



IPW Construction Group, LLC
Engineering & Construction Services

September 20, 2024

Town of Sullivan's Island
2056 Middle Street
Sullivans Island, SC 29482

ATTN: Joe Henderson, Town Administrator

Subject: Request for Proposal – Old Trolley Bridge Renovation: Parcel #523-06-00-082

Dear Mr. Henderson,

IPW Construction Group, LLC, is pleased to submit the following proposal to furnish all labor, material, equipment, and supervision required to perform the scope of work outlined in the Town's Request for Proposals for the Old Trolley Bridge Renovation dated 8/19/2024 and the drawings produced by Kimley-Horn dated 2/14/2024.

Our lump sum price for this project is: \$258,460.00

Project Understanding and Approach (25 points)

Logistical Understanding: IPW's work activity and construction operations will remain within the limits of disturbance identified on the project drawings and occur during the work hours of 8am-6pm Monday – Friday and 10am-4pm on Saturdays. Construction traffic will be routed in a manner to avoid impacting residential areas to the furthest extent possible.

Technical expertise, competence, and years of experience of individuals who will be assigned to this project: IPW has over 22 years of experience with site and earthwork projects. Lauren Rembert and Jason Bryant will be the project managers assigned to this project. Both have been in the construction industry their entire lives, and each has nearly 5 years of construction management experience. Overseeing Lauren and Jason are Cyrus Sinor and Bryan Rembert. Together, Cyrus and Bryan have over 52 years of experience combined.

Past Performance and Performance Recommendations are attached.

Related Experience on Similar Projects (25 points)

Project past performance sheets are attached to this letter.

First identifying and securing the limits of disturbance, we will begin by removing the overgrown vegetation and completing the necessary demolition within the project area. Once this phase is complete and we have had the existing wall evaluated for structural

and safety capabilities, we will move into grading and sitework operations. This phase will include installation of the Envirolok retaining walls, sealing headwall at benches, and construction of the pervious walkway, followed by site enhancements of new handrails, bench seating, and a cable rail system. Finally, the last phase will be to bring new life into the area using native plant material.

Performance Recommendations on Past Projects - Project Schedule and Budget (25 points)

Performance Recommendations are attached.

Recent, Current, and Projected Workload (25 points)

IPW currently has the capacity to start this work immediately upon award. The RFP has an estimated award date of September 25th, 2024, and we are able to meet that date.

We believe this project should take no more than 30 days to be substantially complete. The RFP allows 90 days, and we can significantly expedite that timeframe.

We look forward to this project and if you have any questions or need any more information, please feel free to contact us at any time.

Sincerely,
IPW Construction Group, LLC



Bryan H. Rembert, P.E.
VP of Operations



IPW Construction Group, LLC
Engineering and Construction Services

Firm History & Experience

- ***Firm's History***

IPW Construction Group, LLC (IPW), is a multi-faceted engineering, surveying and construction firm that has been in business since 2002. IPW is owned and managed by Mr. Cyrus D. Sinor, a registered engineer and military veteran with over 30 years of construction experience.



- ***Primary Line of Business and Specialty Areas***

Our experience includes; Earthwork, grading, utilities, storm drainage, road work, concrete, curb and gutter, surveying, asphalt paving, traffic control, new construction, renovations, historic renovations, design-build, demolition, repairs, carpentry, painting, anti-terrorism and force protection, mechanical, plumbing, structural, electrical, masonry, roofing, asbestos and lead abatement, and construction engineering inspection services.

- ***Firms Principal Business Location and Primary Office that will Service your Project***
7623 Dorchester Road in North Charleston, SC

- ***Firms Experience***

IPW maintains a highly qualified team with the experience to meet the needs and requirements of your projects including; Project Managers, Assistant Project Managers, Onsite Superintendents as well as office support personnel. Our staff holds licenses and certifications for Registered Civil Engineers, SC Professional Land Surveyor, Quality Control Management, OSHA 40, Traffic Control Design & Supervision, and Professional Construction Management, to manage and complete projects effectively.



