

TOWN COUNCIL



STAFF REPORT

Projects and Watershed Resilience Department

MEETING DATE:	March 10, 2026
PROJECT:	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)
PROJECT MANAGER:	Pat Rooney, Capital Improvement Program Manager

REQUEST: Staff requests Town Council authorize the Town Manager to execute a contract (Attachment 2) with Sea Island Land Development, LLC for \$1,210,393.83 for construction of 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 Trail construction is \$1,512,992.29 and is within the proposed budget for Fiscal Year (FY) 2026 and illustrated on the attached Project Data Sheet (Attachment 3).

BACKGROUND: With the approval of the Fiscal Year 2025-2026 Strategic Plan and Fiscal Year 2026 Budget, Town staff completed the design and construction documents for Bridge Street to include 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 bid reviews for the lowest-priced, qualified, responsive and responsible offeror.

The bid opening was held on 2/5/2026 with four bidders providing complete and responsive bids including:

- 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

Sea Island Land Development was determined to be the lowest-priced, qualified, responsive and responsible bidder.

NEXT STEPS: Upon approval of this contract, Staff will initiate a pre-construction meeting and plan to commence construction in April 2026, with an approximate 200-day construction period, subject to inclement weather.

SUMMARY: This project originated from the Town of Bluffton's 2019-2020 Strategic Plan. It is

supportive of the following Strategic Plan Guiding Principles:

- *Economic Growth Principle #6.* Support place-based economic development strategies that invest in public amenities to enhance our quality of life and thereby drive economic growth.
- *Infrastructure Guiding Principle #3.* Establish long-term planning, prioritization and investment strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable.

Staff requests Town Council authorize the Town Manager to execute the proposed contract with Sea Island Land Development, LLC.

ATTACHMENTS:

1. Presentation
2. Draft Contract
3. Project Data Sheet
4. Proposed Motion