Trident Construction with an additional intended user being the City of Isle of Palms for the sole purpose of estimating the market value of the subject *improvements only* as of the date of my inspection. *Because this estimate does not include the underlying land value, it cannot be relied on for determining the overall value of the subject property for any other purpose whatsoever.*

AREA MAP



IMMEDIATE AREA MAP

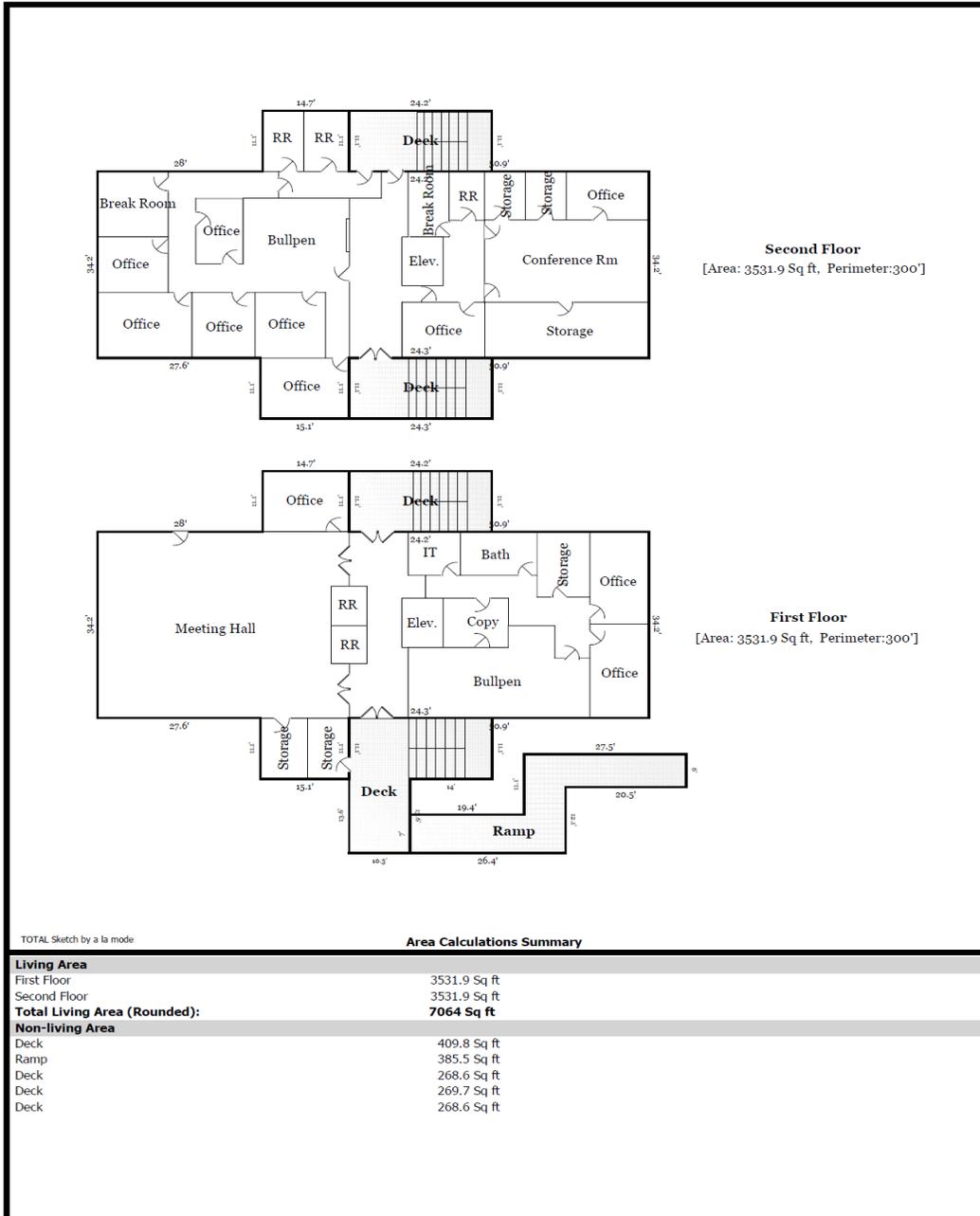


DESCRIPTION OF THE IMPROVEMENTS

Improvement Type	Public office and meeting building	
Size (GBA)	7,064 square feet	
Construction Type	Wood frame (Class D)	
Year Built	c. 1993	
Quality	Average	
Foundation	Crawl space. Wood pilings.	
Exterior Walls	Vinyl siding	
Roof	Architectural shingles over wood truss system. 12-foot floor heights. Aluminum gutters and downspouts.	
Doors	Painted metal and glass exterior doors. Stained or painted wood and hollow core interior doors.	
Windows	Aluminum framed, thermal impact glass. Mechanical metal roll-up shutters.	
Climate Control	Central HVAC	
Other	Backup generator	
Sprinklers	None	
Access	Two exterior stairwells, ramp, and interior elevator	
Rooms	1st Floor	3,532 square feet – Hallway, meeting hall, bullpen/reception area, 3 offices, copy room, IT room, storage, and 3 restrooms (one with shower)
	2nd Floor	3,532 square feet – Hallway, 8 offices, bullpen/reception, conference room, storage, 2 break rooms, 3 restrooms
Finishes	Flooring	Carpet, vinyl, VCT, and ceramic tile
	Walls	Painted sheetrock. Some wood trim.
	Ceilings	Acoustic tiles (8- to 9-foot)
	Lighting	Fluorescent or LED lighting
	Cabinetry	Average quality. Laminate countertops.
	Restrooms	Average fixtures. Some ceramic tile wainscoting.
Exterior Elements	There are front and rear decks and stairwells along with a handicap ramp.	

Overall Condition	Good. Although built approximately 30 years ago, the subject has been adequately maintained.
Estimated Effective Age	10 years
Deferred Maintenance	No significant deferred maintenance noted.

SKETCH



TOTAL Sketch software by a la mode technologies, llc. 1-800-alamode



Front View of Subject



Front Entrance



East View of Subject



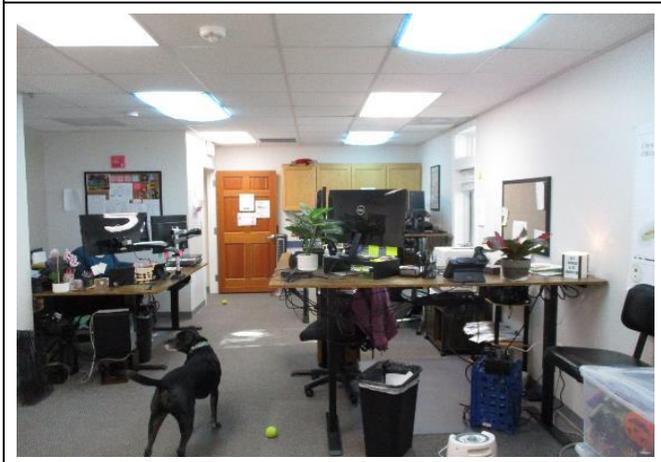
West View of Subject



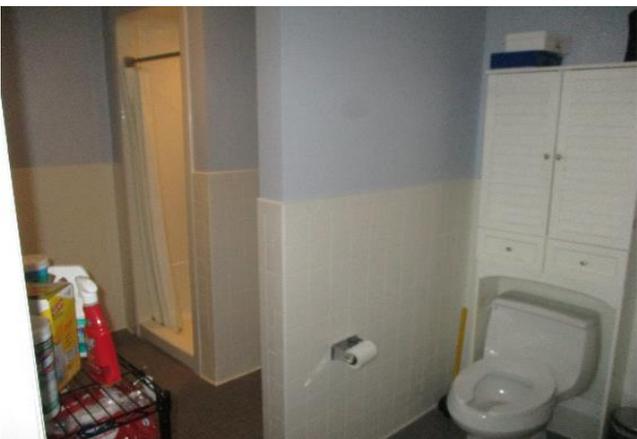
Rear View of Subject



Rear View of Subject

 A photograph of a rear entrance featuring a white double door with glass inserts, set against a dark grey wall. A metal handrail is visible on the right side.	<p>Rear Entrance</p>
 A photograph of an elevator entrance with a wood-grain door and a control panel on the right wall.	<p>Elevator</p>
 A photograph of a first-floor office area with desks, computers, and a dog in the foreground.	<p>1st Floor Bullpen/Reception</p>

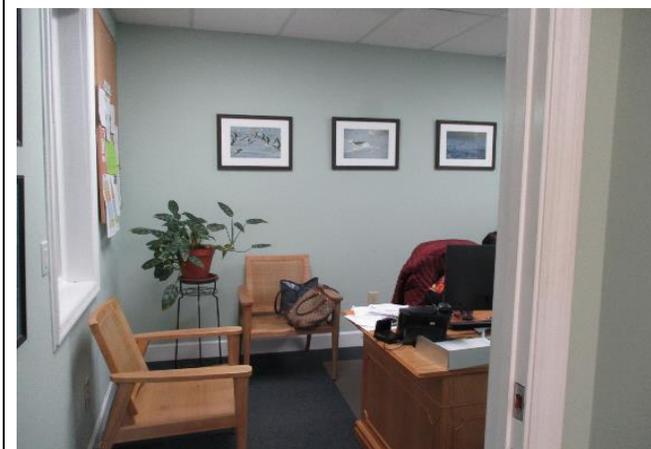
 A photograph of a restroom on the first floor. It features a white toilet, a white sink, and a black and white checkered tile floor. A metal grab bar is mounted on the wall above the toilet. There are white cabinets and a paper towel dispenser on the wall.	<p>1st Floor Restroom</p>
 A photograph of an office area on the first floor. It shows a hallway with a carpeted floor, a doorway leading to another room, and a tall, light-colored filing cabinet. There are some items on top of the cabinet, including a red container. A chair with colorful folders is visible in the foreground.	<p>1st Floor Office</p>
 A photograph of an office on the first floor. It shows a desk with a computer monitor, a chair, and various office supplies. There are windows with blinds, a mounted deer head, and a framed picture on the wall. A fish is mounted on the wall to the left.	<p>1st Floor Office</p>

 A photograph of an office space. It features a white desk with a computer monitor, a black office chair, and a white shelving unit. A window is visible on the right wall, and a whiteboard is mounted on the back wall.	<p>1st Floor Office</p>
 A photograph of a bathroom. It shows a white toilet, a white cabinet, and a roll of paper towels on the wall. A cleaning cart with various supplies is visible in the foreground.	<p>1st Floor Bathroom</p>
 A photograph of a meeting hall. It features a long white conference table, several black chairs, and an American flag on the wall. The room is well-lit with recessed ceiling lights.	<p>1st Floor Meeting Hall</p>

 A photograph of a small office space. In the center is a round, dark wood conference table with four matching chairs. To the left is a white filing cabinet and a desk. On the wall, there is a circular seal for the City of Isle of Palms, South Carolina, established in 1953. A framed picture of a forest is on the wall to the left.	<p>1st Floor Office</p>
 A photograph of a hallway on the second floor. The walls are light blue, and the floor is covered in grey carpet. There are several doors on the right side and a few chairs on the left. An exit sign is visible at the end of the hallway.	<p>2nd Floor Hallway</p>
 A photograph of an office on the second floor. It features a dark wood desk with a computer monitor, a chair, and a printer. There are several filing cabinets and a large potted plant. A map is mounted on the wall.	<p>2nd Floor Office</p>



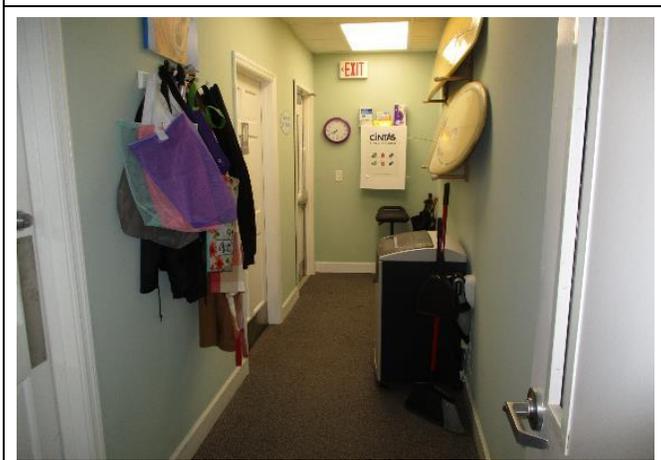
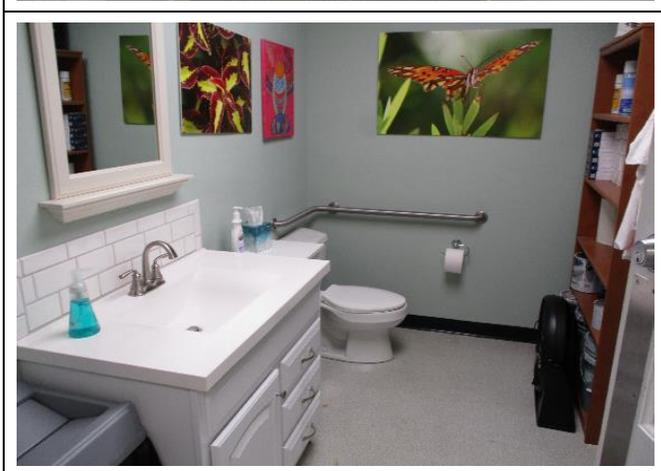
**2nd Floor
Bullpen**

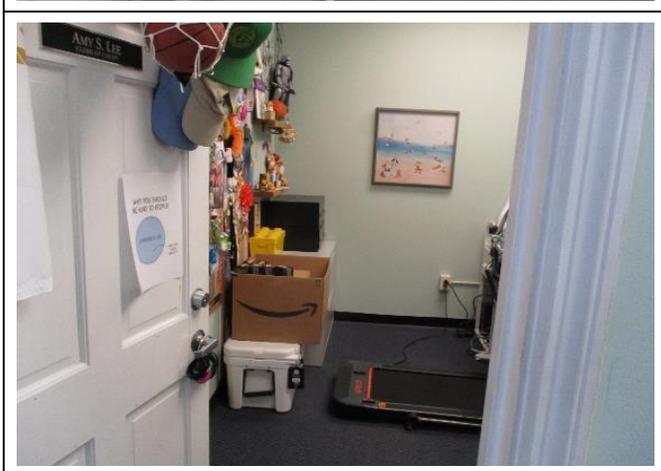


**2nd Floor
Office**



**2nd Floor
Office**

 A photograph of a breakroom on the second floor. It features white cabinetry, a stainless steel refrigerator, a countertop with a sink and a toaster oven, and a window with a view of greenery. A small round table with a plant and some items is visible on the left.	<p>2nd Floor Breakroom</p>
 A photograph of a hallway on the second floor. The walls are light green, and the floor is carpeted. There are several doors, a coat rack with bags, and a bulletin board with a clock. An exit sign is visible at the end of the hallway.	<p>2nd Floor Hallway</p>
 A photograph of a restroom on the second floor. It includes a white sink with a mirror above it, a toilet, and a shower area with a grab bar. There are colorful butterfly-themed posters on the wall and a wooden cabinet on the right.	<p>2nd Floor Restroom</p>

 A photograph of an office space. On the left wall, there is a large wooden shelving unit with multiple open shelves holding various items like books, small framed pictures, and decorative objects. Below the shelves is a wooden desk with a black metal frame. On the desk, there is a telephone, some papers, and other office supplies. A brown leather chair is positioned in front of the desk. The floor is covered with a colorful, patterned rug. The walls are a light, neutral color.	<p>2nd Floor Office</p>
 A photograph of an office space. In the foreground, there is a round white table with two chairs. In the background, there is a desk with a computer monitor and other office equipment. A window is visible on the right wall, and a framed picture hangs on the wall. The room has light-colored walls and a dark carpet.	<p>2nd Floor Office</p>
 A photograph of an office space. On the left, there is a white door with a nameplate that reads "AMY S. LEE". A sign on the door says "MY FELLOW BRICKS & MORTAR PEOPLE". To the right of the door, there is a treadmill on the floor. A cardboard box and some other items are visible near the treadmill. A framed picture hangs on the wall. The room has light-colored walls and a dark carpet.	<p>2nd Floor Office</p>



**2nd Floor
Office**



**2nd Floor
Breakroom**



**2nd Floor
Conference Room**

COST APPROACH

The Commercial Cost manual published by the Marshall Valuation Service was referred to for information necessary to complete an estimate of the cost to construct. This manual provides a unit price per square foot for commercial structures of various types and quality. Adjustments are also necessary for size, location, and other factors.

The subject building is best described as a class “D” building. Class “D” buildings are characterized by Marshall Valuation Service “*by combustible construction. The exterior walls may be made up of closely spaced wood or steel studs, as in the case of a typical frame house, with an exterior covering of wood siding, shingles, stucco, brick or stone veneer, or other materials. Floors and roofs are supported on wood or steel joists or trusses or the floor may be a concrete slab on the ground. Upper floors or roofs may consist of wood or metal deck; prefabricated panels or sheathing.*”

Average Quality is defined by the Marshall Valuation Service as follows:

“Average-quality buildings constitute the largest group of buildings constructed, approximately fifty percent of all buildings. These are generally buildings designed for maximum economic potential without some of the pride of ownership or prestige amenities of higher-quality construction. They are of good standard code construction with simple ornamentation and finishes.”

The subject is best described as a Community Service Building. A base price of \$151.00 per square foot is given. This base cost must be adjusted for various factors.

<u>Community Service Building</u>		Section	Page
Base Cost	\$151.00	15	31
Sprinklers	\$0.00	15	37
HVAC Type Adjustment	\$9.65	15	36
Subtotal	\$160.65		
Story Height Multiplier	12' 1.0000	15	38
Perimeter Multiplier	300' 1.0725	15	38
Seismic & High Wind	1.1000	99	1
Resort Locations	1.3000	99	1
Current Cost	1.0400	99	3
Local Cost	0.9200	99	10
Adjusted Cost	\$235.74		

I have not included entrepreneurial incentive, which is the percentage of cost that a developer would expect to see as profit. Municipal buildings are not typically constructed with profit in mind.

<u>COST NEW CALCULATIONS</u>						
Community Service Building	7,064	SF	x	\$235.74	=	\$1,665,275
Decks (66, 2)	600	SF	x	\$22.50	=	\$13,500
Decking/Stair Rooves (66, 2)	537	SF	x	\$27.50	=	\$14,768
Stairs (66, 2)	617	SF	x	\$3.25	=	\$2,005
Ramp (66, 2)	386	SF	x	\$65.00	=	\$25,090
Wood railings (66, 2)	170	LF	x	\$37.50	=	\$6,375
Elevator (15, 36)				FV	=	\$69,750
Generator (54, 3)				FV	=	\$49,900
Subtotal					=	\$1,846,663
7.30% Architect's Fees (99, 2)					=	\$134,806
TOTAL COST NEW					=	\$1,981,469

The next factor that must be considered is depreciation. Depreciation is defined as a loss in value due to any cause. It is the difference between the value of an improvement or a piece of equipment and reproduction or replacement cost as of the date of valuation. Physical depreciation is a loss in value due to physical deterioration. Functional obsolescence is a loss in value due to the lack of utility or desirability of part, or all, of the property. External or economic obsolescence is a loss in value due to causes outside the property and independent of it.