Our project experience has ranged from \$3,000 to over \$8 million. Major client list includes:

- Columbia Metropolitan Airport
- The Citadel
- Charleston Aviation Authority
- South Carolina Dept. Of Transportation
- College of Charleston
- United States Veteran's Administration
- Town of Mt. Pleasant, SC
- Federal Aviation Authority, Mt. Pleasant
- Charleston County
- Berkeley County
- Dorchester County School District
- Department of Homeland Security
- Town of Summerville
- South Carolina Dept of Natural Resources
- Jasper County, SC
- Berkeley County School District
- Charleston County Parks and Recreation
- National Parks Services
- Medical University of South Carolina, MUSC
- Department of Defense (JBC, Naval Weapons Station, Ft. Bragg, Camp Lejune)

- ***License and Certifications***

IPW holds an unlimited General, Electrical, Plumbing, Highway and Waterline contractors license in South Carolina as well as a General contractors license in Georgia and North Carolina.

Our company is a Certified SC State Small & Minority Owned Business, SCDOT Disadvantage Business, Certified SCDOT Prime Contractor, Veteran Owned Small Business, and City of Charleston Minority Business Enterprise.

- ***Length of Time Providing Services***

IPW has been providing construction services for 19 years.

- ***Impending Changes in Organization that Could Impact Delivery of Services***

IPW has been providing construction services since 2002. We have changed our construction management over the years to adapt to the construction industry, but our work ethic has remained the same. This has consistently helped us grow and become a recommended firm by our clients. With most of our staff being with the company for over ten (10) years, we do not foresee any impending changes to our organization that could impact the delivery of services for future projects.

- ***IPW's Service Philosophy***

IPW's service philosophy is "Team Work and Hard Work Equal Superior Work." Our team focuses on planning, communication and commitment which are an integral part of our success. This philosophy is what sets us apart from other companies. IPW continues to invest in growth opportunities through people and equipment. These investments ultimately give greater returns in the future and have provided our clients with better quality and service. IPW continues to challenge itself everyday to achieve greater goals and promote higher standards in the industry.

Our commitment to the highest standards of service excellence is recognized by our clients and their satisfaction is the ultimate goal. We understand that client approval means providing top-quality services, day-to-day accessibility, and rapid response by our project professionals. We know that client satisfaction is driven by delivering timely, accurate, cost effective and complete solutions.

Contact Us

IPW Construction Group, LLC

PO Box 40968

Charleston, SC 29423

Office: (843) -308-0524

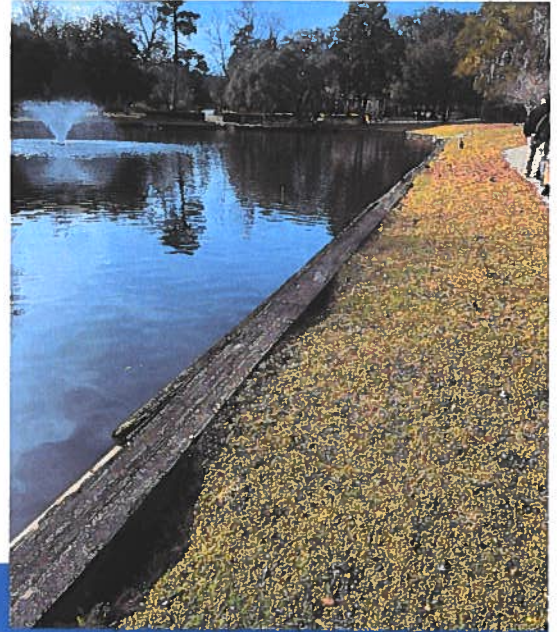
Fax: (843) -308-6650

brembert@ipwco.com



IPW Construction Group, LLC
Engineering & Construction Services

Project: Quarterman Lake Retaining Wall Repairs



Owner: City of North Charleston

Owners Representative:

Leland Wannamaker
5800 Casper Padgett Way
North Charleston, SC 29406
LWannama@northcharleston.org

Project Description: This project consisted of the complete construction of a new 35-space parking lot. Work included but was not limited to the removal of 1755 LF of wooden top cap, with replacement of new top cap utilizing concrete coping. Removal and replacement of approximately 350 LF of sidewalk, installation of ADA ramp, tie rod replacement, irrigation repairs, and seeding and sodding.

