



**Approval to Authorize a Construction Contract
with Sea Island Land Development, LLC for
Construction of Bridge Street Streetscape, Phases
2 and 3 (Fiscal Impact: \$1,512,992.29)**

Presentation to Town Council

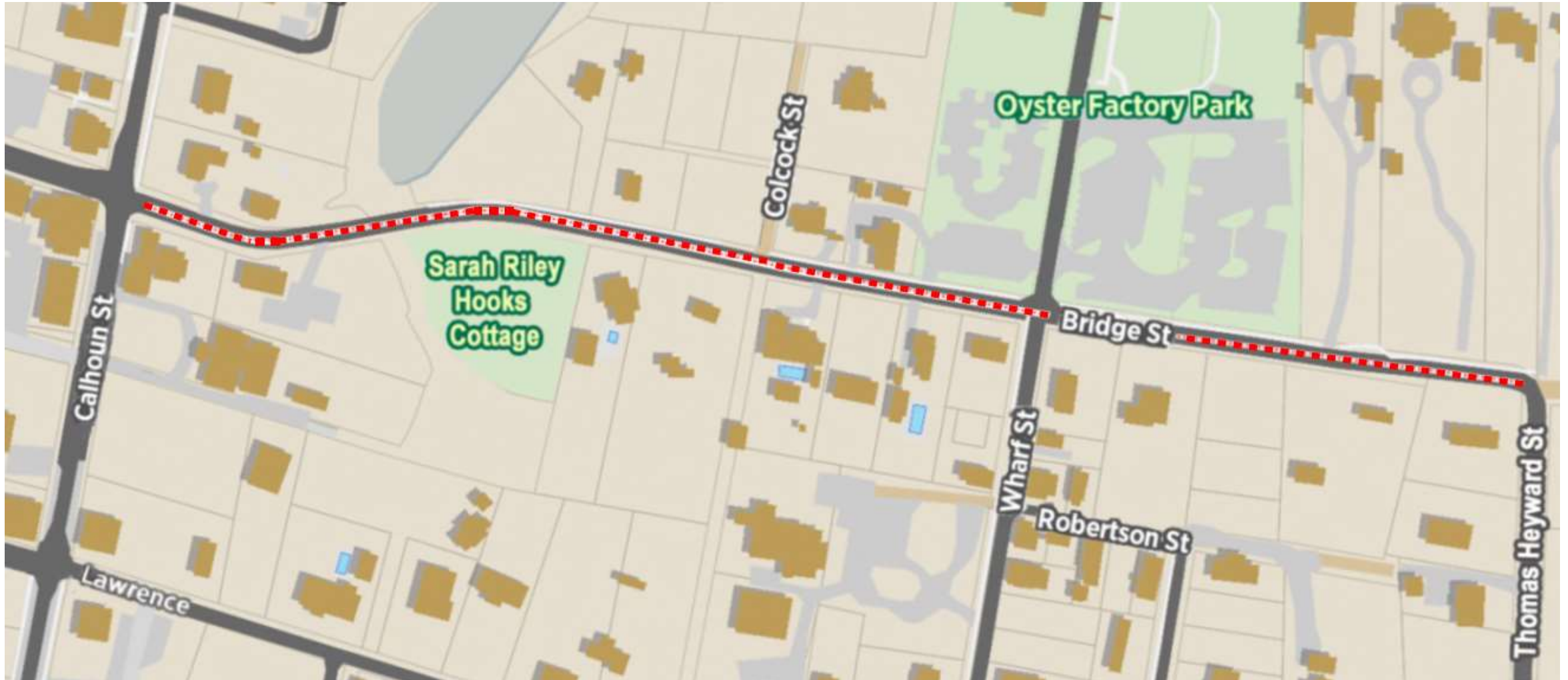
Pat Rooney, Capital Improvement Program Manager

Department of Projects & Watershed Resilience

March 10, 2026

Project Area

Calhoun Street to Thomas Heyward Street



Background



- The Bridge Street Streetscape scope includes drainage and sidewalk improvements, new on-street parking, street lighting, a crosswalk and a wooden pedestrian boardwalk across Huger Cove.
- The bidding process was performed in accordance with the Town's Purchasing Ordinance including required public notice, a formal Invitation for Bid (IFB) posted on the Town's Bidnet Direct account, bid opening and review.

Background (continued)



- The bid opening was held on 2/5/2026. Sea Island Land Development, LLC was determined to be the lowest-priced, qualified, responsive and responsible offeror.

• Gulf Stream Construction	\$1,721,079.71
• Jarrell Brothers Construction	\$1,216,246.21
• JHC Corporation	\$2,062,300.35
• Sea Island Land Development	\$1,210,393.83



Request

- Staff requests Town Council authorize the Town Manager to execute a contract with Sea Island Land Development, LLC for \$1,210,393.83 for construction of the Bridge Street Streetscape, Phases 2 and 3.
- Additionally, staff requests a 25% contingency allowance of \$302,598.46 to cover any unforeseen changes that may arise during construction.
- The total fiscal impact for the streetscape construction is \$1,512,992.29 and is within budget.



Next Steps

- Following Council approval, Staff will submit the contract for signatures and initiate the pre-construction meeting.
- A Notice to Proceed (NTP) will be issued at the pre-construction meeting and work is planned to commence April 2026.
- Construction is expected to be completed in the fall of 2026, subject to change due to inclement weather.



QUESTIONS & **DISCUSSION**

Proposed Motion



- *“I move to **approve (deny, approve as amended)** authorizing the Town Manager to enter into a contract with Sea Island Land Development, LLC for construction of Bridge Street Streetscape, Phases 2 and 3, in the amount of \$1,512,992.29, which includes a 25% contingency.”*