The subject was built c. 1993, meaning the building has a chronological age of approximately 30 years. However, the building has been adequately maintained and has a lower effective age than its chronological age. At the time of my inspection, I estimated the effective age to be 10 years.

The typical life expectancy guidelines in Section 97 indicate the following typical life for average quality public service buildings. Using my estimated effective age, I have referenced the percent of depreciation indicated by the Marshall Valuation Service in Section 97.

Typical Life	Effective	Percent
Exp. (yrs)	Age (yrs)	Depreciated
40	10	11%

The market value of the subject improvements is calculated as follows.

Total Cost New		\$1,981,469
Depreciation	11%	<u>-\$217,962</u>
Value by Cost Approach		\$1,763,507
Rounded		\$1,765,000

**INDICATED IMPROVEMENT VALUE BY COST APPROACH:
 One Million Seven Hundred Sixty-Five Thousand Dollars
 (\$1,765,000)**

EXPOSURE & MARKETING TIME

According to “The Dictionary of Real Estate Appraisal, 6th Ed.” Published by The Appraisal Institute, Exposure Time is defined as follows:

1. *The time a property remains on the market.*
2. *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective estimate based on an analysis of past events assuming a competitive and open market.*

According to “The Dictionary of Real Estate Appraisal, 6th Ed.” Published by The Appraisal Institute, Marketing Time is defined as follows:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

In most cases, the estimate of Exposure Time and Marketing Time will be the same or very similar. The estimate of Exposure/Marketing Time utilizes some of the same data collected and analyzed in the Highest and Best Use, Site valuation and Sales Comparison Approach sections of this report. According to the Appraisal Standards Board, it is not intended to be a prediction of a date of sale or a one-line statement. It is an integral part of the analyses conducted during the appraisal assignment. The opinion may be expressed as a range and can be based on one or more of the following:

1. Statistical information about days on market;
2. Information gathered through sales verification;
3. Interviews of market participants.

There are additional factors that should also be considered in this analysis of Exposure Time. These factors include identification of typical buyers and sellers for the type of property involved and typical equity investment levels and/or financing terms.

There are a variety of factors that must be examined in order to estimate exposure time.

- Supply/demand conditions as of the effective date of the appraisal.
- Current cost information.
- Historical sales information (sold after exposure and after completion of negotiations between the seller and buyer.)
- The analysis of future income expectancy projected from the effective date of the appraisal.

The improvements would likely not sell separately from the subject site, which I have not appraised.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This assignment was conducted, and the report presented, subject to the following assumptions and limiting conditions. The use and acceptance of this report indicates that the client accepts these assumptions and limiting conditions.

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any and all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the property is in full compliance with applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal. If a renovation is planned and the cost exceeds 50% of the market value of the improvements, the governing authority may require that the property be renovated to current code and zoning. It is assumed that any such renovation has already been approved by the governing authority unless stated otherwise.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, mold, and other potentially hazardous materials or substances may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in the field, if desired.

- Unless otherwise stated, no elevation certificate or a topographical map was provided. The appraiser is not qualified to determine the location or elevation of the subject in relation to the flood plain. If the subject is in a flood plain, it is assumed that it is above base flood elevation, unless stated otherwise. If the subject is below base flood elevation, it may result in increased insurance premiums.

The appraisal report has been made with the following limiting conditions:

- Where the value of the various components of the property are shown separately, the value of each is segregated only as an aid to better estimating the value of the whole; the independent value of the various components may, or may not, be the market value of the component.
- Possession of this report, or a copy thereof, does not carry with it the right of publication.
- The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- No specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA) was made. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Because there is no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property was not considered.
- The scope of this appraisal assignment does not include the measurement of any immediate effect of incidents of domestic terror, the spread of infectious diseases, or natural disasters on the real estate market or on the value of the subject property, except as reflected by the market and in discussions with market participants.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Neither I, nor Smith Appraisal Group, LLC have any present or prospective interest in the property that is the subject of this report, nor any personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. Neither my conclusions nor my comparisons were based on or chosen with respect to race, sex, gender identity or expression, sexual orientation, age, religion, color, ancestry, disability, marital status, arrest and court records, or reproductive health decisions.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I made a personal inspection of the subject property.
- No one provided significant professional assistance to the person signing this report, except as described in the letter of transmittal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



J. Follin Smith, Jr., MAI, SRA
South Carolina Certified General Real Estate Appraiser CG 5314

November 20, 2023
Date of Report

ADDENDUM

APPRAISER'S QUALIFICATIONS

J. Follin Smith, Jr., MAI, SRA
Smith Appraisal Group, LLC
PO Box 31253 | Charleston, SC 29417
Telephone: (843) 469-9428
Email: follin@sagcharleston.com

EDUCATION

College of Charleston – B.A. in History (2003)

LICENSE

State of South Carolina Certified General Real Estate Appraiser (CG 5314)

PROFESSIONAL DESIGNATIONS

MAI - Appraisal Institute

SRA - Appraisal Institute

ADDITIONAL QUALIFICATIONS

Recognized as an expert witness

WORK EXPERIENCE

Smith Appraisal Group, LLC (Owner)	2017 – present
Sass, Herrin & Associates, Inc. (Real Estate Appraiser)	2005 – 2017
Charleston County School District (Social Science Teacher)	2003 – 2004

PROFESSIONAL SERVICE

Candidate for Designation Advisor – Appraisal Institute
Chairman, Public Relations Committee (2016-2017) – South Carolina Appraisal Institute
Regional Representative (2017-2018) – South Carolina Chapter - Appraisal Institute
Member, Candidate Guidance Committee (2018) – SC Chapter - Appraisal Institute
Alternate Regional Representative (2019) – South Carolina Chapter - Appraisal Institute
Member, Nominating Committee (2022) - South Carolina Chapter - Appraisal Institute
Member, Education Committee (2022-2023) - South Carolina Chapter - Appraisal Institute

APPRAISAL COURSES

2005 – Principles of Residential Appraisal (Course L-1), Spearman Center
2005 – Residential Market Data Analysis (Course L-2), Spearman Center
2005 – Uniform Standards of Professional Practice (Course L-3), Spearman Center
2005 – Appraisal Residential Property Case Study (Course CR), Spearman Center
2005 – Basic Income Appraisals (Course C-1), Spearman Center
2007 – Advanced Income Property Appraising (Course C-2), Spearman Center
2007 – Applied Income Property Valuation (Course C-3), Spearman Center
2009 – General Market Analysis Highest & Best Use Appraisal Institute
2010 – Advanced Sales Comparison and Cost Approaches, Appraisal Institute
2011 – Advanced Income Capitalization, Appraisal Institute

- 2012** – General Appraiser Report Writing, Appraisal Institute
- 2012** – Advanced Concepts and Case Studies, Appraisal Institute
- 2018** – Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute
- 2021** – Marshall & Swift Commercial Cost Approach Certification, Columbia Institute

SEMINARS

- 2006** – SC: Resolving Valuation Disputes
- 2006** – AI: Subdivision Valuation: Valuing Improved Subdivisions
- 2007** – SC: USPAP Seven Hour Update
- 2008** – SC: FHA Tools of the Trade
- 2008** – SC: Appraiser Liability
- 2009** – AI: USPAP Seven Hour Update
- 2009** – AI: Business Practices and Ethics
- 2011** – SC: USPAP Seven Hour Update
- 2013** – AI: USPAP Seven Hour Update
- 2015** – AI: Special Use Properties: Hospitality and Senior Housing
- 2015** – AI: USPAP Seven Hour Update (2014-2015)
- 2015** – AI: Business Practices and Ethics
- 2015** – AI: USPAP Seven Hour Update (2016-2017)
- 2016** – AI: Case Studies: Complex Valuation
- 2016** – AI: Contract or Effective Rent: Finding the Real Rent
- 2017** – AI: Real Estate Finance & Investment Performance
- 2017** – AI: Parking and Its Impact on Value
- 2017** – AI: USPAP Seven Hour Update (2018-2019)
- 2019** – AI: The Valuation of Breweries
- 2020** – AI: USPAP Seven Hour Update (2020-2021)
- 2020** – AI: Eminent Domain and Condemnation
- 2020** – AI: Appraisal of Medical Office Buildings
- 2021** – AI: Litigation Assignments: Doing Expert Work on Atypical Cases
- 2022** – AI: USPAP Seven Hour Update (2022-2023)
- 2022** – AI: Paperless Real Estate Appraisal Office, 2022: 10 Years Later
- 2023** – AI: Current Issues & Misconception in Appraisal
- 2023** – AI: Lender Roundtable

PARTIAL LIST OF CLIENTS

Legal and Accounting Firms:

- | | |
|--------------------------|---------------------------|
| Bybee & Tibbals, LLC | Hood Law Firm |
| Clawson and Staubes, LLC | James E. Smith, Jr., P.A. |
| Davis & Floyd | Paradigm Tax Group |
| Corrigan & Chandler, LLC | Rosen Hagood |

Lending Institutions:

- | | |
|-----------------------------|-----------------------|
| First Citizens Bank & Trust | United Community Bank |
| Ameris Bank | ServisFirst Bank |
| Beacon Bank | PNC Bank |
| Farmers & Merchants Bank | First Reliance Bank |
| Pinnacle Bank | Regions Bank |

Capital Bank

First National Bank

Government Agencies:

City of Charleston
Town of Kiawah Island
Town of Bluffton
Charleston County PRC
Santee Cooper
Town of James Island
Department of Veterans Affairs
Lowcountry Council of Governments
Berkeley-Charleston-Dorchester Council of Governments
Dorchester County

Non-Profit Organizations:

Medal of Honor Museum
Patriot's Point Foundation
Ronald McDonald House of Charleston
Beaufort County Black Chamber of Commerce
Southern Carolina Alliance
Coastal Community Foundation of SC

Corporations:

Irvin-House Vineyards & Firefly Distillery
Coastal Treated Products, Co.
Trebol USA, LLC
Carmike Cinemas

Schools & Universities:

The College of Charleston
Charleston County School District
The Citadel

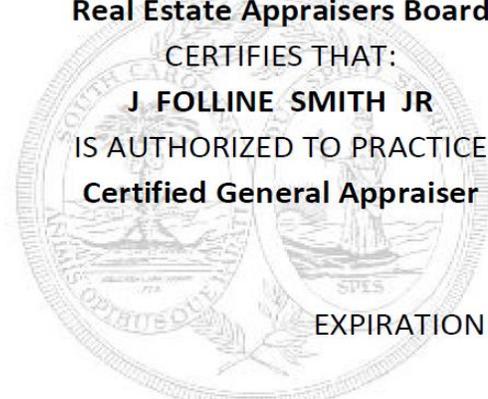
Property Management:

AMCS Management
Reliable Property Managers, LLC
Sentry Management

Hospitals and Medical Firms:

Roper St. Francis Healthcare
East Cooper Medical Center

South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
CERTIFIES THAT:
J FOLLINE SMITH JR
IS AUTHORIZED TO PRACTICE
Certified General Appraiser



LICENSE NO.
AB .5314 CG

EXPIRATION DATE: 06/30/2024

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>



SECTION TWO

BUILDING ENVELOPE ASSESSMENT – APPLIED BUILDING SCIENCES



March 20, 2024

Mr. John Edward Griffith
Trident Construction
2245 Technical Parkway
North Charleston, SC 29406

**Re: Preliminary - Exterior Building Enclosure Survey
Isle of Palms City Hall Building
1207 Palm Boulevard
Isle of Palms, SC
ABS Project No. 800.24027**

Mr. Griffith:

Pursuant to your request, Applied Building Sciences, Inc. (ABS) conducted a survey of portions of the interior and exterior of the above referenced building. The purpose was to assess the general condition of the existing exterior building enclosure components of the building. The following report summarizes the most pertinent observations made to date, conclusions, and recommendations.

DESCRIPTION and BACKGROUND

The assessment was visual in nature only. A site visit for observations and photographic documentation was conducted on March 6, 2024 by Scott Harvey, AIA, RWC of ABS. Observations were performed, from the ground, common exterior walkways / breezeways, exterior stairwells, and along portions of the interior surfaces along the exterior wall. The observations were of visible exterior elements only (concealed components were not accessed unless specifically noted otherwise) and did not include a survey of civil (exterior flatwork and drainage), structural, mechanical, electrical, plumbing, fire protection or electrical components or for compliance with Americans with Disability Act (ADA), accessibility, or means of egress. All findings and opinions expressed herein are for the present physical condition at the time of the site visit and are not an indication of predicted or future performance.

OBSERVATIONS

The existing building is an elevated two-story wood framed building clad with vinyl siding. The roof is a combination of steep sloped shingles and low-slope membrane. The roof was not accessed during the site visit. The windows are casement style windows. The most pertinent observations are outlined below:

1. The building is elevated over a crawl space. No vapor barrier was observed to be installed below the structure leaving the earth in the crawlspace exposed. The crawlspace was not surveyed thoroughly. However, when walking through areas of the elevated first floor above the crawlspace it was noted that the wood subfloor appeared soft in locations.

*Preliminary - Exterior Building Enclosure Survey
Isle of Palms City Hall Building
1207 Palm Boulevard
Isle of Palms, SC
ABS Project No. 800.24027
Page 2 of 3*

2. In one location, the exterior vinyl siding was partially pulled away from the building to allow for further observation. In another area, around a light fixture near a stair on the back of the building, the vinyl siding stopped short of the light fixture allowing for observation of the materials inboard of the vinyl siding. Based on observations at these two locations, it appears the vinyl siding is installed directly over a rigid insulation board and that rigid insulation board is installed directly over what is likely the original wood lap siding. No weather barrier was observed inboard of the vinyl siding or rigid insulation.
3. The eave of the roof incorporates a vented vinyl soffit. In areas this vinyl soffit was observed to be detached / loose.
4. Various degrees of wood deterioration were observed along the stairs and ramp guardrails as well as to section of exposed wood trim.
5. Operable, permanently installed, roll down hurricane shutters are installed over each window and attic gable vent. In two locations on the second floor, the hurricane shutters were lowered and in the closed position. The hurricane shutters appeared to have power run to them through the exterior wall and siding.
6. At the time of the site visit it was not raining but it had been raining prior to the site visit. Along two areas of the exterior of the building, water was observed leaking out from behind the vinyl siding. The water was coming out of multiple horizontal joints in the siding. One area where water was observed leaking from the siding joints was adjacent to an area of reported termite activity in a second-floor closet. In the area of termite activity deterioration of the wood framing and sheathing was observed through a cut that had been previously made in the interior drywall. This cut was made near the top of the wall within the second-floor closet. One other area of leakage out from behind the siding was noted to be adjacent to one of the steep slope to low slope roof transitions.
7. Evidence of possible water intrusion inside the building was observed in a few locations. This evidence of possible water intrusion presented itself as streaking along the walls adjacent to windows and on the frames of the doors. This staining was noted at the heads of two exterior entrance doors and adjacent to a window. At the area adjacent to the window, the water intrusion appeared to be coming through what appears to be a hurricane shutter operator that is mounted near the head of a window on the interior of the building.

CONCLUSIONS

Based on this preliminary visual survey of the various building enclosure components, there are concerns with some of the items observed to date. These areas of concern warrant further exploratory testing in order to determine the long-term effects that have resulted to the concealed portions of the building's framing and sheathing that could not be observed during this initial preliminary visual survey. These issues include:

1. The apparent lack of a weather resistant barrier inboard of the vinyl siding.
2. Water draining out of the horizontal laps of the vinyl siding.

Preliminary - Exterior Building Enclosure Survey
Isle of Palms City Hall Building
1207 Palm Boulevard
Isle of Palms, SC
ABS Project No. 800.24027
Page 3 of 3

3. The evidence of what appears to be water intrusion at various locations along the interior of the building.
4. The evidence of termite damage to a portion of the building.

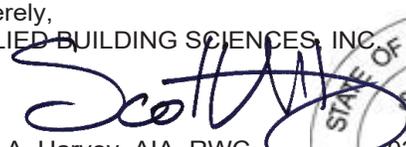
The evidence of water inboard of the vinyl siding with no apparent installed weather barrier to help manage and drain the water is an issue. Based on the evidence of water intrusion inside the building, and the termite activity and damage at the top of the second floor, water is penetrating the building enclosure and, at least in areas, the lack of a weather barrier and a water management system is affecting the integrity of the building.

Therefore, it is recommended that further exploratory testing be conducted to confirm the visual observations noted above and to help in determining the extent and scope of work necessary to address those issues. This exploratory testing would include removal of sections of vinyl siding around windows, through wall penetrations, roof to wall intersections, and building corners. Additionally, this exploratory testing may include the removal of areas of siding and sheathing that are inboard of the vinyl siding and/or sections of interior gypsum board both of which would allow for further observations of framing and sheathing conditions.

This report has been prepared based on information available at the time and in accordance with generally accepted architectural practices and standards. This report represents ABS' review of the items specifically identified within the report and should not be taken as acceptance of any item not specifically addressed herein. Representative photographs are included in the report, and additional photos are available upon request. ABS reserves the right to make revisions should additional information become available at a later date. While reasonable diligence has been made to identify the most problematic areas within the scope of the assignment, it is possible that additional building deficiencies will be discovered during repairs, maintenance, or additional investigation. This report, and the conclusions herein, is for the sole use of the client for its intended purpose and is not transferable to other entities, locations, or projects.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
APPLIED BUILDING SCIENCES, INC.



SCOTT A. HARVEY
03.20.2024
Charleston, SC
6555

Scott A. Harvey, AIA, RWC





SECTION THREE

STRUCTURAL ENGINEERING ASSESSMENT – ATLANTIC ENGINEERING



875 Lowcountry Blvd, Suite 210

Mt Pleasant, SC 29464

www.AtlanticEngineering.net

1 April 2024

Mr. John Edward Griffith
Trident Construction
2245 Technical Parkway
North Charleston, SC 29406

Subject: 1207 Palm Blvd; Isle of Palms, SC
Existing Structure Condition Review
Atlantic Project No. 240150

Dear Mr. Griffith

On 6 March 2024 I visited the subject location to perform a cursory review of the existing building structure. I met you and Scott Harvey (Applied Building Sciences) as part of a multi-discipline building review. During our site visit, we reviewed readily accessible areas. We performed no destructive testing or demolition during our site visit. At this time, we have not been provided Original Construction Documents for reference or review.

The existing structure consists of a two-story, wood framed building that is supported by driven timber piles. The building includes an elevator with stops at the First and Second Floor Levels. Wood Stairs and Ramps provide access to the building.

Roof Framing

Roof Framing consists of Metal Plate Connected Wood Trusses with plywood roof sheathing. The Roof Trusses are expected to span the width of the building without bearing on interior walls. However, this can only be verified with additional reconnaissance to include selective demolition.

Observations include the following:

- Roof Trusses with Plywood Sheathing (Photographs No. 1 & No. 2)
- HVAC unit above Second Floor Ceiling, supported by Roof Trusses (Photograph No. 3)



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- Deteriorated Wall Framing at/below HVAC unit (Photograph No. 4)
- Damaged Second Floor Finish at/below HVAC unit (Photograph No. 5)

Second Floor Framing

Second Floor Framing consists of Metal Plate Connected Wood Trusses with Plywood Subfloor. The Floor Trusses are expected to span the width of the building without bearing on interior walls. However, this can only be verified with additional reconnaissance to include selective demolition.