Original Contract Amount: \$283,201.80

Final Contract Amount: \$283,201.80

Start Date: January 2022

Completion Date: October 2022

Project Manager: Lauren Rembert

Major Subcontractors: KTC Enterprises Inc.



IPW Construction Group, LLC
Engineering & Construction Services

Project Title: Beachwalker Replacement Shed

Location: Edisto Beach, SC

Owner: Charleston County Park & Recreation Commission

Owners Representative: Patty Newshutz (843) 762-8112

Director of Planning & Development

102 Wappoo Creek Dr Ste 3,

Charleston, SC 29412

Award Date: March 2023

Completion Date: May 2023

Award Amount: \$137,707.62

Final Amount: \$137,806.67



Project Description:

The scope included but is not limited to building a 20'x14' wood frame shed on a concrete slab foundation with asphalt shingle roof, shed doors, window, partial fence removal, new fence sections and concrete ramp down to existing grade. Grading as needed to place slab and provide drainage away from slab. Exterior painting of shed as stipulated by Kiawah Island Architectural Review Board.

Key Personnel

Project Manager: Jason Bryant

QC Manager: Bryan Rembert



IPW Construction Group, LLC
Engineering & Construction Services

Project Title: Isle of Palms 34a Beach Access Boardwalk

Location: Isle of Palms, SC

Owner: City of Isle of Palms

Owners Representative: Matt Simms, 843.886.9912

P.O. Drawer 508 Isle of Palms, SC 29451

Award Date: August 2022

Completion Date: January 2023

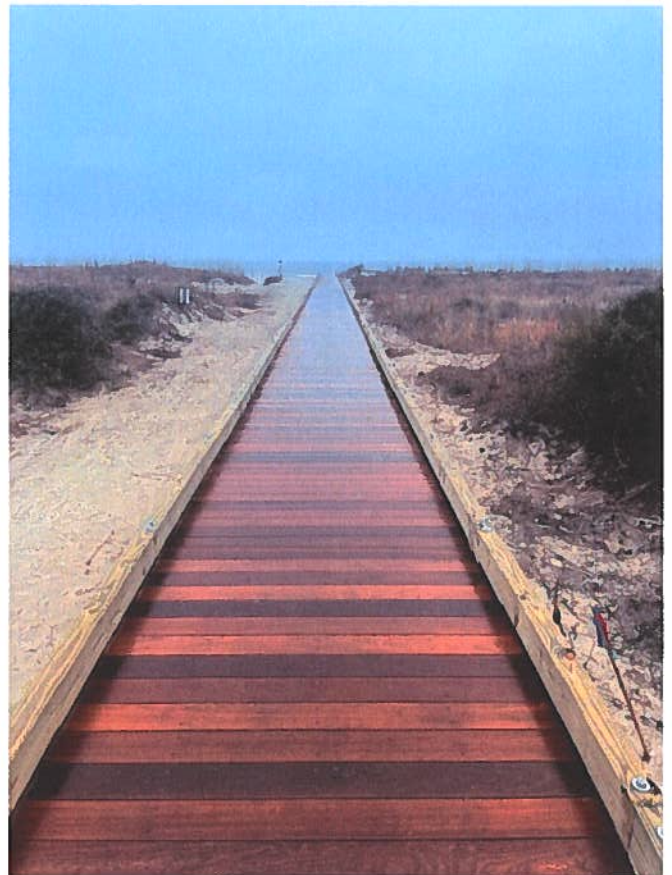
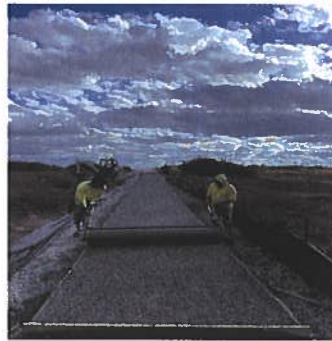
Award Amount: \$304,048.00

