

Town of James Island  
Special Meeting  
March 6, 2024; 5:30 p.m.

**\*\*NEW\*\*** Watch Live and Meeting Recordings: <https://www.jamesislandsc.us/livestream-town-meetings>

Watch Archived Recordings on the Town's YouTube Channel:  
<https://www.youtube.com/channel/UCm9sFR-ivmaAT3wyHdAYZqw>

Notice of this meeting was published and posted in accordance with the Freedom of Information Act and the requirements of the Town of James Island.

Call to Order

Request for Consideration by Council:

**Quail Run Sod Estimates:**

Pleasant Places, Inc. \$16,835; \$19,921 w/additional square footage

- J. Evans Services, LLC, \$23,690

**Outfall**

- J. Evans Services, LLC 1233 Chuka Court, \$3,400

**Driveway and Pipe Replacement**

- J. Evans Services, LLC, \$5,450
- Charleston County Public Works, \$13,601.25

Executive Session: The Town Council may/will enter into an Executive Session in accordance with 30-4-70(A)(2) Code of Laws of South Carolina regarding discussion of proposed contractual matters, and proposed purchase of property.

Return to Regular Session: Upon return to open session, the Council may act on matters discussed in the Executive Session.

Adjourn

Since 1984



March 01, 2024  
Quail Run

Contract No. - 19652

ITEM	QTY	UOM	UNIT PRICE	NOTES	TOTAL PRICE
<b><u>SOD INSTALLATION</u></b>					
Sod - Zoysia (Empire) - Zoysia japonica - Sod - Installed	14,000.0	sf	\$1.04		\$14,573.86
Sod - St. Augustine - Stenotphrum secundatum - Sod - Installed	2,600.0	sf	\$0.87		\$2,262.00
					<b>\$16,835.86</b>

**BID SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Sod Installation	\$0.00	\$16,835.86
		<b>\$0.00</b>
		<b>\$16,835.86</b>

  

Sale	\$16,835.86
Sales Tax	\$0.00
<b>Total</b>	<b>\$16,835.86</b>

*\$ 19,921 with  
Additional  
square footage*

## **J. Evans Services, LLC.**

655 Schooner Rd.  
Charleston, SC 29412  
Josh Evans (843)-452-0204

**Proposal Number:** 297

**Date:** 2/27/2024

**To:** Town of James Island (Brook Lyon- Mayor)

**Location:** Quail Run Subdivision  
Charleston, SC 29412

### **Proposed Work To Include The Following Addresses:**

**1233 Chuka Ct. / 1231 Chuka Ct. / 1229 Chuka Ct. / 1329 Ptarmigan /  
1333 Ptarmigan / 1337 Ptarmigan:**

- Scraping, grading and raking of existing surfaces to receive new sod
- Purchase, pick up, deliver and install Empire zoysia in each of the addresses in the discussed areas:
  - 1233 Chuka
  - 1229 Chuka
  - 1329 Ptarmigan
  - 1333 Ptarmigan
  - 1337 Ptarmigan
- Purchase, pick up, deliver and install St. Augustine in the below address:
  - 1231 Chuka
- Total approximate square footage: 20,600 @ \$1.15 psf
- Clean up and remove all job-related debris

**Total Proposed Amount (Material and Labor) - \$23,690.00**

### **\*JOB SPECIFIC NOTES\***

- All homeowners to be notified by Town of work being started
- All properties to allow access through largest gate possible, and have driveways/ yards leading up to access point cleared
- Only details in this proposal to be completed as agreed upon by the town. No additional work to be completed per individual owner request unless authorized by the Town of James Island
- No irrigation or additional soil is included in this proposal
- No warranty is provided with sod installation due to the unknown treatment, care and watering program for each individual household