Observations include the following:

- Floor Trusses with Plywood Subfloor (Photographs No. 6, 7, 8)
- Floor Trusses with Double Bottom Chord (Photographs No. 6, 7)

First Floor Framing

First Floor Framing consists of sawn timber joists and beams with Plywood Subfloor. The First Floor Framing is supported by driven Timber Piles.

Observations include the following:

- First Floor Joists, Beams, Piles (Photograph No. 9)
- CMU at Elevator (Photograph No. 10)
- Pile to First Floor Beams consist of bolts and steel plates (Photographs No. 9, 12)

Exterior

The exterior walls consist of wood stud construction with siding. At some point the original wood siding was covered with aluminum siding. Due to the presence of this siding, we were unable to review and/or determine the condition of the wall sheathing.

Observations include the following:

- Typical Exterior Wall Siding (Photographs No. 13, 14)



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- Wood Guardrail, Deteriorated (Photographs No. 15, 16, 17)
- Wood Stair and Landing Framing (Photograph No. 18)

Summary, Opinion:

We did not encounter widespread deterioration within the Roof Framing, Floor Framing, or Wall Framing. However, deterioration may be present (and obscured from view) due to the presence of siding, wall finishes, ceiling finishes, and/or floor finishes. Any deteriorated members should be repaired/replaced in a timely manner to protect occupant safety.

We noted some areas of deterioration within the Guardrails at the exterior stairs and ramps. It is our understanding that repairs are in progress for these conditions (see Photograph No. 16). Any deterioration within the Stairs, Landings, Guardrails, and/or Handrails should be repaired in a timely manner to protect Occupant Safety.

As I understand, the Project Program includes a possible Third Storey addition. Based on my knowledge of the existing structure, this would not be cost effective. A partial list of Cost Factors includes the following.

- Project Cost (relative to existing building value) would trigger a Mandatory Code Upgrade for the entire Structure.
- The existing Piles are not sufficient for loads associated with an additional Floor.
- The existing lateral force system (Shearwalls) are not sufficient for additional Wind Loads
- The exterior stud walls/bearing walls may not be sufficient for loads associated with an additional Floor.

Please do not hesitate to contact me with questions or concerns.

Sincerely

A handwritten signature in cursive script that reads "Marc Caldwell".

Marc Caldwell, P.E.
Atlantic Engineering, LLC



875 Lowcountry Blvd, Suite 210

Mt Pleasant, SC 29464

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Photograph No. 1
Roof Framing: Metal Plate Connected Wood Trusses



Photograph No. 2
Roof Framing: Metal Plate Connected Wood Trusses



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Photograph No. 3
HVAC Unit above ceiling, supported by Roof Trusses



Photograph No. 4
Deteriorated Wall Framing below HVAC Unit



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Photograph No. 5
Water damage to floor: below HVAC Unit



Photograph No. 6
Second Floor Framing: Metal Plate Connected Wood Trusses



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Photograph No. 7
Second Floor Framing: Metal Plate Connected Wood Trusses



Photograph No. 8
Second Floor Framing: Metal Plate Connected Wood Trusses



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Photograph No. 9
First Floor Framing: Joists, Beams, Piles



Photograph No. 10
First Floor Framing: CMU on Pile Cap at Elevator



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Photograph No. 11
First Floor Framing: Joists



Photograph No. 12
First Floor Framing: Pile to Beam Connection



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Photograph No. 13
Front Entrance



Photograph No. 14
Front Entrance



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Photograph No. 15
Guardrail at Second Floor Level, Note deterioration.



Photograph No. 16
Guardrail at First Floor Level, Repairs in progress



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Photograph No. 17
Guardrail at First Floor Level, Note deterioration.



Photograph No. 18
Front Entrance, Stair and Landing Framing



SECTION FOUR

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM ASSESSMENT – MECA AND GWA ENGINEERS

IOP City Hall MEP Assessment
Mechanical, Plumbing and Electrical Systems
March 22, 2024



General

This is a study of the existing HVAC, plumbing and electrical systems in the Isle of Palms City Hall building located at 1207 Palm Blvd. in the City of Isle of Palms, SC. The facility consists of an approximately 8,000 square foot, two-story building that is utilized for City Hall and various administrative functions.

It is our understanding that the City Hall of Isle of Palms is evaluating the feasibility of renovating the existing building or the construction of a new building to better serve their needs. As part of this study, we visited the site on February 21st of 2024 to observe the existing MEP systems, identify deficiencies and ascertain modifications as required to support renovations as outlined in the building program completed by McMillan Pazdan Smith Architecture and provided to GWA.

The findings contained herein are based on visual observation of the existing conditions only.

The study is formatted in disciplines being HVAC, plumbing and electrical.

CODE REFERENCES

Any new work for renovations and/or new construction shall be in accordance with the applicable provisions of the following codes, standards and guidelines:

1. International Building Code (IBC), 2021 Edition
2. International Fire Code (IFC), 2021 Edition
3. International Energy Conservation Code (IECC), 2009 Edition
4. National Fire Alarm and Signaling Code (NFPA 72), 2019 Edition
5. National Electrical Code (NFPA 70), 2020 Edition
6. ICC/ANSI A117.1, Accessible and Useable Buildings and Facilities, 2017 Edition
7. National Electrical Safety Code (NESC/ANSI C2), 2020 Edition
8. The Lighting Handbook, 10th Edition, Illuminating Engineering Society of North America (IESNA)
9. All other applicable local codes and ordinances.

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March 22, 2024

HVAC

The HVAC system consists primarily of four (4) DX split systems. The condensing units (CU) are located on elevated wood platforms behind the building. The indoor heat pumps or air handling units (AHU) are located:

- On 1st floor in mechanical closets
- On 2nd floor in the attic.

The outdoor heat pumps (CUs) have open screening surrounding the units. The east side CUs require a ladder to access. The east side enclosures house the CUs that service the 1st east side and 2nd floor east side AHUs. On the day of the survey the 1st floor east side CU was covered in ice and not operating properly. Those 2 CUs were not accessible on the day of the visit. The size of the screened enclosure renders service difficult on these two (2) machines.

The CUs serving the 1st and 2nd floor west side of the building are also located on an elevated platform with screened enclosure. Limited service clearance appears similar to the east side CUs. One of the CUs is a 5-ton serving the 2nd floor left side AHU and the other estimated to be a 7.5-ton based on the AHU size in the front mechanical closet / elevator machine room.

The 1st floor AHUs are located in closets. The east side AHU is a vertical 4-ton model serving that side of the 1st floor; it is located in an interior mechanical closet that also houses a water heater. This nameplate for this AHU is dated May 2008 which is approaching 16 years old. The 1st floor west side AHU is a 7.5-ton model located in a front exterior mechanical closet where the elevator equipment is located and separated by a chain link fence. The nameplate is dated 9/2016 or 7.5 years old. In new construction, elevator equipment would require a separate room from all other uses.

The AHUs serving the 2nd floor are located in the attic. Service access to these units is difficult with access through the lay-in tiles to platforms on the bottom attic framing. The east side AHU is a 2015 Carrier model. The left side AHU nameplate was not accessible; based on the CU it is most likely a 5-ton system.

The attic is gravity ventilated with insulation @ the bottom chord of the framing / atop the sheetrock sub-ceilings. We understand it is common for the ductwork to condense or sweat which drips onto the ceilings below.

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March 22, 2024

The ductwork in the attic appears to be sheetmetal wrapped in foil-faced ductwrap and original to the building's use as City Hall. There is visible evidence of repairs or modifications to the duct systems.

Air distribution are ceiling types consisting of multiple styles including louver faced, perforated with adjustable vanes and perforated with no vanes & solid deflector. Many are damaged with most being dirty. Their condition reflects their age which is probably original to the building.

Stand-alone thermostats serve each of the four (4) DX split systems.

Outside air (O/A) / fresh air introduction to the AHUs was not visible to any of the systems.

Recommendations:

1st floor

- The 4-ton system is beyond its useful life and in need of replacement. O/A as code required to be properly introduced @ the AHU/return air ductwork. Considering the age of the ductwork it too should be replaced complete with new air distribution.
- The 7.5-ton system is approximately 7-1/2 years old. Due to the fluctuating occupancy of the council chambers, a 2-stage replacement is recommended. O/A is to be introduced as noted for the 4-ton system. Anticipating a ceiling replacement and the age of the ductwork – new ductwork and air distribution should be installed.
- Existing CU platforms to be replaced with platforms providing proper service clearance and simple access. The CUs should have a coastal protection coating to increase longevity. This applies to all HVAC systems.

2nd Floor

- The 2015 AHUs (left side estimated) should be removed and installed in mechanical closets; or – proper access and service clearance provided in the attic locations. O/A to be introduced as noted for 1st floor systems.
 - Refer to the architectural plans for the attic ventilation and insulation improvements.
- Since there is a history of condensation on the ductwork, both ductwork systems should be replaced entirely with R-8 ductwrap installed. New air distribution to be installed in the new ceilings.

Due to the type of unitary DX systems, each system is capable of one thermostat. Should additional zones be desired, additional-smaller systems may be required.

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Due to the coastal location, building exhaust make-up air needs and limitations of the DX split systems to properly address O/A rates, a dedicated outside air system (DOAS) is probably necessary to properly maintain building pressure and reduce infiltration into the building.

HVAC Photographs



East Side CU Platform



2nd Floor Above Ceiling/Sub-Ceiling



2nd Floor East Side AHU in Attic



2nd Floor West Side AHU in Attic

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March 22, 2024



1st Floor West AHU in Mech/Elev Rm



West Side CU Platform



1st Floor East Side Mech Room

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Plumbing

It is our understanding that sanitary sewer flows toward Palm Blvd with domestic water entering the rear of the building. There is a ¾"-1" isolation valve in the domestic water line exposed to the elements under the rear of the building and accessible through the lattice style crawlspace screening. Should a restroom(s) be added the water main size may need to be increased.

Water closets are tank flush style. Most lavatories are solid surface with mixed surface mounted lavatories or integrated bowls. The toilets appeared to flush. Hot water delivery was relatively slow on many lavatories and/or sinks.

The water heater located in the 1st floor mechanical closet is a Whirlpool 50-gallon tall boy style. Based on the serial number it is approximately 23 years and in need of replacement. Piping fittings above the heater show evidence of corrosion.

Recommendations:

- In a building renovation, the restroom and breakroom fixtures should be replaced.
- Due to the delay of hot water to some of the fixtures, the hot water piping should be replaced complete with a recirculation pump installed.
- If restroom fixtures were to be added, a new domestic water main may be required.
- Exposed domestic water in the crawl space should be properly insulated.

Plumbing Photographs:



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2nd Floor Sink @ Conf Room



Water Heater in 1st Floor Mech Room

2nd Floor Sink @ Conf Room



Domestic Water Shut-Off in Crawlspace



Water Closet

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March 22, 2024

Electrical

I. Observations and Code Review

Service Entrance and Power Distribution

- The building is served with 120/208V volt, three-phase power by a Dominion Energy pad-mounted 150kVA transformer. The utility metering enclosure is located on the outside of the building (Photo 1). The metering enclosure has a significant amount of corrosion due to the exterior location and proximity to the ocean and is in poor condition (Photos 2 and 3).
- It appears that the electrical service enters the building via conduits routed within the crawlspace underneath the building and terminates in a 500A rated Square D panelboard “MP” located in the first-floor electrical room. The panelboard schedule on the interior of the panelboard door has a date of January 1992 so we believe this panelboard is original to the building (Photos 4, 5 and 6). Despite the age of this panelboard, it appears to be in good condition.
- The Transient Voltage Surge Suppressor (TVSS) is currently mounted to the wall on the left side of panelboard “MP” and appears to be in good condition.

Emergency Power System

- The building has a Cummins diesel-electric emergency generator with a sub-base fuel tank mounted to an elevated platform on the exterior of the building. Based on the model number listed on the nameplate (Photo 7), the emergency generator appears to be a 175kVA unit installed in 2014, which is connected through an exterior mounted transfer switch. It is our understanding based on conversations with staff that the emergency generator system provides emergency power for the entire building, but the transfer switch does not operate automatically and requires manual operation to transition to emergency power. The emergency generator utilizes a weatherproof enclosure and as such, appears to be in good condition but does not include a catwalk or platform for maintenance access to the generator (Photos 8 and 9). The existing panelboards located on the interior of the building appear to be original to the building but seem to be in good condition. However, the exterior mounted transfer switch and associated distribution equipment show signs of corrosion and appear to be in poor condition (Photos 10 and 11).

Interior Electrical

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- The receptacle layout appears generally satisfactory within most of the spaces observed during the site visit. Most of the existing electrical devices appear to be original to the building and show signs of wear and consist of different finishes (mainly ivory and white). It is our opinion that although in generally fair condition, the majority of electrical devices within the building have exceeded their rated life expectancy.
- It was observed that surface mounted raceway was utilized in several areas for the addition of lighting controls where access to gypsum board walls was not possible.
- The existing wiring system in the building appears to be wire and conduit but there are areas where MC cable was used and also areas in the attic spaces where non-metallic sheathed cable (Romex) were used.
- Hurricane shutters are utilized but in general, the installation of electrical infrastructure is in poor condition.

Lighting

- The interior lighting is primarily fluorescent, the majority appearing to be utilizing T-12 lamps. The majority of the lighting fixtures utilized are recessed 2x2 and 2x4 troffers, but some areas utilize surface mounted track lighting for illuminating wall-mounted artwork (Photos 12 and 13). The existing fixtures are in fair condition for their age but have exceeded their rated life expectancy.
- It appears that occupancy sensors have been utilized in most spaces for lighting system control on a room-by-room basis.
- It is unclear how emergency egress lighting is currently connected. It is assumed that battery packs are utilized for override until the emergency generator can be manually transferred by staff.

Fire Alarm

- Smoke detectors are utilized throughout the building, but they are all independent of each other and are not connected to a centralized fire alarm system. Based on our visual observation, there is not a fire alarm system currently installed within the building (Photo 14).

Miscellaneous

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- In general, most of the existing electrical infrastructure on the exterior of the building to include disconnects, conduits, supports, etc. are in poor condition due to age and exposure to salt air/water (Photo 15).

II. Recommendations For Renovations To The Existing Building

- Replace exterior meter enclosure and add new, exterior mounted, 600 amp rated, NEMA 3R service entrance disconnect to comply with current Dominion Energy standards. Remove existing service entrance ground at panelboard “MP” and provide new service entrance grounding system in accordance with UL 467 and NEC Article 250.
- Replace the existing generator transfer switch with a new 600 amp rated, open transition automatic transfer switch in NEMA 3R enclosure.
- Provide ground lug bushings in panelboard enclosures for all conduits 1” and larger. Bond grounding conductor as required to ground bus in each panelboard.
- Confirm all panelboard schedules are correct and up to date. Provide new typewritten panelboard schedules as required. All spare circuit breakers should be in the ‘OFF’ position.
- Replace all existing receptacles, data outlets, light switches, and the like with new devices and cover plates to match finish as directed by Owner/Architect.
- Provide elevated structural steel access platform for existing emergency generator to allow for maintenance access.
- Replace all existing exterior electrical infrastructure to include disconnects, conduit, devices, and supports as required for a code compliant installation. New materials shall be rated for installation in corrosive environments.
- Replace all lighting fixtures with new, energy efficient LED lighting fixtures. Recessed flat panels and/or downlights could be utilized as an ‘in-kind’ replacement to provide adequate lighting levels in offices, courtroom areas, lobby areas, and similar locations. Utility strip fixtures would be utilized in utility spaces and back of house areas. Building mounted exterior lighting would be utilized to provide adequate lighting at building entrances. All exterior lighting or lighting fixtures exposed to salt air environment should be made of weatherproof materials and provided with appropriate seals and gaskets. Provide light fixture tie wires and install with three

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complete turns as required by 2003 IBC 803.9.1.1 and ASTM C636. All new fixtures shall be provided with proper support clips and attached to ceiling grid as required.

- The new lighting system would utilize battery backup devices in select fixtures to provide adequate egress lighting for the override period until the emergency generator is online.
- Provide new occupancy sensors (ceiling and/or wall mounted) as required for lighting control to comply with 2009 IECC.
- Provide covers for all junction boxes and secure appropriately. There should be no open junction boxes or enclosures and all knock outs not used should be sealed.
- Tighten all conduit fittings and ensure that fittings are installed for appropriate knockout size.
- All electrical panelboards and enclosures need to be cleaned and a normal preventive maintenance schedule should be implemented.
- Coordinate with Architect and building classification and provide fire alarm notification system as required to comply with IBC and NFPA 72.