Final Amount: \$304,048.00

Project Description: This project consisted of providing a 663' by 6' ADA compliant beach access boardwalk to allow beach access to those who are handicapped or disabled. This was achieved by constructing a 310' x 6' boardwalk with Ipé decking and a 353' by 6' pervious concrete sidewalk. Next the sidewalk, two ADA asphalt parking spaces with new handicap parking signs were also installed.

Project Manager: Jason Bryant

QC Manager: Bryan Rembert



CITY OF ISLE OF PALMS

South Carolina



DEPARTMENT OF BUILDING, PLANNING AND LICENSING
February 21, 2023

RE: City of Isle of Palms experience with IPW Construction, LLC

To whom it may concern,

On behalf of the City of Isle of Palms, it is my pleasure to recommend IPW Construction, LLC for consideration of their exemplary work and services.

The City had the pleasure of working with IPW Construction, LLC for the construction of a new 663' by 6' beach access boardwalk. This project took place in 2022 and included regrading and compacting surfaces, construction of ADA compliant parking spaces and concrete sidewalk, and construction of a wooden boardwalk at a cost of \$304,000. The City has been exceptionally pleased with the product or their work and professionalism throughout the entire process.

Considering the City's excellent experience with IPW Construction, LLC, I would highly recommend their services. Please let me know if you have any questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Matt Simms', is written over a light blue horizontal line.

Matt Simms
Zoning Administrator



John J. Tecklenburg
Mayor

City of Charleston
South Carolina

Edmund V. Most
Deputy Director

Department of Parks - Capital Projects Division

September 4, 2020

RE: IPW Construction Group, LLC
Sullivan's Island Fire Station Renovation

To Whom It May Concern:


The City of Charleston is currently working with IPW Construction Group (IPW) on CP-1532 – Structural Retrofit of Fire Station No. 6 (Cannon Street). This project involves the construction of improvements necessary to bring this historic, unreinforced masonry building constructed in 1888 up to current code requirements for seismic and wind events. At completion, the station will retain the historic exterior and will have a mix of historic, reproduction, and modern finishes on the interior.

IPW has worked diligently to execute this project and has utilized creative approaches to working on the challenging urban site. A significant example is their proposal to remove / store / replace portions of the historic interior structure rather than work around it as indicated in the Architect's requirements. This approach was presented, discussed, and approved, and ultimately allowed for a savings to the project. When faced with an Owner-induced delay on another aspect of the project, IPW adjusted their work sequence to minimize the overall impact to the project schedule.

In recent years, the City has worked with IPW on a number of other projects. To my knowledge, they have all met or exceeded our expectations. This is my first project working the team at IPW, and I have been pleased with their performance. Moreover, I am confident that they will successfully complete the retrofit of the Cannon Street Fire Station.

If I can provide more information, please feel free to contact me. Thank you.

Sincerely,



Matthew M. Compton
Special Projects Administrator



Attachment A
TOWN OF SULLIVAN'S ISLAND
NON-COLLUSION OATH

Vendor Name: IPW Construction Group, LLC

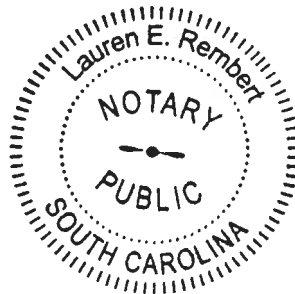
Before me, the Undersigned, a Notary Public, for and in the County and State aforesaid, personally appeared Bryan H. Rembert, PE and made oath that the Bidder herein, his agents, servants, and/or employees, to be best of his/her knowledge and belief, have not in any way colluded with anyone for and on behalf of the Bidder, or themselves, to obtain information that would give the Bidder an unfair advantage over others, nor have they colluded with anyone for and on behalf of the Bidder, or themselves, to gain any favoritism in the award of the Contract herein.