**\*GENERAL NOTES\***

- Utilities to be called in and marked by J. Evans Services prior to work being started
- Any damage to irrigation, drainage, or unforeseen/ unmarked utilities will be additional cost to repair if damaged
- On site power and water may be used
- Due to unforeseen weather, future care, and air/ soil temperatures, there are no warranties provided for installation of living plants, grass, etc...
- Any additional work to be performed, other than details listed above will be submitted and approved prior to completion
- In certain cases, a 50% down payment is required for work to begin
- Total amount due upon completion of work

**Signature for Approval of Work Itemized and Proposed**

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Outfall

## **J. Evans Services, LLC.**

655 Schooner Rd.  
Charleston, SC 29412  
Josh Evans (843)-452-0204

**Proposal Number:** 299

**Date:** 2/27/2024

**To:** Town of James Island (Brook Lyon- Mayor)

**Location:** 1233 Chuka Ct.  
Charleston, SC 29412

### **Proposed Work To Include:**

#### **Bank Stabilization**

- Excavate around existing pipe to proper depth, and create "toe" at base of bank
- Purchase, pick up, deliver and install geotextile fabric in entire excavated area
- Purchase, pick up, deliver, spread pack Granite Rip Rap in excavated area
- Back fill/ grading of disturbed dirt around area
- Clean up and remove all job-related debris

**Total Proposed Amount (Material and Labor) - \$3,400.00**

#### **\*JOB SPECIFIC NOTES\***

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- Work to be completed PRIOR to sod installation in this particular yard

#### **\*GENERAL NOTES\***

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**Signature for Approval of Work Itemized and Proposed**

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## **J. Evans Services, LLC.**

655 Schooner Rd.  
Charleston, SC 29412  
Josh Evans (843)-452-0204

**Proposal Number:** 300

**Date:** 2/27/2024

**To:** Town of James Island (Brook Lyon- Mayor)

**Location:** 1436 Kentwood Circle  
Charleston, SC 29412

### **Proposed Work To Include:**

#### **Pipe/ Concrete Replacement**

- Saw Cut existing concrete at asphalt line near road, and approx. 18' from roadside (beyond damaged area)
- Excavate, jack hammer, load and haul away all concrete debris, including existing concrete culvert pipe
- Purchase, pick up, deliver and install new 15" concrete culvert pipe x 20 Lf. (3 pieces)
- Form and pour new concrete with fiber 6" thick approx. 288 sq. ft.
- Clean up and remove all job-related debris

**Total Proposed Amount (Material and Labor) - \$5,450.00**

#### **\*JOB SPECIFIC NOTES\***

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**Signature for Approval of Work Itemized and Proposed**

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143b  
Kentwood

Charleston County Public Works  
Task Estimate

BASIC INFORMATION

Est Start Date: 6/12/2023 Request ID: 14838  
Requesting Agency: Town of James Island Task ID: 181277  
Contact: Mark Johnson Phone: 843-795-4141  
Details: Excavate, remove existing concrete, repair or replace pipe, form and pour new apron.

Total Labor Cost \$6,911.50  
Total Equipment Cost \$3,053.27

Material

ID	Description	Usage	Material Cost
	\$0.00		

Other

Date	Short Description	Purchase Order	Vendor	Cost
6/14/2023	Concrete to pour new drive way		Port City Concrete	\$1,000.00
6/14/2023	Dirt		Bean Pit	\$250.00
6/14/2023	Rock		Vulcan Material Company	\$350.00
6/14/2023	15" RCP Pipe T&G	PO	Mid-Atlantic Drainage Inc	\$600.00
6/14/2023	Fabric pipe wrap 3 feet wide		Ace Industrial Supply	\$200.00
Total Other				\$2,400.00
Sub Total				\$12,364.77
10% Contingency				\$1,236.48
Grand Total Estimate				\$13,601.25

Agency Signature : \_\_\_\_\_

Date: \_\_\_\_\_

OrgKey(For non-General Fund Request): \_\_\_\_\_

Obj Code: \_\_\_\_\_