III. Electrical Photographs



Photo 1



Photo 2

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Photo 3



Photo 4



Photo 5



Photo 6

IOP City Hall MEP Assessment
 March 22, 2024



Photo 7



Photo 8



Photo 9



Photo 10

IOP City Hall MEP Assessment
March 22, 2024

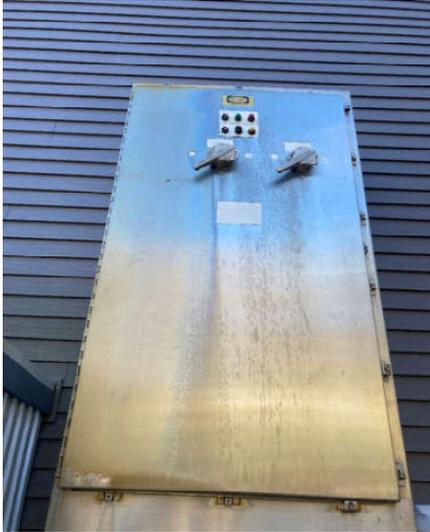


Photo 11



Photo 12



Photo 13

IOP City Hall MEP Assessment
March 22, 2024



Photo 14



Photo 15

End of MEP Assessment



SECTION FIVE

EXTERIOR AND INTERIOR ASSESSMENT – MPS ARCHITECTS

Issue detail

Facilty Conditions Assessment 240221



Created on	Mar 22, 2024, 7:49 PM UTC
Created by	Jarret Hudson
Total items	15
Sorted by	ID (Descending)

Contents

A110 3

- #17: Existing Condition4
- #15: Existing Condition6
- #13: Existing Condition8
- #11: Existing Condition 12
- #10: Existing Condition 14

A130 16

- #16: Existing Condition 17

A120 19

- #12: Existing Condition 20
- #9: Existing Condition22
- #8: Existing Condition24
- #7: Building Code26
- #6: Building Code28
- #5: Existing Condition30
- #4: Existing Condition32
- #3: Existing Condition34
- #1: Existing Condition35

A110 (5 issues)



COPYRIGHT LOGO

SCALE

GROSS CONDITIONED SPACE - FLOOR 1 : 3256.6 SF
 GROSS UNCONDITIONED SPACE - FLOOR 1: 482 SF
 TOTAL BUILDING GROSS CONDITIONED SPACE: 6513.2 SF
 TOTAL BUILDING GROSS UNCONDITIONED SPACE: 964 SF

CITY OF ISLE OF PALMS
 CITY HALL MODIFICATION
 1207 PALM BLVD., ISLE OF PALMS, SC 29451

ISSUE DATE: 01/12/2023
 PHASE: SD
 SHEET ISSUE:

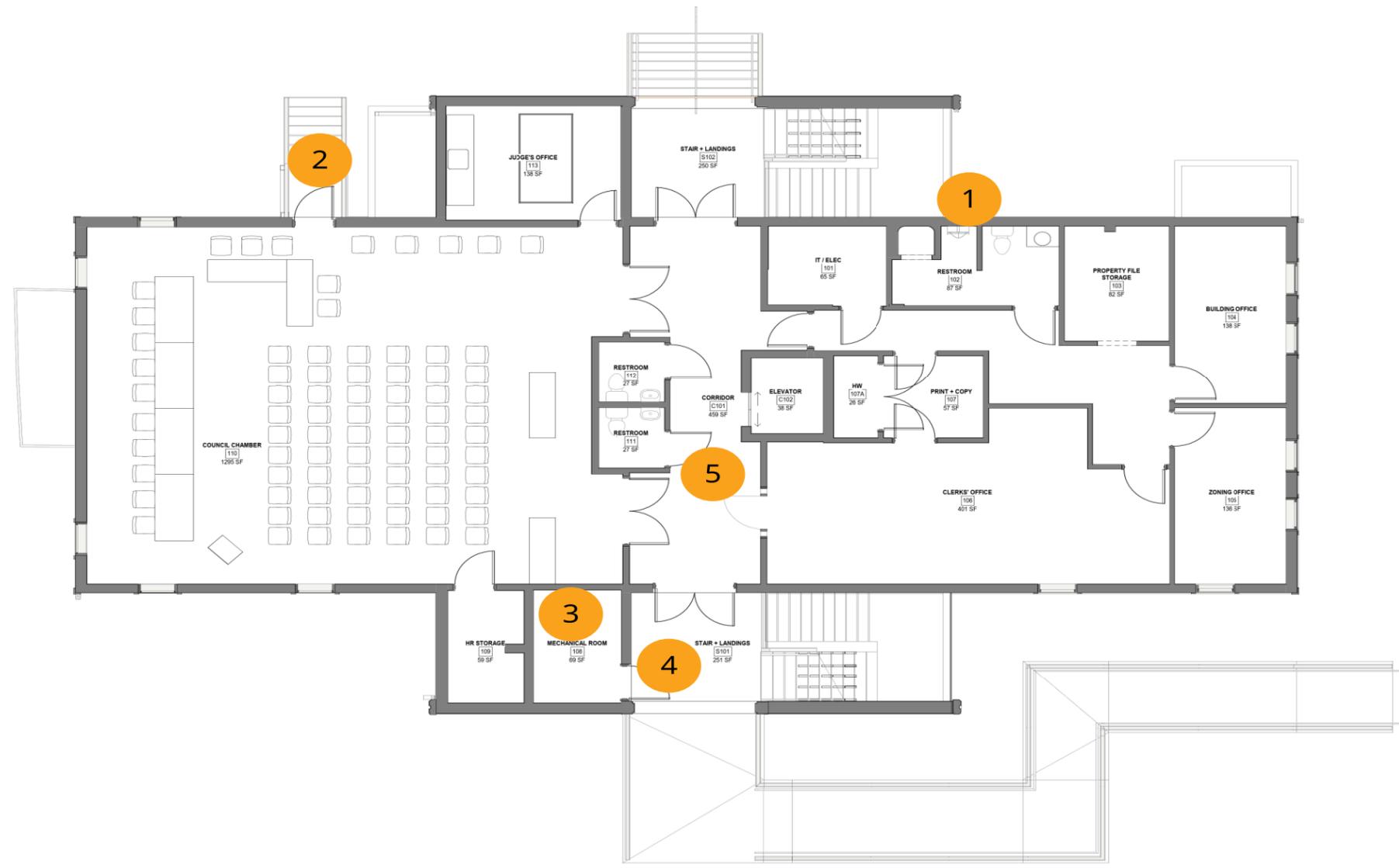
NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE: PM
 PROJECT ARCHITECT: BFLH
 DRAWN BY: Author

SHEET TITLE:
LEVEL 1 OVERALL PLAN

SHEET NO. PROJ. NO.
 023410.00

A110



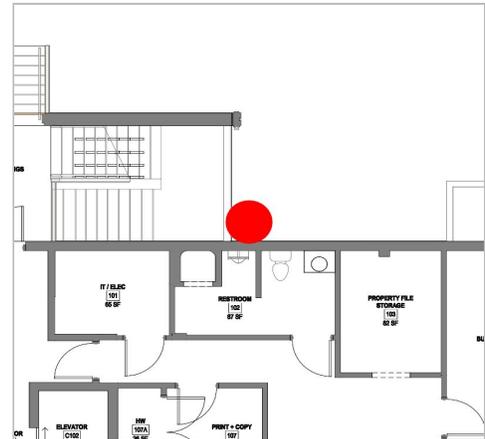
A1 LEVEL 01 - FLOOR PLAN
 1/8" = 1'-0"

Issue detail

#17: Existing Condition



ID	#17
Pin	1
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	—
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > EXTERIOR > ROOF
Location details	—
Due date	—
Start date	—
Placement	A110 (LEVEL 1 OVERALL PLAN)
Root cause	—

Images



[IMG_0439](#)

Taken on Feb 21, 2024, 4:51 PM UTC

Added on Mar 22, 2024, 7:42 PM UTC

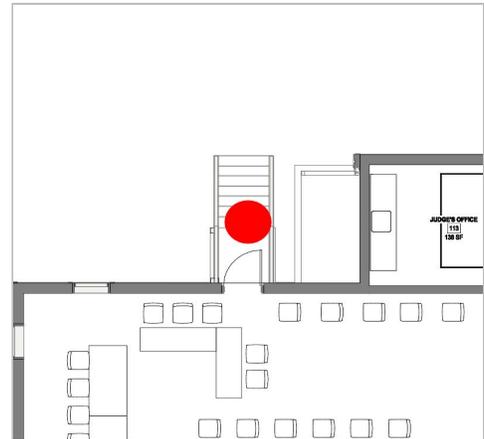
Added by Jarret Hudson

Issue detail

#15: Existing Condition



ID	#15
Pin	2
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Wood rot on railing
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > EXTERIOR > STAIRS
Location details	—
Due date	—
Start date	—
Placement	A110 (LEVEL 1 OVERALL PLAN)
Root cause	—

Images



[IMG_0418](#)

Taken on Feb 21, 2024, 4:06 PM UTC

Added on Mar 22, 2024, 7:23 PM UTC

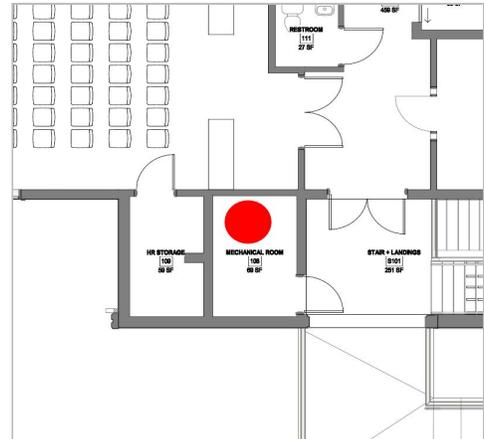
Added by Jarret Hudson

Issue detail

#13: Existing Condition



ID	#13
Pin	3
Status	 Open
Type	EC Design > Existing Condition



Standard fields

Description	Main trunk line of mechanical system
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 1 > MECHANICAL ROOM 108
Location details	—
Due date	—
Start date	—
Placement	A110 (LEVEL 1 OVERALL PLAN)
Root cause	—

Images



IMG_0413

Taken on Feb 21, 2024, 4:03 PM UTC
Added on Mar 22, 2024, 6:53 PM UTC
Added by Jarret Hudson



IMG_0414

Taken on Feb 21, 2024, 4:04 PM UTC
Added on Mar 22, 2024, 6:55 PM UTC
Added by Jarret Hudson

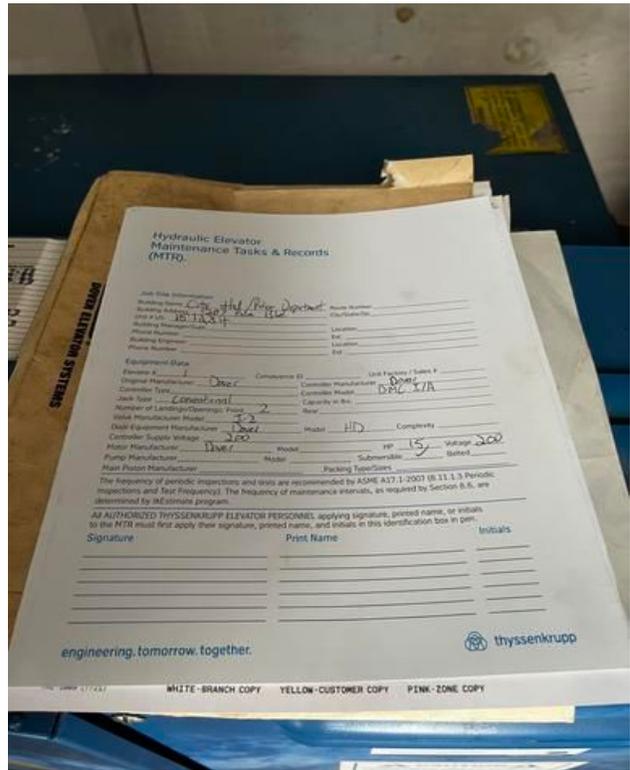
023410.00_Isle of Palms, City Hall Modification

Facility Conditions Assessment 240221



IMG_0412

Taken on Feb 21, 2024, 4:03 PM UTC
Added on Mar 22, 2024, 6:55 PM UTC
Added by Jarret Hudson



IMG_0411

Taken on Feb 21, 2024, 4:03 PM UTC
Added on Mar 22, 2024, 6:55 PM UTC
Added by Jarret Hudson



IMG_0410

Taken on Feb 21, 2024, 4:03 PM UTC

Added on Mar 22, 2024, 6:55 PM UTC

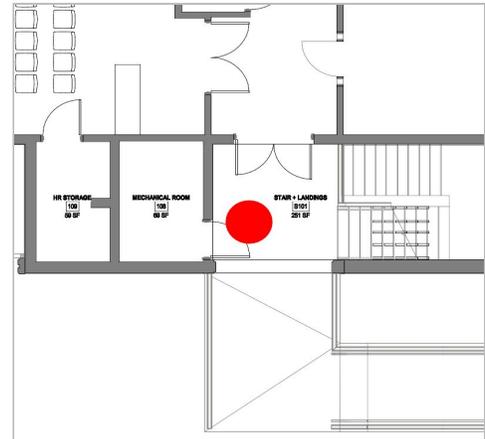
Added by Jarret Hudson

Issue detail

#11: Existing Condition



ID	#11
Pin	4
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Rust present on hollow metal door frame
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 1 > STAIR + LANDINGS S101
Location details	—
Due date	—
Start date	—
Placement	A110 (LEVEL 1 OVERALL PLAN)
Root cause	—

Images



[IMG_0403](#)

Taken on Feb 21, 2024, 3:47 PM UTC

Added on Mar 22, 2024, 6:31 PM UTC

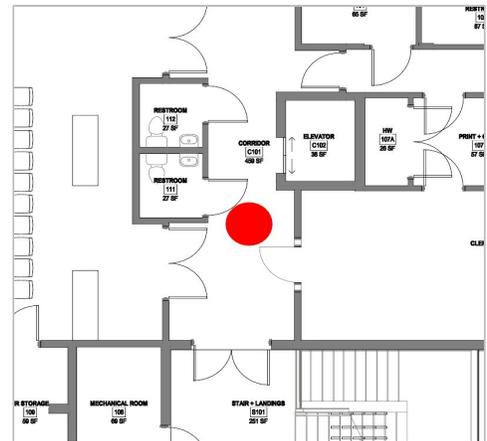
Added by Jarret Hudson

Issue detail

#10: Existing Condition



ID	#10
Pin	5
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	—
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 1 > CORRIDOR C101
Location details	—
Due date	—
Start date	—
Placement	A110 (LEVEL 1 OVERALL PLAN)
Root cause	—

Images



[IMG_0401](#)

Taken on Feb 21, 2024, 3:46 PM UTC

Added on Mar 22, 2024, 6:29 PM UTC

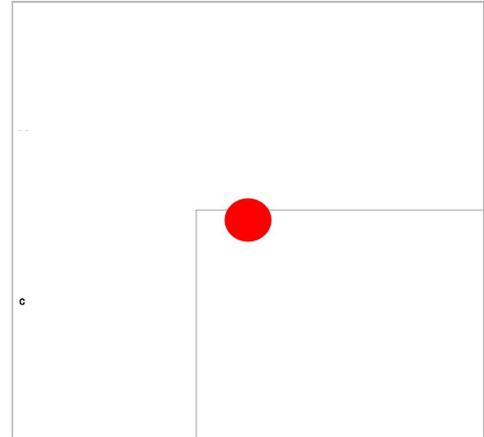
Added by Jarret Hudson

Issue detail

#16: Existing Condition



ID	#16
Pin	6
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Roof soffit is open to elements
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > EXTERIOR > ROOF
Location details	—
Due date	—
Start date	—
Placement	A130 (ROOF OVERALL PLAN)
Root cause	—

Images



[IMG_0424](#)

Taken on Feb 21, 2024, 4:07 PM UTC

Added on Mar 22, 2024, 7:28 PM UTC

Added by Jarret Hudson

A120 (9 issues)



CORRELATIVE LOGO
SCALE

GROSS CONDITIONED SPACE - FLOOR 2 : 3256.6 SF
 GROSS UNCONDITIONED SPACE - FLOOR 2: 482 SF
 TOTAL BUILDING GROSS CONDITIONED SPACE: 6513.2 SF
 TOTAL BUILDING GROSS UNCONDITIONED SPACE: 964 SF



CITY OF ISLE OF PALMS
 CITY HALL MODIFICATION
 1207 PALM BLVD, ISLE OF PALMS, SC 29451

ISSUE DATE: 01/12/2023
 PHASE: SO
 SHEET ISSUE: NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: PM
 PROJECT ARCHITECT: BJUH
 DRAWN BY: Author

SHEET TITLE:
LEVEL 2 OVERALL PLAN

SHEET NO. PROJ. NO.
 023410.00

A120

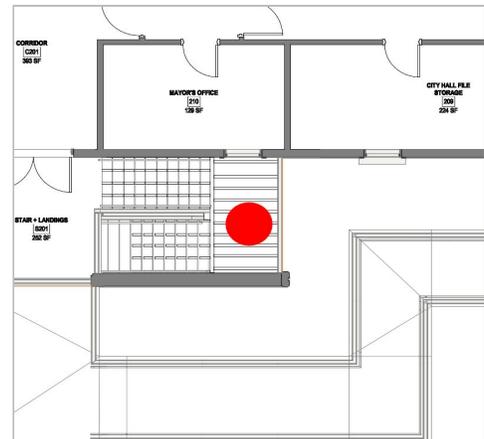
LEVEL 02 - FLOOR PLAN
 A120 1/4" = 1'-0"

Issue detail

#12: Existing Condition



ID	#12
Pin	7
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Wood rot at exterior railings, present in multiple locations
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > EXTERIOR > STAIRS
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0405](#)

Taken on Feb 21, 2024, 3:48 PM UTC

Added on Mar 22, 2024, 6:43 PM UTC

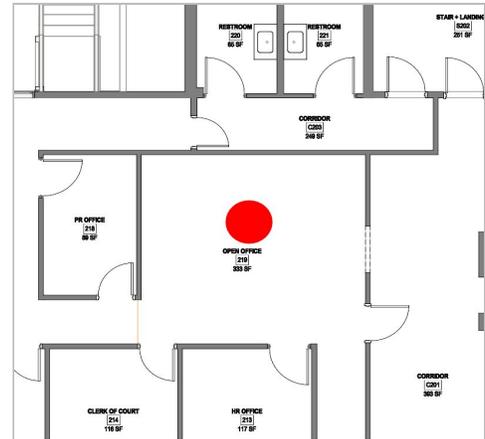
Added by Jarret Hudson

Issue detail

#9: Existing Condition



ID	#9
Pin	8
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Ceiling tiles are stained indicating presence of water at some point in time.
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > OPEN OFFICE 219
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



IMG_0399

Taken on Feb 21, 2024, 3:45 PM UTC
Added on Mar 22, 2024, 6:26 PM UTC
Added by Jarret Hudson



IMG_0400

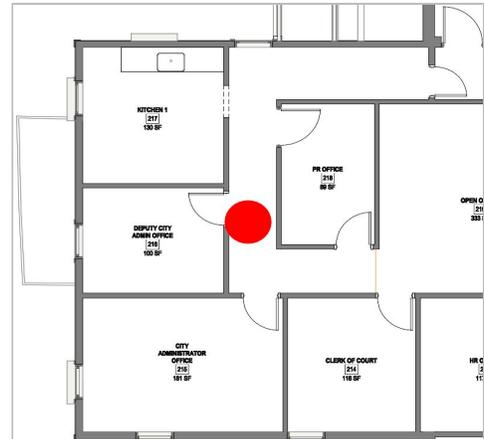
Taken on Feb 21, 2024, 3:46 PM UTC
Added on Mar 22, 2024, 6:26 PM UTC
Added by Jarret Hudson

Issue detail

#8: Existing Condition



ID	#8
Pin	9
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Ceiling tiles are stained, indicating moisture presence at some point in time
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > CORRIDOR C203
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0397](#)

Taken on Feb 21, 2024, 3:43 PM UTC

Added on Mar 22, 2024, 6:24 PM UTC

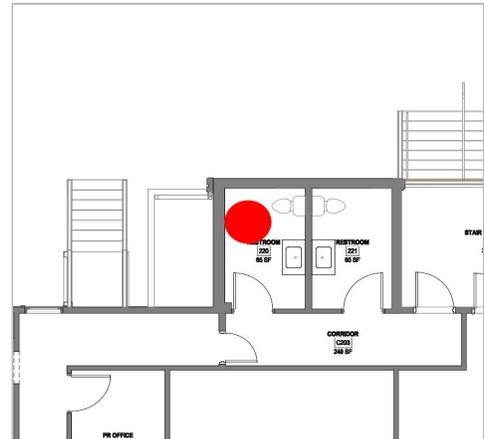
Added by Jarret Hudson

Issue detail

#7: Building Code



ID	#7
Pin	10
Status	 Open
Type	BC Design > Building Code



Standard fields

Description	Grab bars non-compliant with current IBC
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > RESTROOM 220
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0393](#)

