

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	January 13, 2026
PROJECT:	Authorization to Amend Contract #2025-49 for Historic District Sewer Phases 4, 5 and 6 Construction with Jordan Construction of Hilton Head Inc. by \$205,805 to Accommodate Unforeseen Field Conditions (Fiscal Impact: \$205,805.00)
PROJECT MANAGER:	Pat Rooney, Capital Improvements Program Manager

REQUEST: Town Staff requests Town Council authorize the Town Manager authority to spend no more than \$205,805.00 in addition to the contract authorization with Jordan Construction of Hilton Head, Inc. to complete construction of Phases 4, 5, and 6 of Historic District Sewer Extension and Connection Projects. The total fiscal impact including changes orders and contingency is \$1,069,589.90 (Attachment 2) and within the approved budget established for Fiscal Year (FY) 2026 and illustrated on the attached Project Data Sheets (Attachments 3a-c).

BACKGROUND: Historic District Sewer Phases - 4, 5 and 6 include sewer extensions and connections within and adjacent to the Lawrence, Green and Water Streets Rights of Way (ROW). The projects are part of the May River Watershed Action Plan, the 2024-2025 Strategic Plan and the FY 2026 Consolidated Budget. Contract #2025-49 with Jordan Construction of Hilton Head Inc. was approved by Town Council in April 2025 and construction began in July.

As project construction progressed, modifications to the initial design became evident. A breakdown of the additional Scope of Work includes:

- Sewer main line modifications:
 - Relocation of an unknown water line on Water Street to accommodate proposed sewer line.
 - Added two manholes and realigned the proposed main sewer line on Green Street to accommodate future Boundary Street Streetscape drainage outfall.
- Residential connection modifications:
 - Three (3) additional Pump Stations at residential structures unable to provide gravity flow to the service connections at the street.
 - Two (2) additional service connections to properties with multiple septic tanks servicing accessory units not known at the time of design.

- Additional work to repair unknown hardscape features on private property to accommodate service connections and decommissioning of existing septic tanks.

Many of these changes are for conditions encountered on private properties. The conditions were discovered once town staff obtained the right-of-entry from all property owners and the contractor was able to fully access and assess the properties and determine the specific details required for each connection. Each connection is unique and it is difficult to anticipate all the variations and challenges that may occur during the design phase.

NEXT STEPS: Upon Town Council approval, the Town Manager will execute a change order to authorize the contractor to move forward with the additional scope of work to complete the sewer connections and septic system abandonment. The contractor is ready to begin this work as soon as the change order is approved and BJWSA provides the Permit to Operate.

SUMMARY: The FY2026 Budget approval for HD Sewer Phases 4, 5, and 6 construction was \$1,740,094.00. The original contract amount plus contingency and this change order request is proposed to be \$1,069,589.90 and within the FY26 Budget approved by Town Council.

Additionally, this project is funded in part by the United States Environmental Protection Agency. The Town received \$529,850.00 in grant funding through the South Carolina Department of Environmental Services (SCDES) as part of their 319 Grant Program for this project. These funds will assist with sewer connection costs for the project as well as effectuate the goal of the May River Action Plan to improve water quality in the May River.

ATTACHMENTS:

1. Presentation
2. Spending Authorization Detail
3. Project Data Sheets
 - a. Phase 4
 - b. Phase 5
 - c. Phase 6
4. Proposed Motion