

# TOWN COUNCIL



## STAFF REPORT

### Projects and Watershed Resilience Department

<b>MEETING DATE:</b>	May 12, 2026
<b>PROJECT:</b>	Approval to Authorize a Construction Contract with Beaufort Construction of SC, LLC for a Second Pavilion at Oscar Frazier Park Field of Dreams (Fiscal Impact \$214,656.00)
<b>PROJECT MANAGER:</b>	Patrick Rooney, Capital Improvement Program Manager

**REQUEST:** Town Staff requests Town Council to authorize the Town Manager to execute a Contract (Attachment 2) with Beaufort Construction of SC, LLC for \$178,880.00 to complete the construction of a second pavilion at Oscar Frazier Park. In addition, staff requests a 20% contingency of \$35,776.00 to cover any unforeseen changes that may arise during construction.

The total fiscal impact with contingency is \$214,656.00 and is within the approved budget as illustrated on the attached Project Data Sheet (Attachment 3).

**BACKGROUND:** Oscar Frazier Park is a very popular community destination, used extensively throughout the year. Staff have observed a significant demand from the public to host birthday parties, family gatherings and events at the existing pavilion and adjacent lawn area.

To meet the growing demand for additional covered gathering space at the *Field of Dreams*, the Town Manager requested that staff evaluate the feasibility of constructing a second pavilion at the park. A preliminary design of a second pavilion was presented at the October 2025 Quarterly Workshop (Attachment 4). Town Council directed staff to proceed with final design, permitting, construction documents and bidding.

The bidding process was performed in accordance with the Town's Purchasing Ordinance including a formal Invitation for bid (IFB), public bid opening and bid review by Staff. Upon review of the responses, Beaufort Construction of SC, LLC was determined to be qualified, responsive to the bid requirements, and provided the lowest bid price. A Summary of bids obtained are as follows:

Beaufort Construction of SC, LLC	\$178,880.00
Nix Construction Co. Inc	\$213,892.78
DH Abney Company Inc.	\$232,309.21

**NEXT STEPS:** Upon approval of the proposed contract, Staff will initiate a pre-construction meeting and plans to commence construction in June 2026. The construction duration is expected to be 120 days, subject to favorable conditions and material availability.

**SUMMARY:** This project originated with the adoption of the FY2025-2026 Strategic Plan and is supportive of the following **Strategic Focus Areas and Guiding Principles:**

- **Community Quality of Life – Guiding Principle #4:** Foster and support place-based initiatives and evaluate community policies, programs, and gathering places, and events that promote healthy and quality lifestyles for our diverse citizenry
- **Infrastructure – Guiding Principle #3:** Establish long-term planning, prioritization and investments strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable.

Consistent with these Guiding Principles, Staff requests Town Council to authorize the Town Manager to execute a proposed contract with Beaufort Construction of SC, LLC.

**ATTACHMENTS:**

1. Presentation
2. Draft Contract
3. FY26-27 Project Data Sheets
4. Pavilion Concept
5. Proposed Motion