Taken on Feb 21, 2024, 3:43 PM UTC

Added on Mar 22, 2024, 6:21 PM UTC

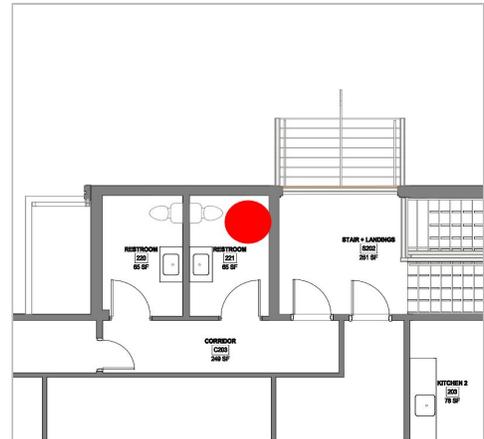
Added by Jarret Hudson

Issue detail

#6: Building Code



ID	#6
Pin	11
Status	 Open
Type	BC Design > Building Code



Standard fields

Description	Grab bars non-compliant with current IBC
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > RESTROOM 221
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0392](#)

Taken on Feb 21, 2024, 3:40 PM UTC

Added on Mar 22, 2024, 6:20 PM UTC

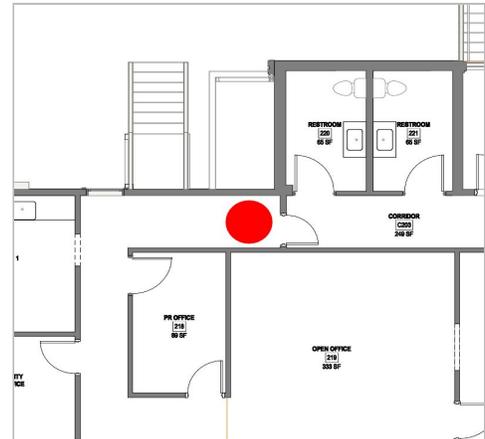
Added by Jarret Hudson

Issue detail

#5: Existing Condition



ID	#5
Pin	12
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	Existing corridor finishes and casework
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	—
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0390](#)

Taken on Feb 21, 2024, 3:40 PM UTC

Added on Mar 22, 2024, 6:16 PM UTC

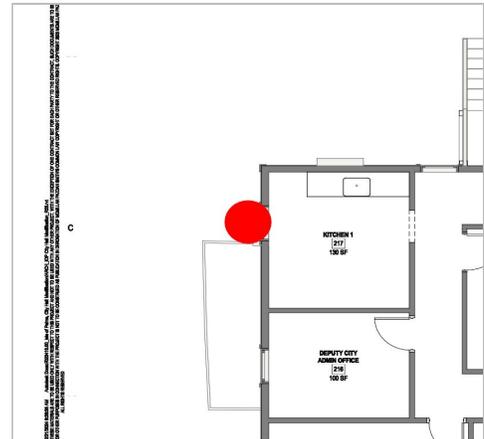
Added by Jarret Hudson

Issue detail

#4: Existing Condition



ID	#4
Pin	13
Status	Open
Type	EC Design > Existing Condition



Standard fields

Description	—
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > KITCHEN 1 217
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0389](#)

Taken on Feb 21, 2024, 3:39 PM UTC

Added on Mar 22, 2024, 6:15 PM UTC

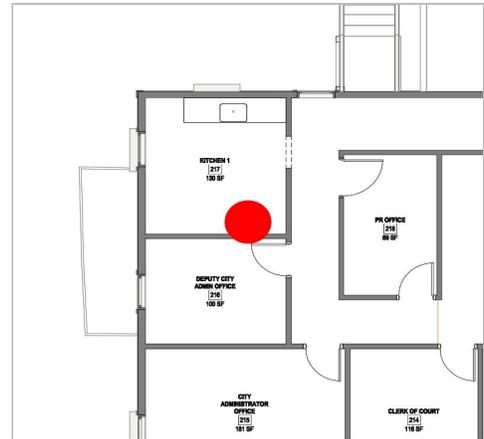
Added by Jarret Hudson

Issue detail

#3: Existing Condition



ID	#3
Pin	14
Status	Open
Type	EC Design > Existing Condition



Standard fields

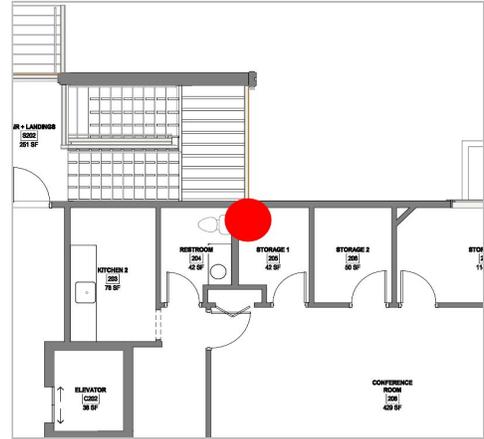
Description	Plastic laminate casework and countertop showing signs of wear.
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 22, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > KITCHEN 1 217
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Issue detail

#1: Existing Condition



ID	#1
Pin	15
Status	 Open
Type	EC Design > Existing Condition



Standard fields

Description	Termite damage, duct laying on ceiling grid
Assigned to	—
Created by	Jarret Hudson (McMillan Pazdan Smith Architecture)
Created on	Mar 20, 2024
Location	01 CITY HALL > INTERIOR > LEVEL 2 > STORAGE 1 205
Location details	—
Due date	—
Start date	—
Placement	A120 (LEVEL 2 OVERALL PLAN)
Root cause	—

Images



[IMG_0378 - Copy](#)

Added on Mar 22, 2024, 5:48 PM UTC

Added by Jarret Hudson



IOP City Hall | Facility Conditions Assessment

Date of Assessment: Feb 21, 2024

Executive Summary

Exterior Envelope

Exterior Walls

The exterior envelope consists of wood framed walls with vinyl siding as the outer material. It appears that the building was formerly clad in wood siding at one point and vinyl siding with rigid insulation was installed on top of the existing wood siding. By doing this, a drainage plane largely does not exist in the exterior walls.

Roof

The roof is composed of wood trusses, plywood roof deck, and asphalt shingles. The roof does not appear to contain any insulation, but some insulation is present at the ceiling level of the attic space in some locations. Insulation does not appear to be continuous. Soffits at roof eaves are not present in some locations.

Windows

Windows throughout are insulated, but the air space of the glazing units is minimal. Windows are not impact rated but do have manual hurricane shutters that require personnel support to be activated during a weather event. Generally, the shutters are showing age due to multiple instances of paint peeling. Some interior window sills show signs of moisture intrusion at a point in time, but have been repaired.

Misc

The crawlspace of the building is open and piping largely seems to be well supported and free of deterioration. Currently some items such as a beach cart, canoe, and trash are present in the crawlspace.

Wood railings throughout are showing rot and deterioration in various locations.

It is likely that the exterior envelope of this building does not meet current 2018 IECC requirements.

Rusted hardware is present at multiple exterior hollow metal doors.

No security system is present in the building.



Interior

Ceilings

Ceilings throughout the building are acoustical ceiling systems suspended from the roof deck above. In some instances, the acoustical ceiling is hung from a previously installed GWB ceiling. Existing ceilings throughout are not in compliance with seismic requirements of 2018 IBC. Additionally, some ceiling tiles show staining which is usually an indicator of a water being present at some point in time. Ductwork is resting on the acoustical ceiling grid in some locations, which is not code compliant.

Flooring

Flooring materials range throughout the building from VCT, sheet flooring, to carpet. All these flooring types are generally worn and likely nearing the end of their lifecycle.

Walls

Painted GWB walls are present throughout the building and are in good condition.

Interior Doors

Interior doors range from wood panel doors to hollow metal doors. Generally, both types are in good condition and only need repainting.

Casework

Existing casework is plastic laminate clad wall and base cabinets with plastic laminate countertop. Cabinets are in decent condition and not showing major signs of deterioration.

Accessibility

The first floor of the building is elevated above grade and a sloped wood ramp is present. A hydraulic elevator is also present to provide access from the 1st Floor up to the 2nd Floor. The elevator appears to be original to the building, which would date back to the early 1990s.

Bathrooms do not appear to comply with current accessibility standards. At the least, vertical grab bars are not present in any bathroom. It is likely that bathrooms do not follow other accessibility standards since the building was constructed at approximately the same time that accessibility codes were introduced.



SECTION SIX

BUILDING PROGRAMMING SPREADSHEET REQUESTED VERSES EXISTING – MPS ARCHITECTS

Isle of Palms
 City Hall

Building Program
 1/16/2024

McMillan Pazdan Smith Architecture
 MPS Project No. - 023410.00

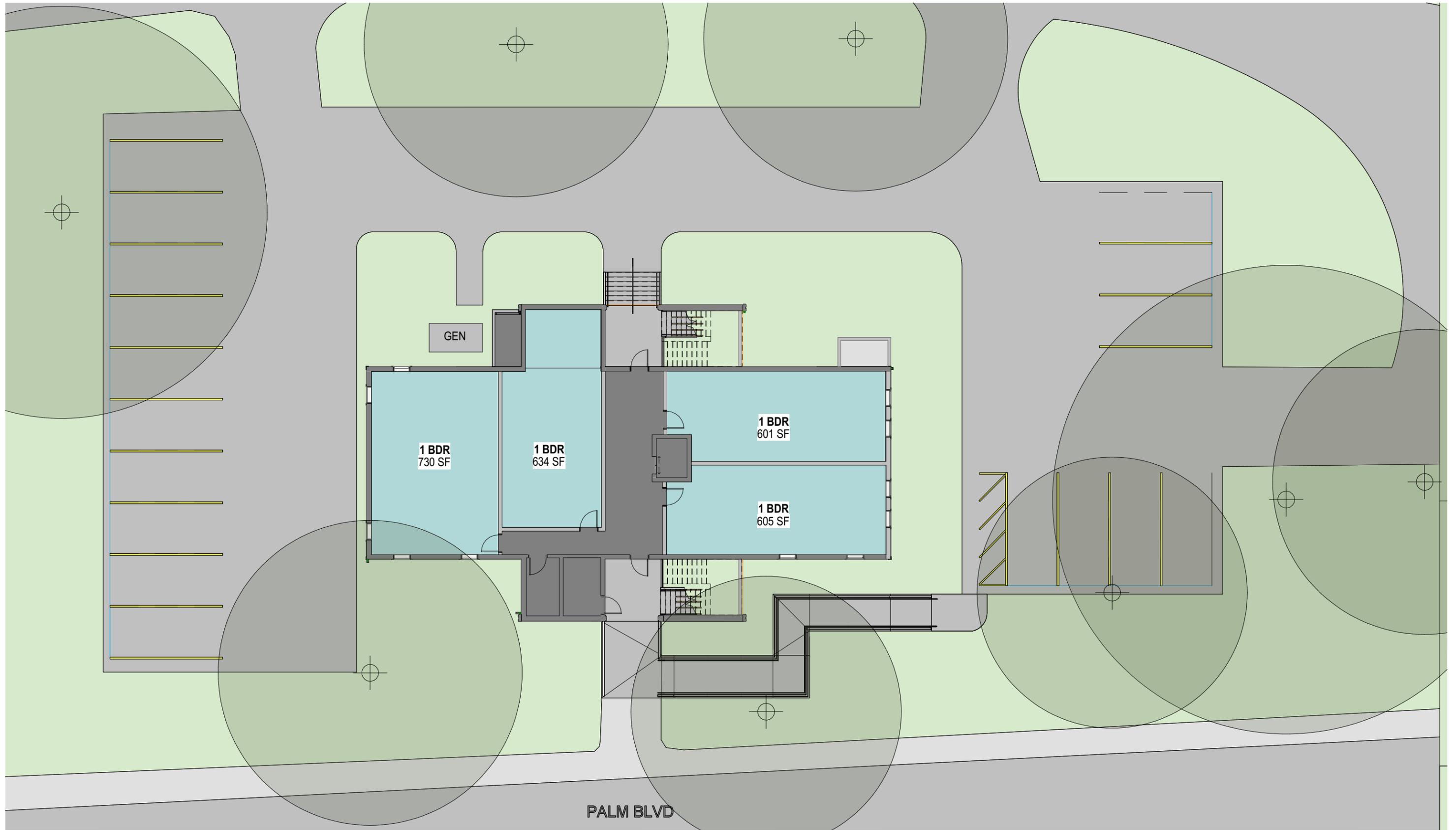
Room Number	Space	Total SF (Requested)	Total SF (Existing)	Notes
101	IT / Electrical Room	150	65	Include Generator ATS Switch
102	Restroom w/ Shower	150	87	
103	Property File Storage	100	82	
104	Building Office	150	138	
105	Zoning Office	150	136	
106	Accounts Payable + Parking Clerk's Open Office	500	401	
107	Print + Copy Room	80	57	
107A	Hot Water Heater	80	26	
108	Mechanical Room	100	69	
109	HR Storage	100	59	
110	Council Chamber	1,800	1,295	Seating for: 9 Council Members 4 Staff 4 Dept Heads 3 Misc. Staff 50-60 Public 1 Public Speaker / Podium Needs AV Booth
111	Restroom	80	27	
112	Restroom	80	27	
113	Judge's Room / Executive Session Room	500	138	Desired: Table for 15, casework w/ sink, mini fridge, printer/copier, ext. door
203	Kitchen		78	
204	Restroom		42	
205	Storage 1	200	42	
206	Storage 2		50	
207	Storage 3		114	
208	Conference Room	450	429	10-12 People
209	City Hall File Storage	250	224	
210	Mayor's Office	150	129	
212	Unknown Office	150	136	
213	HR Office	150	117	w/ file cabinets
214	Clerk of Court	120	116	
215	City Administrator Office	200	181	
216	Deputy City Admin Office	150	100	
217	Kitchen / Break Room	250	130	
218	PR / Tourism Office	120	89	
219	Open Office	500	333	Desired: Reception / One-stop shop w/ 4 stations
220	Restroom	80	65	
221	Restroom	80	65	
C101	Corridor		459	Circulation
C102	Elevator Shaft	80	38	Circulation
C201	Corridor		393	Circulation
C202	Elevator Shaft	80	38	Circulation
C203	Corridor		249	Circulation
S101	Stair + Landings	250	250	Circulation - Currently Unconditioned
S102	Stair + Landings	250	251	Circulation - Currently Unconditioned
S201	Stair + Landings	250	252	Circulation - Currently Unconditioned
S202	Stair + Landings	250	251	Circulation - Currently Unconditioned
	Council Chambers AV Booth	80		
	Council Chamber Storage	100		Desired: Table and chair storage
	Short Term Rental Coord. Office	120		
	Financial Director	120		
	TBD Office / Small Meeting	120		
	TBD Office / Small Meeting	120		
	Meeting Room	200		
	Fitness Room	500		Desired: Rubber Flooring, Treadmill
		9,390	7,228	Total Programmed Space
		3,287	841	Grossing (Walls, Circulation, and Support)
		12,677	8,069	Total Gross SF Space
		(Requested)	(Existing)	