Authorized Signature for Vendor

Sworn to and Subscribed before me

this 19th day of September, 2024

Notary Public in and for South Carolina My
Commission Expires: 8/18/2030





Attachment B

UNDERSTANDING OF RFP PROCEDURE, TERMS AND CONDITIONS

This page to be returned with Proposals submission

I acknowledge that I have read and understand all procedures and requirements of the above reference RFP and have complied fully with the general terms and conditions outlined in the RFP.

Consultant Team: IPW Construction Group, LLC

Representative's Printed Name: Bryan H. Rembert, PE

Representative's Signature: 

Date: 09/19/2024



Town of Sullivan's Island

Request for Proposals (RFP)

Addendum #1

OLD TROLLEY BRIDGE RESTORATION

Date: August 28, 2024

From: Town of Sullivan's Island

RE: Addendum to RFP for the Sullivan's Island Old Trolley Bridge Restoration

1. NOTICE TO ALL POTENTIAL RESPONDENTS

This Request for Proposals (RFP) is modified as set forth in the Addendum. The original RFP Document remains in full force and effect, except as modified by this addendum #1, which is hereby made part of the RFP. Respondent shall take this addendum into consideration when preparing and submitting its proposal.

2. PROPOSAL SUBMITTAL DEADLINE

The submittal deadline is not changed by this addendum and remains September 20, 2024 at 1:00 p.m.

3. QUESTIONS & ANSWERS

A. **Question:** What are the plans and specifications for the project?

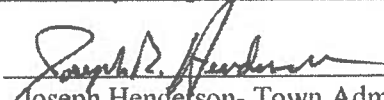
Answer: Plans and specifications for the project can be found on the Town's project page at <https://sullivansisland.sc.gov/old-trolley-bridge-renovation-request-proposal>

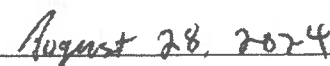
B. **Question:** Will a construction bond or security be required?

Answer: For construction projects over \$50k, a security of 5% the cost of the project will be needed.

C. **Question:** Do you have details and specifications on the Envirolok system?

Answer: Envirolok specifications can be found in the plan set on the Town's project page at <https://sullivansisland.sc.gov/old-trolley-bridge-renovation-request-proposal>


Joseph Henderson- Town Administrator



Date: August 28, 2024

(End of Addendum #1)

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf.***

*** THIS LICENSE EXPIRES ON 10/31/2026 ***

VERIFY the **QUALIFYING PARTY** ("Qualifier") name(s) on this license is accurate. If a Qualifier ceases to serve this license, you must notify the board in writing (mail or email) within **15 business days** for your license to remain **Active**. Failure to notify the board of a qualifier loss will result in immediate **license cancellation** and disciplinary action.

BOTH PARTS OF THIS POCKETCARD MUST BE PRESENTED TO CONDUCT BUSINESS AT ALL TIMES. DO NOT TEAR CARD IN HALF.

35
IPW CONSTRUCTION GROUP LLC
PO BOX 40968
CHARLESTON SC 29423

LICENSE#: CLG.117838

South Carolina Department of Labor, Licensing and Regulation
Contractor's Licensing Board
GENERAL CONTRACTOR

IPW CONSTRUCTION GROUP LLC
7623 DORCHESTER ROAD
N CHARLESTON SC 29418

licensed to practice in the 2-letter Classification(s) and Group# listed below:

Building-BD5, Nonstructural Renovation-NR5, Masonry-MS5,
Highway-HY5, Water & Sewer Lines-WL5, Asphalt Paving-AP5,
Concrete Paving-CP5, Bridges-BR5, Grading-GD5, Highway
Incidental-HI5

