

## TOWN COUNCIL

### STAFF REPORT

#### Projects and Watershed Resilience Department



<b>MEETING DATE:</b>	December 12, 2023
<b>PROJECT:</b>	Approval to Authorize a Construction Contract with Beaufort Construction of SC, LLC for the Event Area Site Development at the Oyster Factory Park (Fiscal Impact - \$1,016,818.50)
<b>PROJECT MANAGER:</b>	Patrick Rooney, Capital Improvement Program Manager

**RECOMMENDATION:** Town Staff recommends that Town Council authorize the Town Manager to execute a Contract (Attachment 2) with Beaufort Construction of SC, LLC. for the Oyster Factory Park Event Area Site Development Project. The scope of services includes Sidewalks and Paving, Drainage, Grading, Hardscape, Low Voltage Lighting, Landscaping, Decking, and other miscellaneous items needed for the project.

The proposed Contract amount for this work is \$924,380.45 and is within the approved budget limits established with the Adopted Consolidated Municipal Budget for Fiscal Year 2024 and illustrated on the attached FY 24 CIP Data Sheet (Attachment 3). In addition, Staff is requesting that Town Council authorize a contingency up to 10% of the contract amount to address any unforeseen changes that may arise during construction.

**BACKGROUND/DISCUSSION:** Oyster Factory Park includes a boat ramp and courtesy dock, boat parking, cookout pavilion, walkways, and the Garvin Garvey historic structures. Oyster Factory Park is home to the Garvin Garvey House as well as the Bluffton Oyster Company, the only hand shucking oyster facility in South Carolina. The Park is comprised of several parcels with some owned by Beaufort County and one co-owned with the Town of Bluffton. The Park is operated through an Intergovernmental Agreement with Beaufort County, with the Town designated to manage all capital improvements and maintenance.

The Master Plan was updated in 2020 and approved by Town Council and Beaufort County. At the April 2023 workshop, Staff presented preliminary design of the event area located south of the existing pavilion. Witmer Jones Keefer, along with other consultants prepared the Construction Documents for the event area development and an Invitation for Bid was posted in November 2023.

The bidding process was performed in accordance with the Town's Purchasing Ordinance including required public notice, a formal Invitation to Bid (IFB) posted on the Town's Vendor Registry, a sealed bid opening and bid evaluations process.

The bid opening was held on Tuesday 12/6/2023, with the results listed in the attached Bid Summary (Attachment 4). Bids were reviewed for accuracy and completeness. Value engineering, item review, and scope removal allowed staff to reduce the price to the amount listed above. Accordingly, Beaufort Construction of SC, LLC was determined to be the lowest responsive and responsible bidder.

**NEXT STEPS:** Upon approval of this Contract, Staff will schedule a Project Kick off meeting in December 2023. with the construction planned to commence in January 2024.

**SUMMARY:** The implementation of this project is consistent with the Town of Bluffton's Comprehensive Plan and FY 2023-2024 Strategic Plan to support Infrastructure and Community Quality of Life Strategic Focus Areas. Town Staff requests approval of the attached Contract to proceed with the work described above.

**ATTACHMENTS:**

1. Presentation
2. Draft Contract
3. Project Data Sheet
4. Bid Summary
5. Recommended Motion