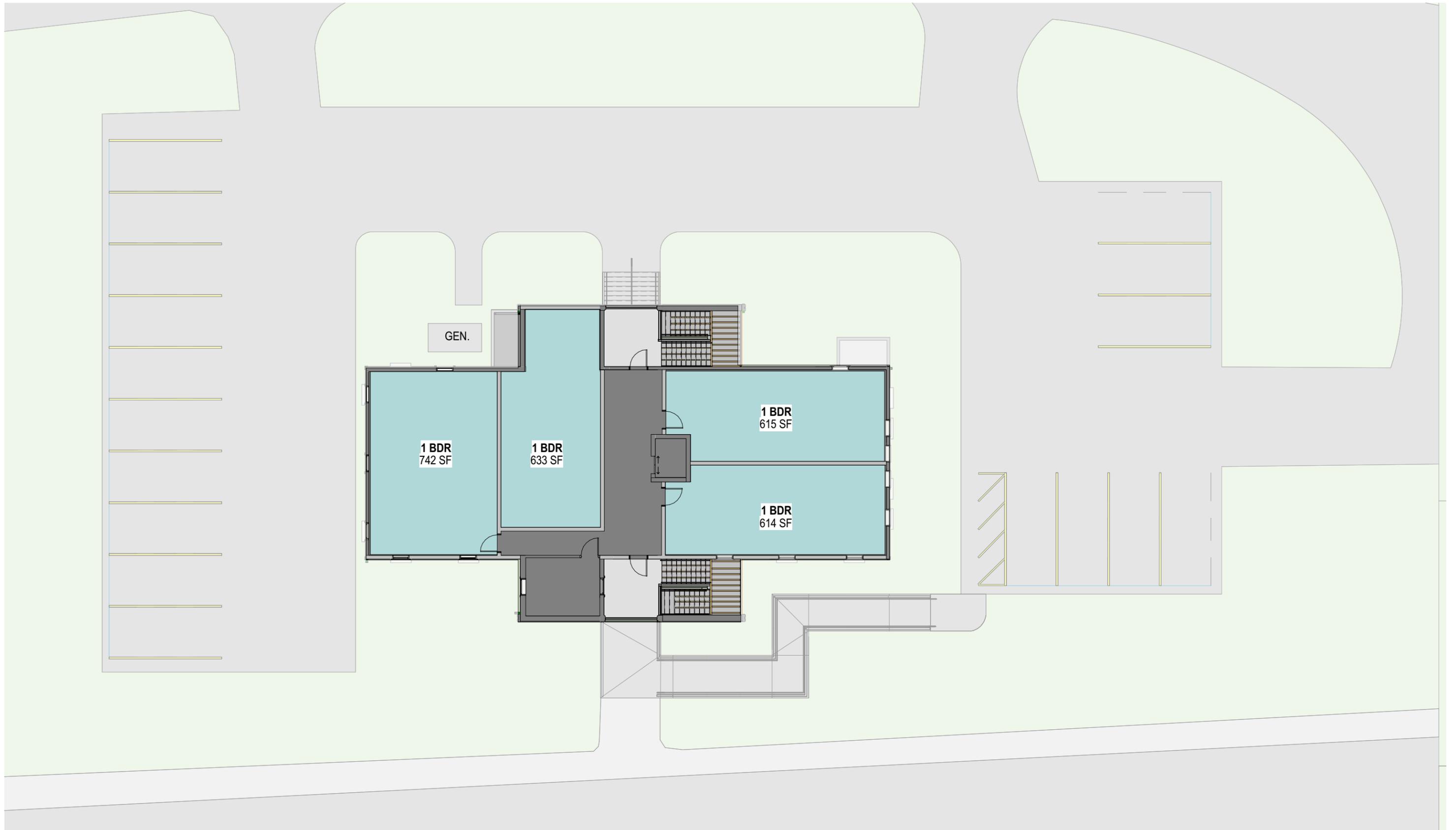


SECTION SEVEN

BUILDING USE AND RENOVATION OPTIONS

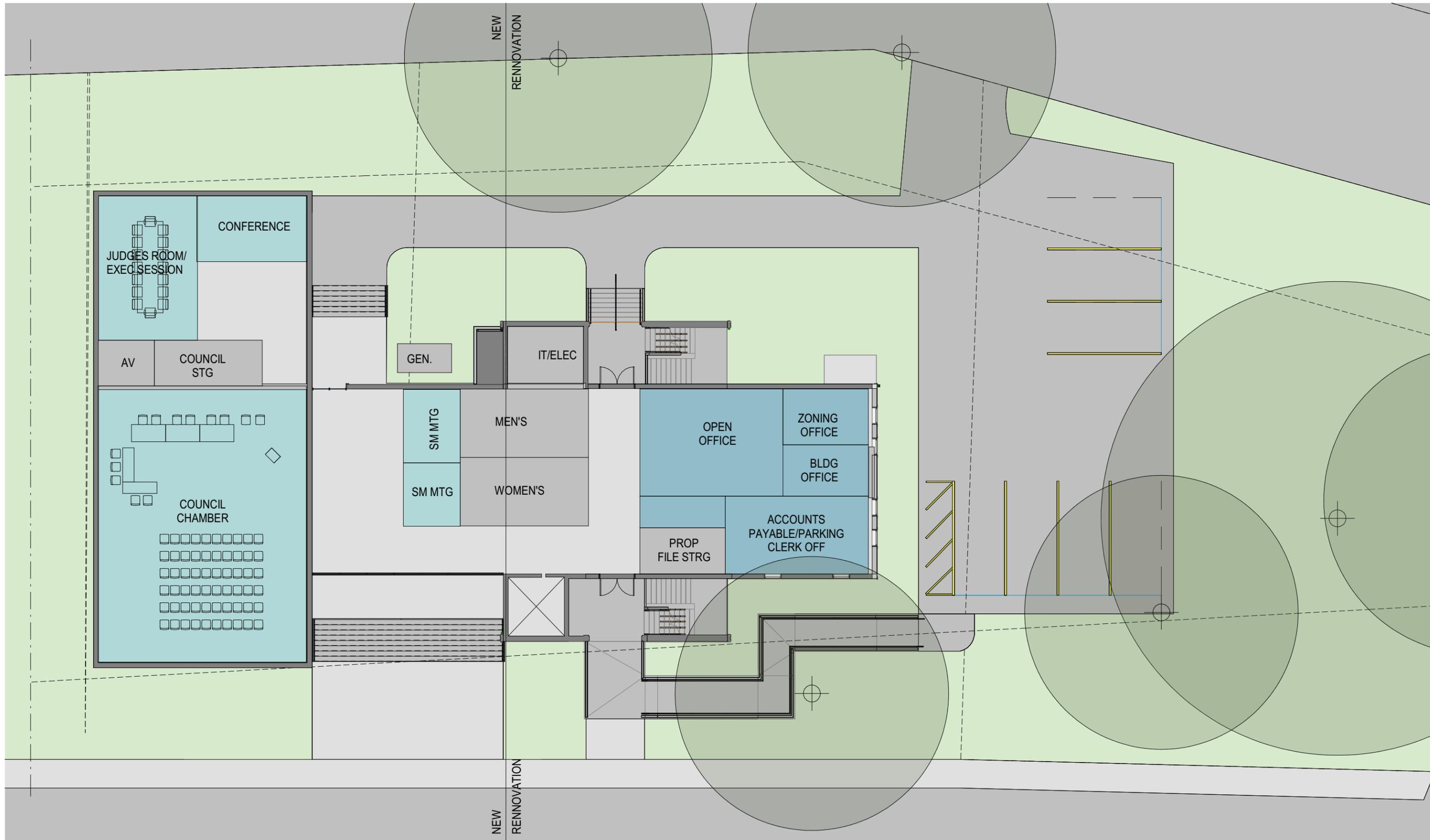
APARTMENT STUDY

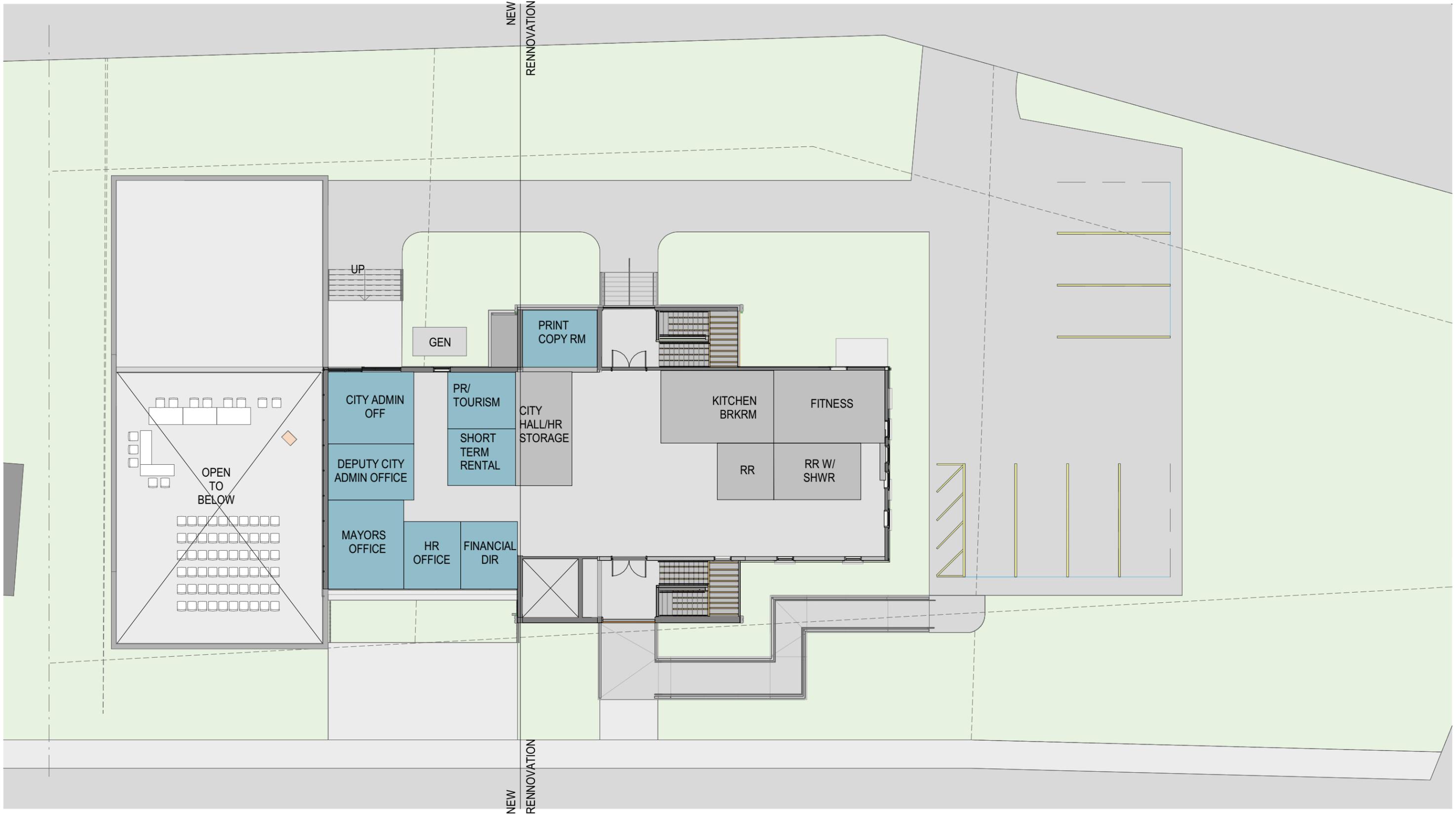


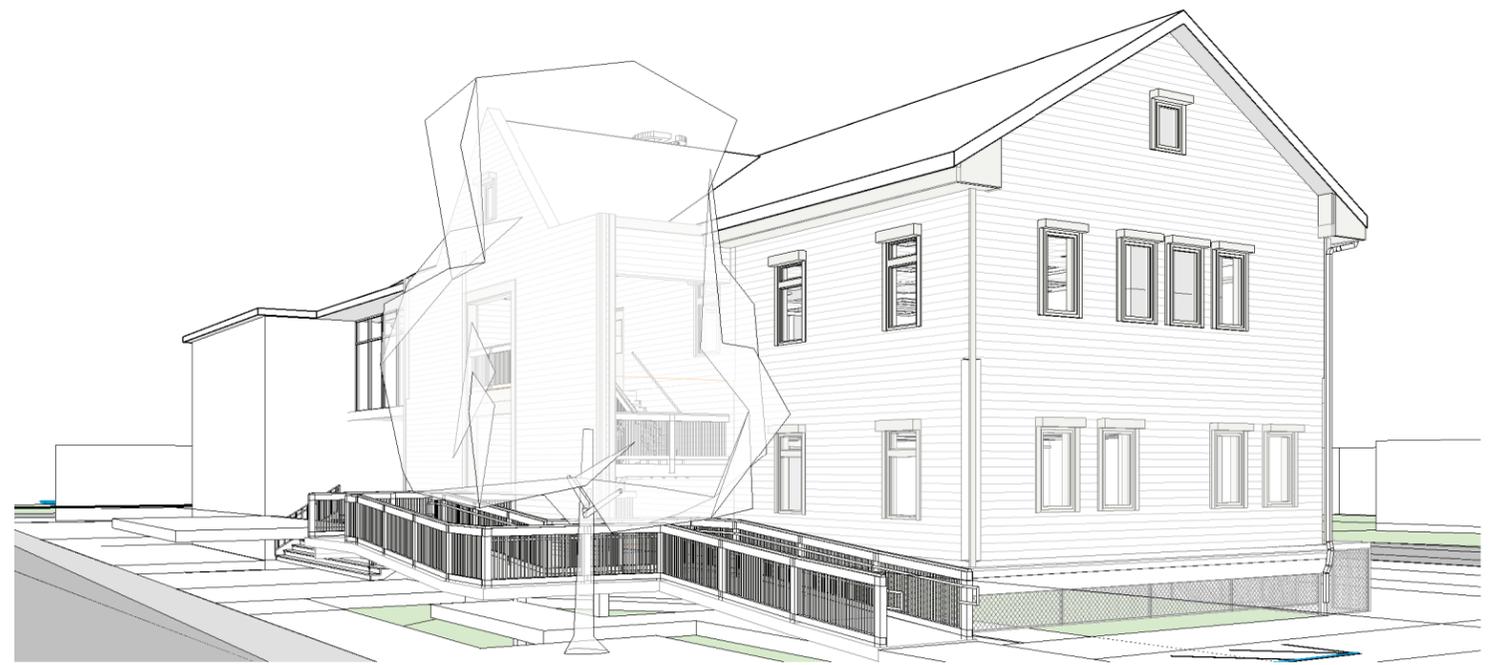


EXIST. BLDG + ADDITION A



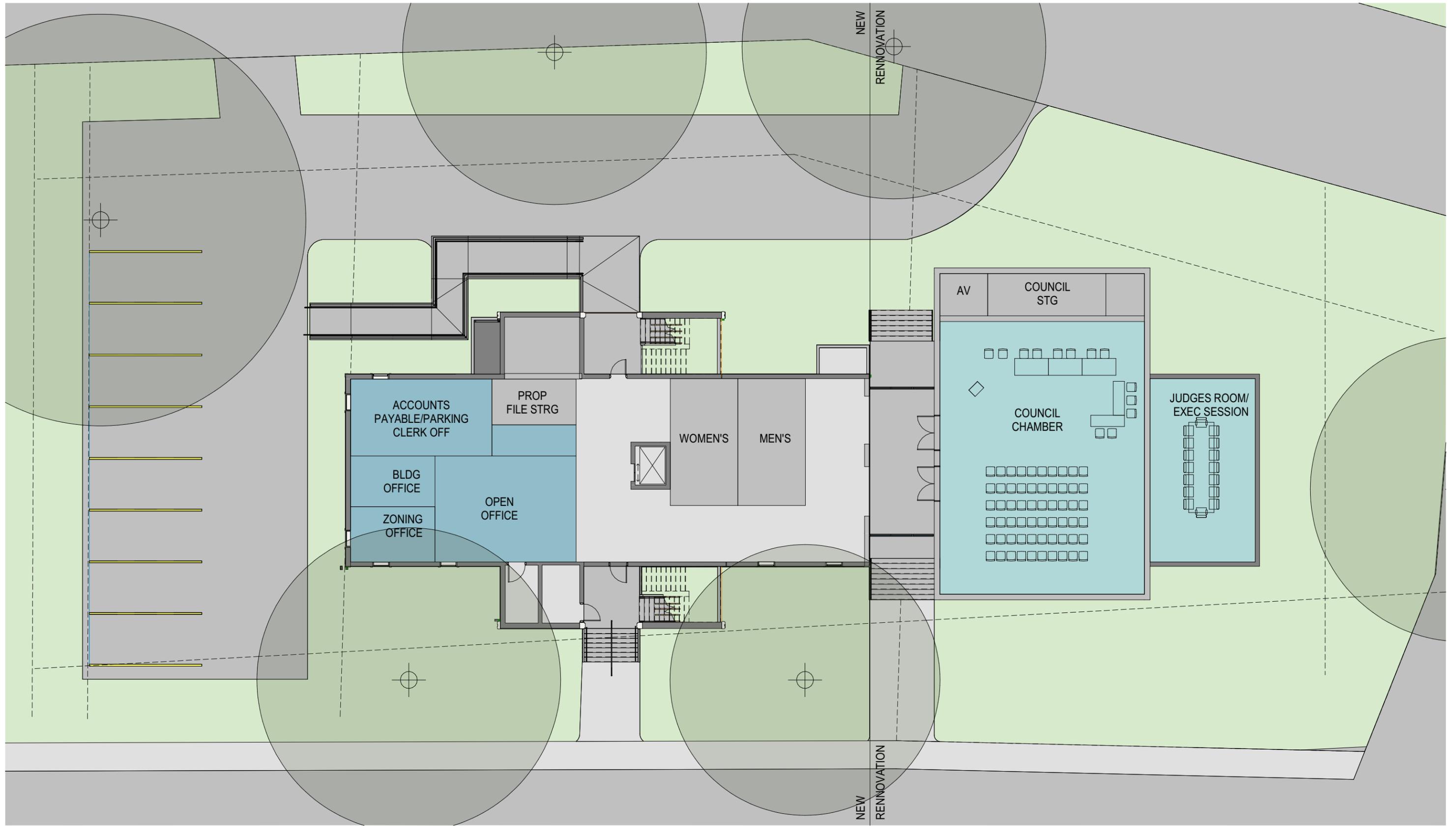


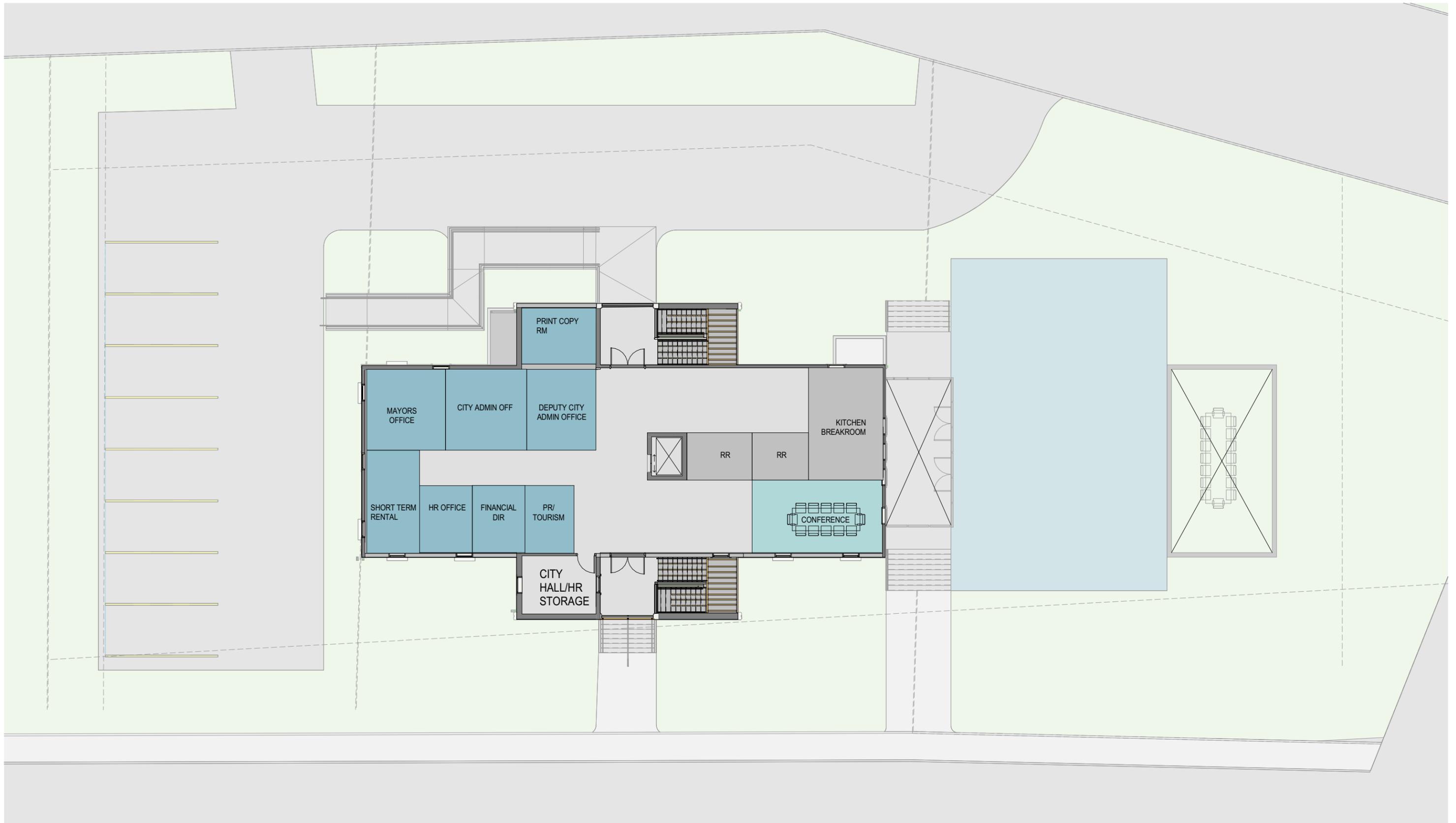


