



Authorization to Amend Contract #2025-49 for Historic District Sewer Phases 4, 5 and 6 Construction with Jordan Construction of Hilton Head, Inc. by \$205,805.00 to Accommodate Unforeseen Field Conditions

Presentation to Town Council

Patrick Rooney, Capital Improvement Program Manager

Department of Projects & Watershed Resilience

January 13, 2026

Project Location

HD Sewer Map

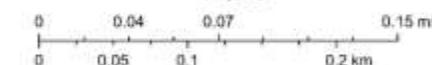


DESCRIPTION LEGEND



Approximate
Limits of
Proposed Work
(See Above)

1:3,649



Background



- Approximately 1.74 million dollars was allocated and approved in the Fiscal Year 2026 Budget for construction of the Historic District Sewer Phases 4, 5, & 6 project.
- The Town received \$529,850.00 in 319 grant funding through SCDES to help with connection costs of the project and to assist with improved water quality in the May River.
- On April 8, 2025, Town Council authorized the Town Manager to execute a contract for construction with Jordan Construction. The Fiscal Impact amount approved for the project, including contingency, was \$863,784.90.



Background

- Construction commenced in July 2025, and Town Staff began to obtain Rights of Entry from each property owner for service connections.
- Once Rights of Entry were obtained, the Contractor and Town Staff were able to fully evaluate the unique circumstances of each residential connection and assess any construction obstacles and actual costs.



Background

Breakdown of the additional Scope of Work:

- Sewer main line modifications:
 - Relocation of an unknown water line on Water Street to accommodate proposed sewer line extension.
 - Added two (2) manholes and realigned the proposed main sewer line on Green Street to accommodate future Boundary Street Streetscape drainage outfall.
- Additional Pump Stations (3) from residential structures unable to provide gravity flow to the service connections at the street.
- Additional service connections (2) for properties with multiple septic tanks not known at the time of design but discovered during construction.
- Additional work to existing hardscape features required on private property to connect sewer and decommission existing septic tanks.

Request



- Staff requests Town Council authorize the Town Manager to execute a change order of \$205,805.00 above the original contract authorization amount.
- This amount includes a contingency allowance of \$50,932.90 to cover any additional changes that may arise to complete construction. This is a not to exceed contingency request.
- The total fiscal impact is \$1,069,589.90 and is within the budgets for the respective projects for Fiscal Year 2026.



Next Steps

- Following Council approval, the Town Manager will initiate the Change Order with the contractor to complete the remaining project connections.
- Submit project for permit to operate via BJWSA and SCDES.
- Operation of new lines are anticipated to commence in Spring of 2026.



QUESTIONS & DISCUSSION

Proposed Motion



- “I move to **Approve (Deny or Approve as Amended)** authorizing the Town Manager to amend Contract #2025-49 for Historic District Sewer 4, 5, and 6 Construction with Jordan Construction of Hilton Head Inc. by \$205,805.00 to accommodate unforeseen field conditions.”