LICENSE EXPIRATION DATE: 10/31/2026

(If this license has "Limited Building-LB" work limited to 3 stories in height)

GENERAL CONTRACTOR
LICENSE#: CLG.117838

IPW CONSTRUCTION GROUP LLC

Initial Issue Date: 03/04/2013 - Expiration Date: 10/31/2026

Qualifier(s): MR CYRUS D SINOR

License Group# Limitations - \$ Amount Per Job/Project (i.e. BD"2"):

Group #1 - \$100,000 Group #2 - \$400,000 Group #3 - \$1,000,000
Group #4 - \$3,000,000 Group #5 - \$Unlimited

M. Sinor
Board Examinor

WARNING - THIS DOCUMENT CONTAINS SECURITY FEATURES LISTED ON REVERSE SIDE

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.117838

IPW CONSTRUCTION GROUP LLC
7623 DORCHESTER ROAD
N CHARLESTON SC 29418

Has been qualified by the laws of the State of South Carolina and is duly entitled to practice as a:

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:

(If this license has a "Limited Building-LB" classification, work is limited to 3 stories in height)

**Building-BD5, Nonstructural Renovation-NR5, Masonry-MS5, Highway-HY5, Water &
Sewer Lines-WL5, Asphalt Paving-AP5, Concrete Paving-CP5, Bridges-BR5, Grading-
GD5, Highway Incidental-HI5**

LICENSE NUMBER: CLG.117838

Initial License Date: 03/04/2013

EXPIRATION DATE: 10/31/2026

Qualifying Party(s): MR CYRUS D SINOR

Group Limitation Amounts Per Job (i.e. BD"2"):

Group #1 - \$100,000 Group #4 - \$3,000,000

Group #2 - \$400,000 Group #5 - \$Unlimited

Group #3 - \$1,000,000

M. Sinor
Board Examinor

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf.***

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That RLI Insurance Company and/or Contractors Bonding and Insurance Company, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

C. Wayne McCartha, Raymond E. Cobb Jr., M. Kathryn McCartha-Powers, jointly or severally

in the City of Columbia, State of South Carolina its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 1st day of November, 2017.



RLI Insurance Company
Contractors Bonding and Insurance Company

By: B. W. Davis
Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 1st day of November, 2017, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the RLI Insurance Company and/or Contractors Bonding and Insurance Company and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of RLI Insurance Company and/or Contractors Bonding and Insurance Company, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the RLI Insurance Company and/or Contractors Bonding and Insurance Company this 20th day of September, 2024.

By: Gretchen L. Johnnigk
Gretchen L. Johnnigk Notary Public

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jean M. Stephenson
Jean M. Stephenson Corporate Secretary



 **AIA** Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)
IPW Construction Group, LLC
7623 Dorchester Road
North Charleston, SC 29418

SURETY:

(Name, legal status and principal place of business)
RLI Insurance Company
9025 N. Lindbergh Drive
Peoria, IL 61615

OWNER:

(Name, legal status and address)
Town of Sullivan's Island
2056 Middle Street
Sullivan's Island, SC 29482

BOND AMOUNT: Five Percent (5%) of Amount of Bid

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:

(Name, location or address, and Project number, if any)
Old Trolley Bridge Renovation

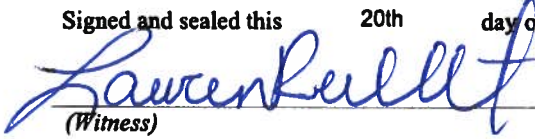
Project Number, if any:
Parcel Number: 523-06-00-082

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 20th day of September, 2024


(Witness)

IPW Construction Group, LLC

(Principal)


BRYAN H. REMBERT, PE - VP OPERATIONS

(Seal)

(Title)

RLI Insurance Company

(Surety)


(Witness) Edith Forsberg


(Title) C. Wayne McCartha, Attorney-in-Fact



init.