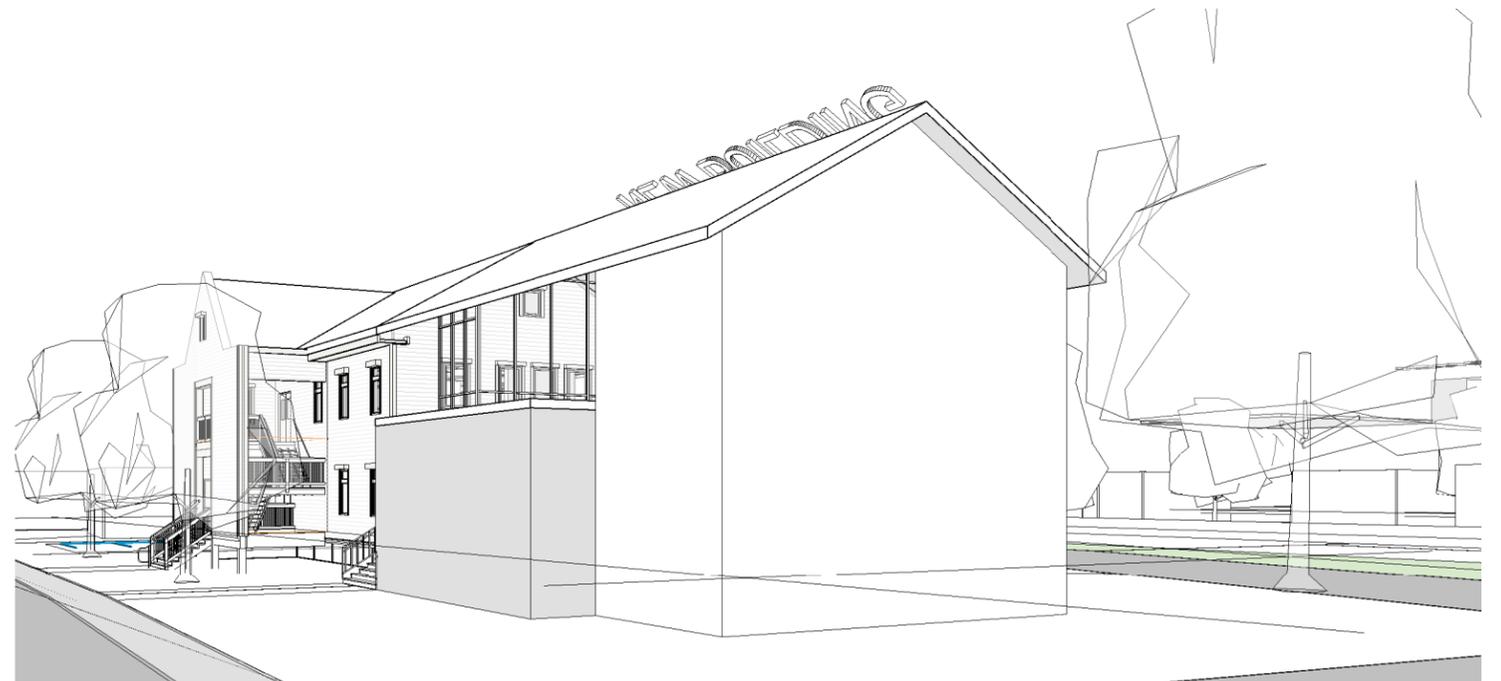
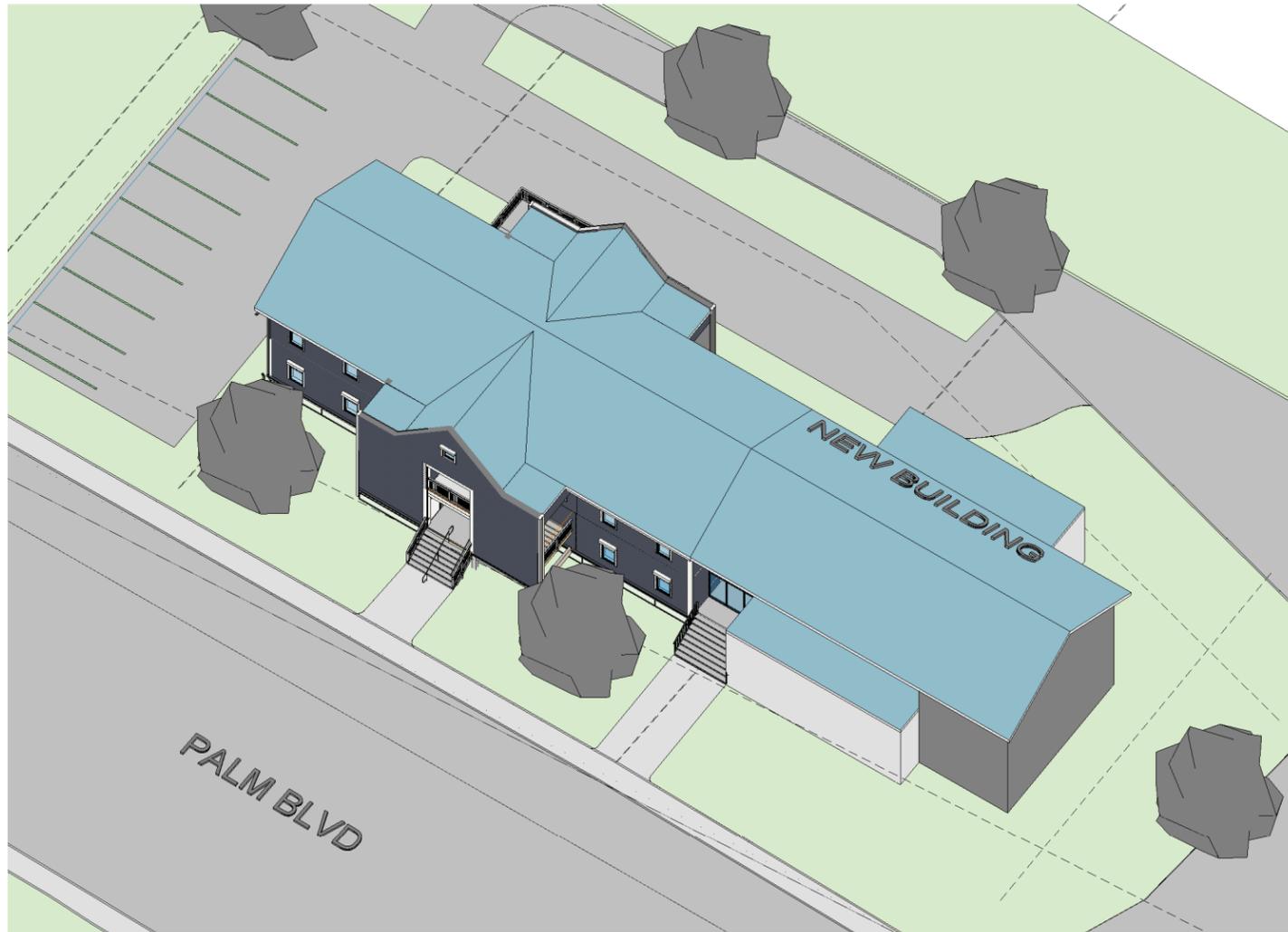


EXIST. BLDG + ADDITION B



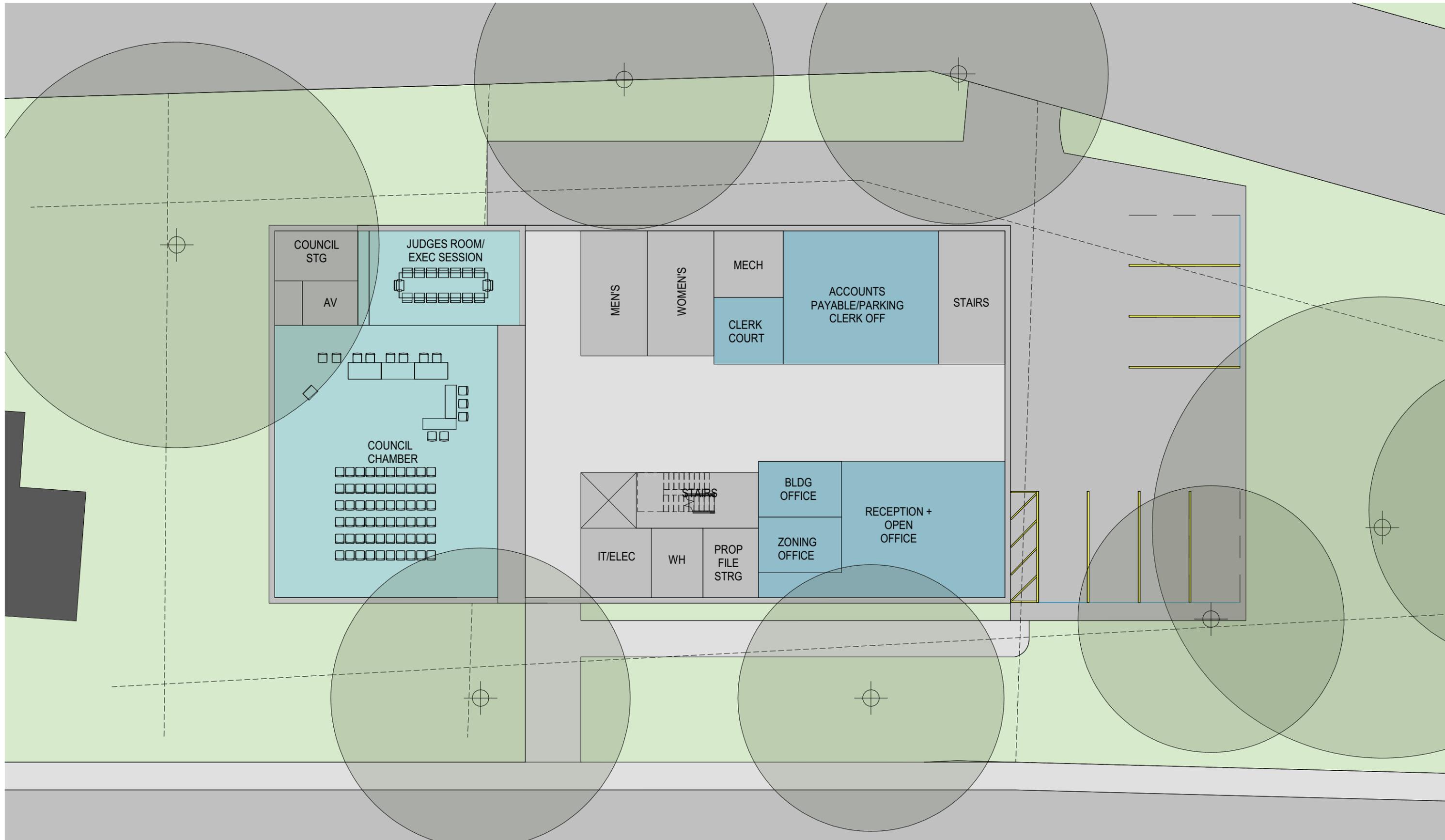


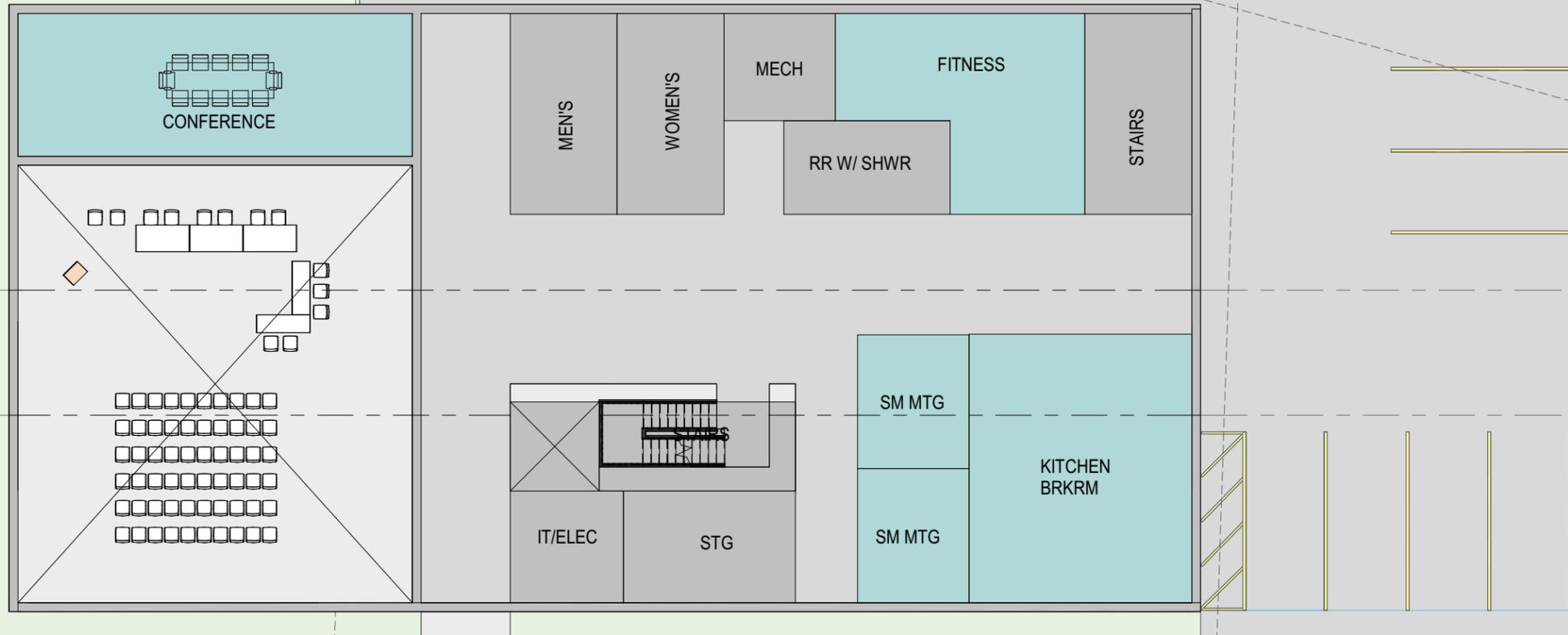


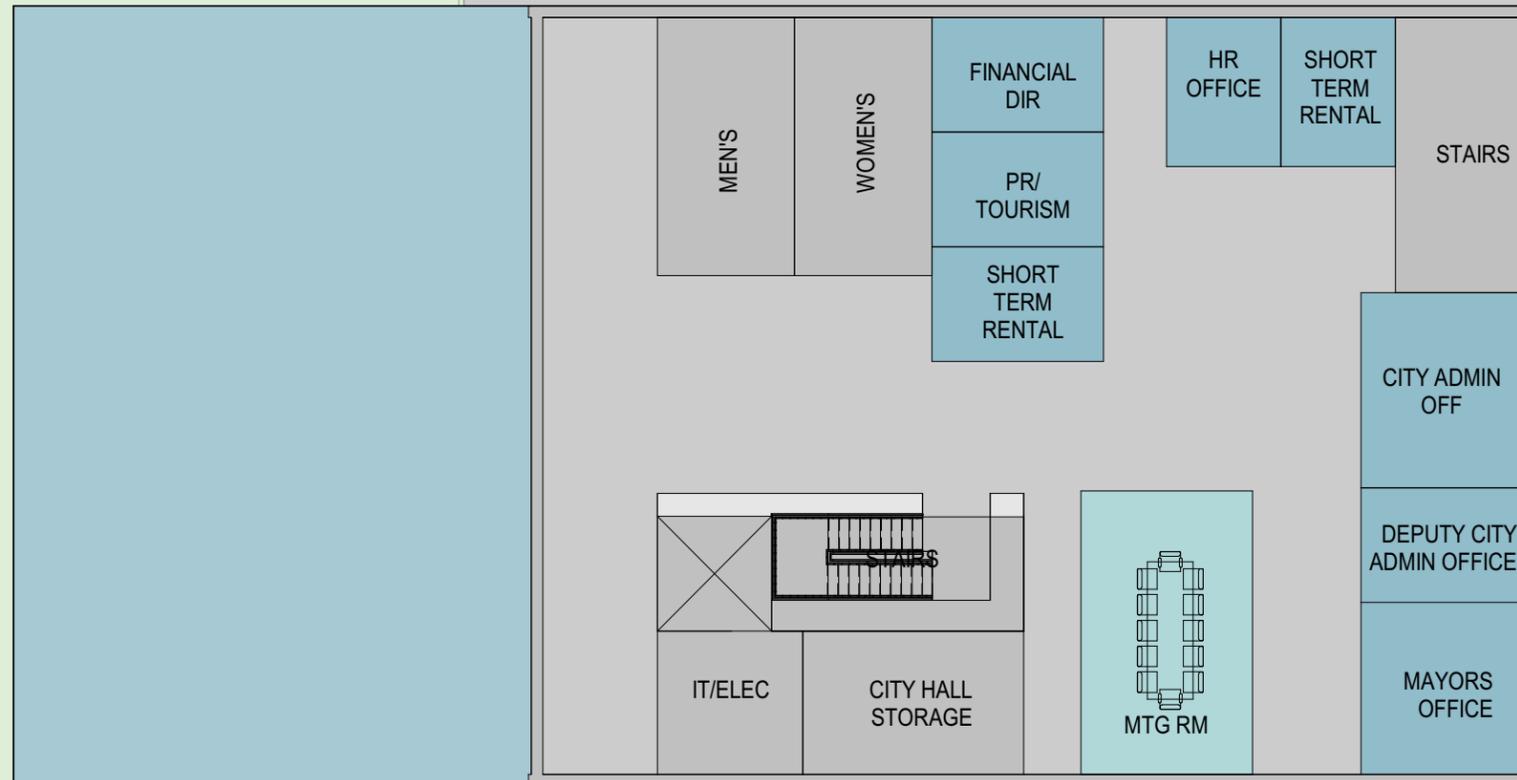


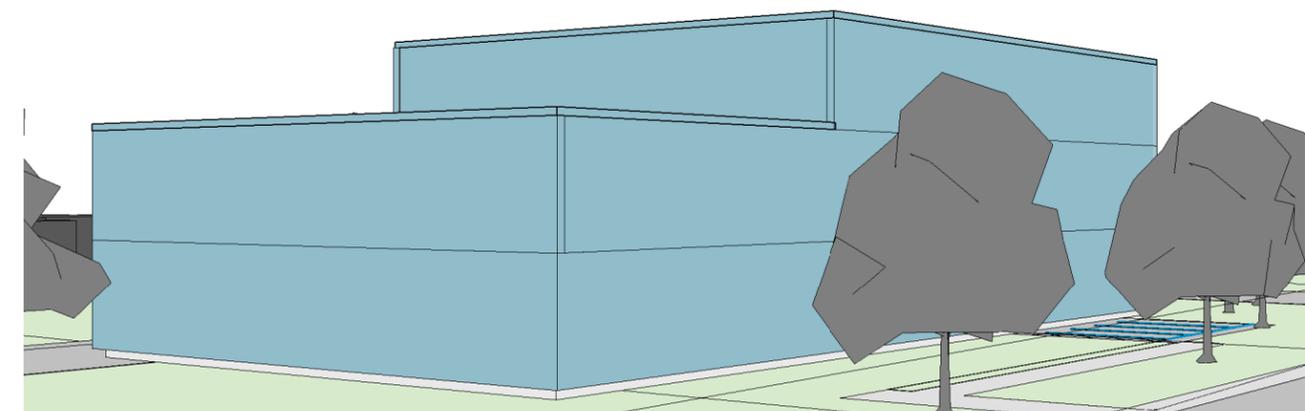
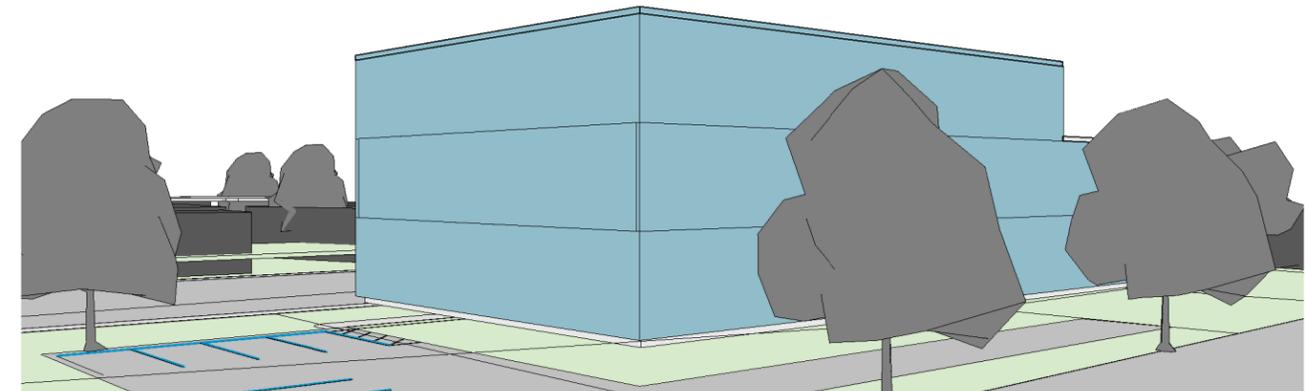
NEW 3 STORY BUILDING
ON EXISTING SITE





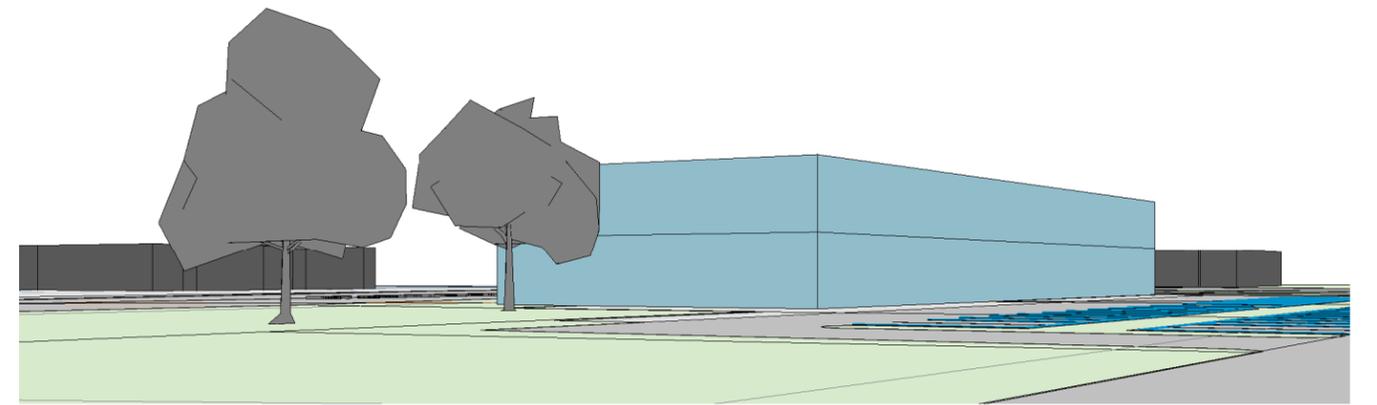
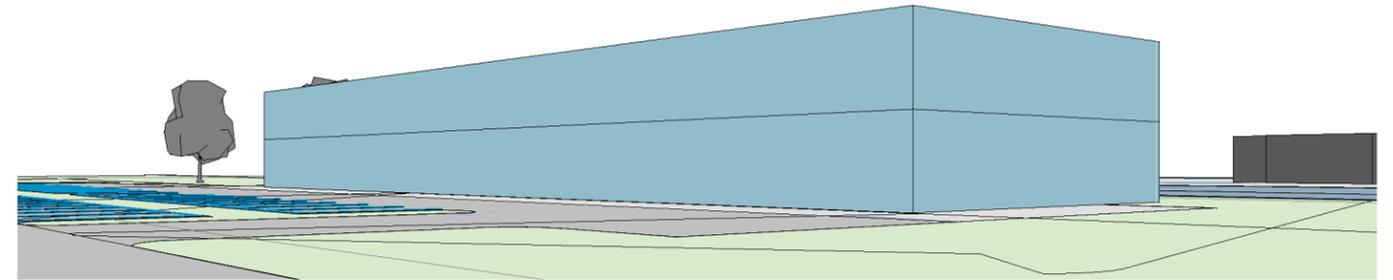
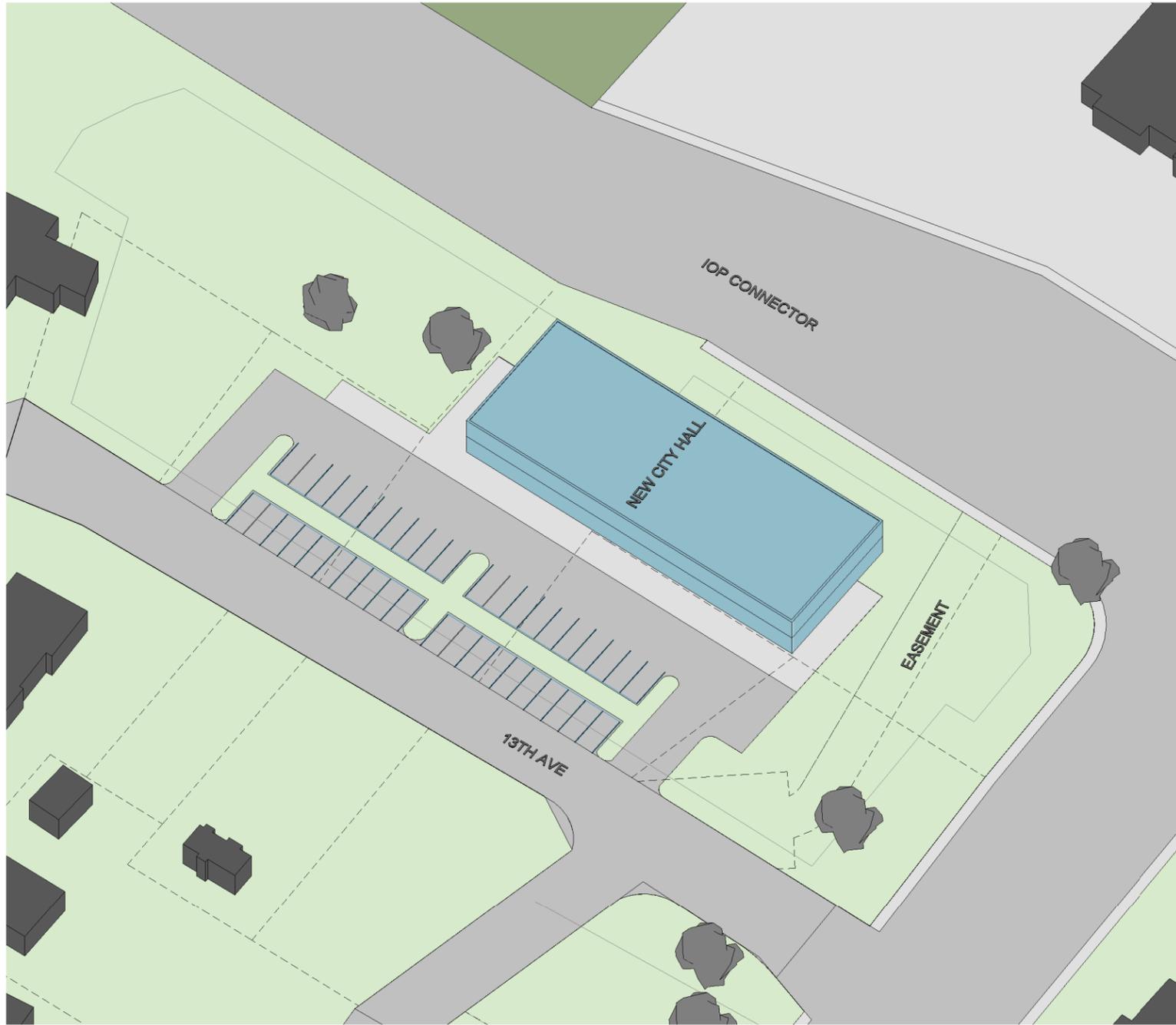




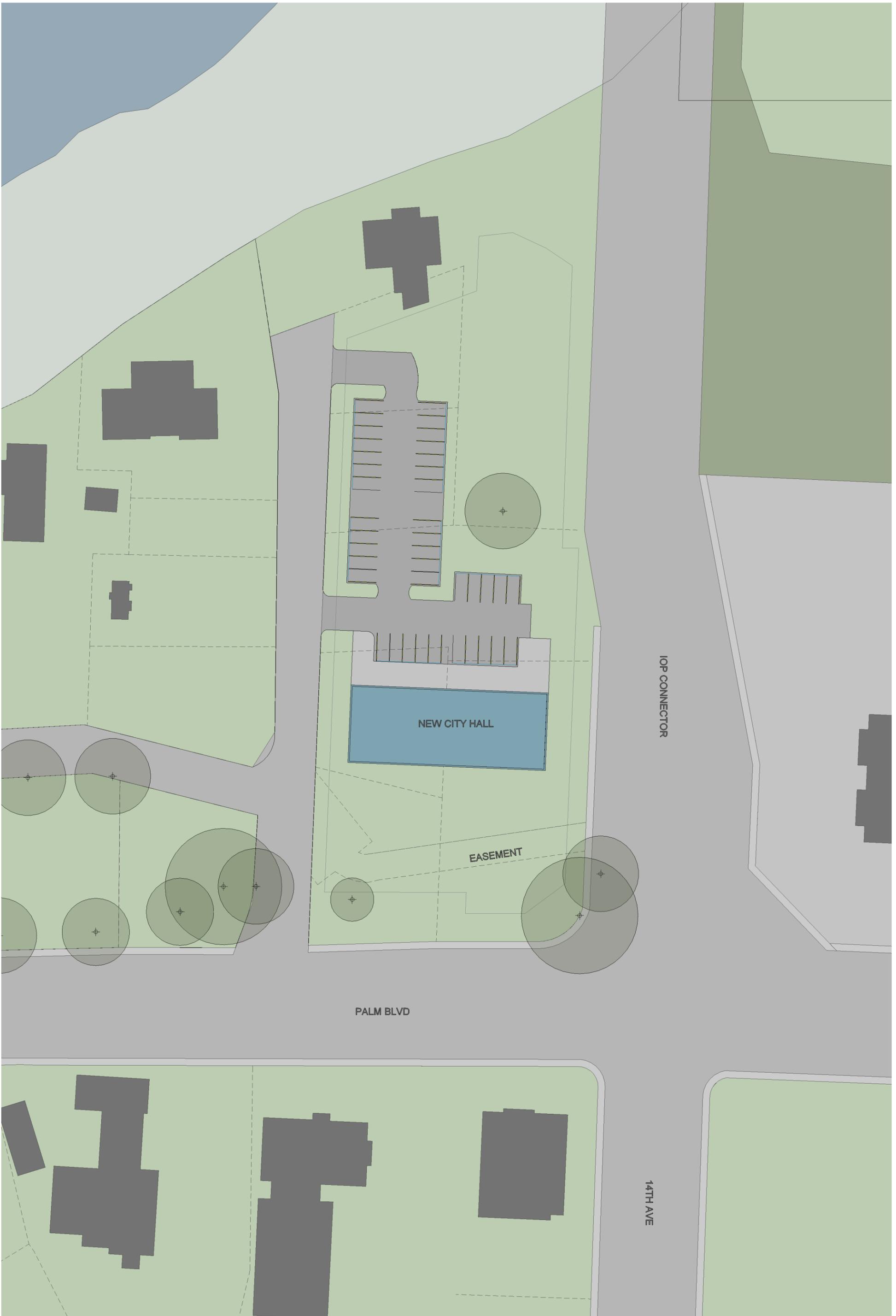


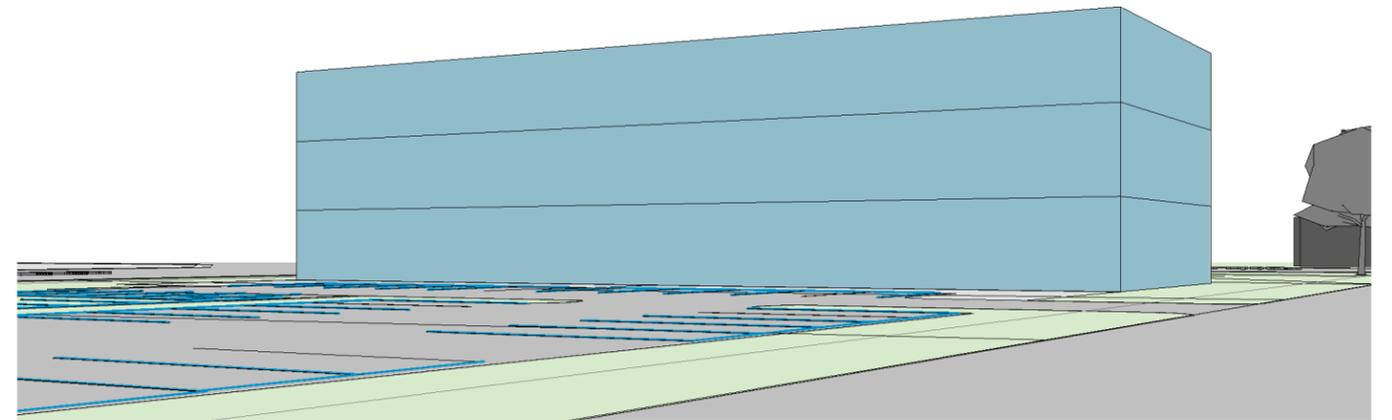
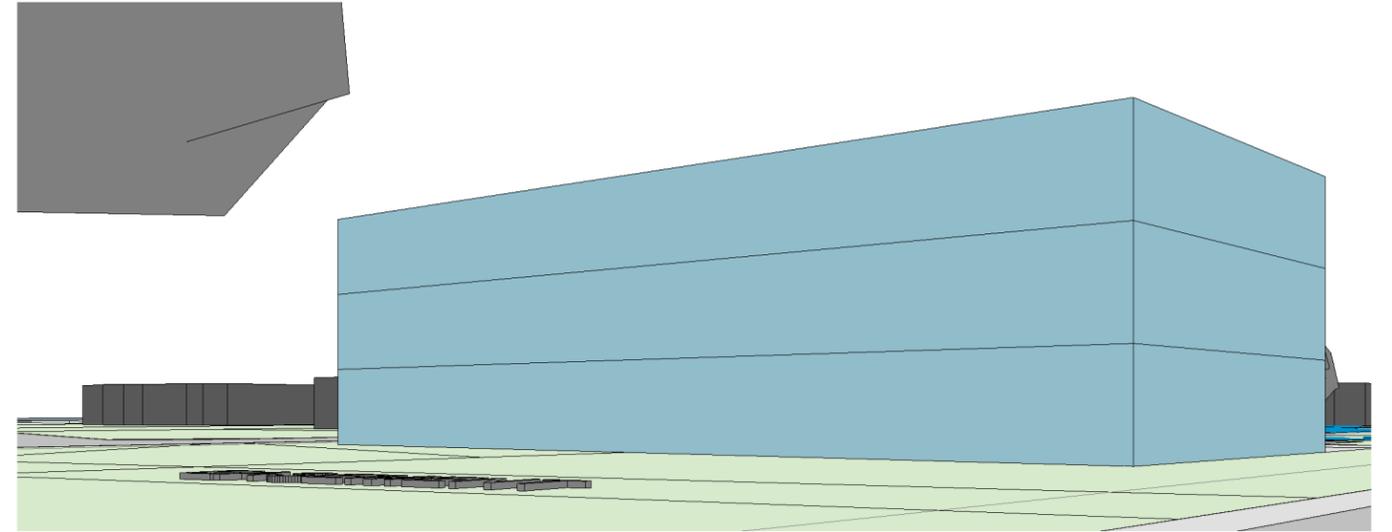
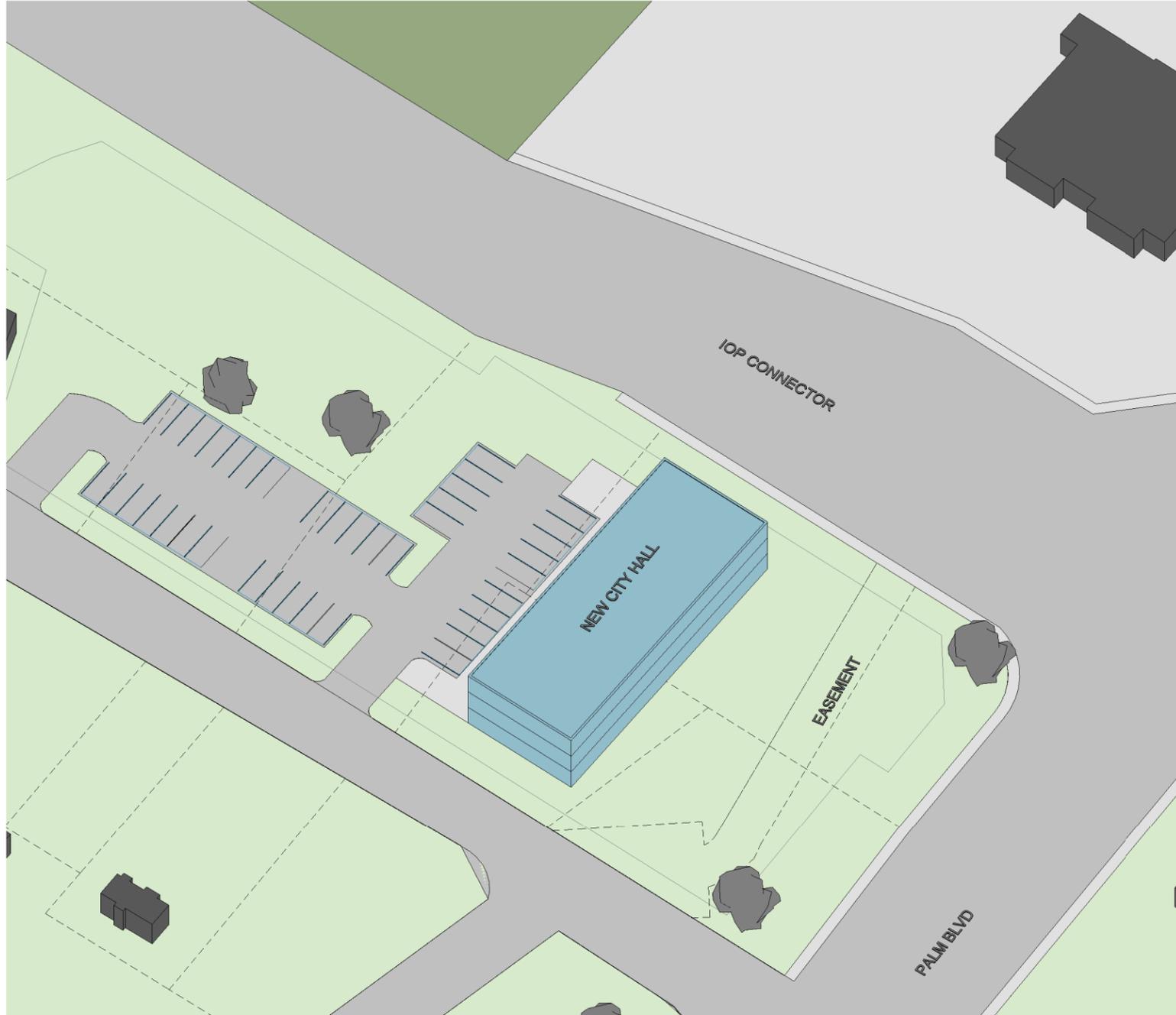
PUBLIC WORKS SITE A





PUBLIC WORKS SITE B







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