

TOWN COUNCIL



STAFF REPORT Projects and Watershed Resilience Department

MEETING DATE:	June 9, 2026
PROJECT:	Approval to Authorize a Construction Contract with Nix Construction Co., Inc. for the New Riverside Barn Park Disc Golf Course (Fiscal Impact \$229,385.03)
PROJECT MANAGER:	Patrick Rooney, Capital Improvement Program Manager

REQUEST: Town Staff requests Town Council to authorize the Town Manager to execute a Contract (Attachment 1) with Nix Construction Company, Inc. for \$208,531.85 to construction a Disc Golf Course at the New Riverside Barn Park. Additionally, staff requests a 10% contingency of \$20,853.18 to cover any unforeseen changes that may arise during construction.

The total fiscal impact with contingency is \$229,385.03 and is within the approved budget as illustrated on the attached Project Data Sheet (Attachment 2).

BACKGROUND: To meet the growing demand for disc golf in the area, the New Riverside Barn Park Disc Golf Course project was added to the Capital Improvements Program in FY26. Final Design of the Disc Golf Course began in September 2025 with the local landscape architectural firm of Wood and Partners in conjunction with Aceplace Design, a disc golf consultant located in Rock Hill, SC.

The 18-hole course begins at the large event lawn area, south of Hwy 46/170 and meanders through the wooded, undeveloped area on the western side of the New Riverside Barn Park (Attachment 3). The course is designed for all levels of players, from beginners to intermediate levels, and fun for all ages and skill sets. The course routing was designed to minimize site disturbance and to retain all significant trees. Selective under-brushing for the fairways was completed by our Public Services staff in preparation for construction of the disc course.

The scope of the project includes:

- General site cleanup, selective tree pruning and limbing up for fairway clearances
- Grading and mulching of the fairways
- Construction of 18 - 4'x8' concrete pads as tee boxes
- Installation of 19-disc golf baskets
- Fence modifications and bollard at pedestrian opening at tree line
- Two-rail fencing at hazard areas (By Public Services)

- Disc Golf Signage (course layout, tee box signs, hazard signs such as “Beware of Alligators,” etc.)
- Site furnishings (benches, trash receptacles, AED – installed by Public Services)
- Buffer/Screen Plantings (installed by Public Services)

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. Two bids were received on 5/13/2026, and both bids exceeded \$306k and project budget parameters. Therefore, Staff negotiated with the low bidder (Nix Construction Co., Inc.) to value engineer the project to reduce costs and omit work or materials that would not impact the quality of the project or could be better supplied by Town Public Services at a lower cost. Value Engineering items to reduce costs included the following:

- Redesigned disc golf course layout to eliminate hardscape features (i.e. Retaining walls, timber steps, and handrails for elevated tees)
- Reduced contractor fee and eliminated engineering fee
- Site Furnishings, two-rail fence, and buffer plantings installed by Public Services

NEXT STEPS: Upon approval of the proposed contract, Staff will initiate a pre-construction meeting and plans to commence construction in July 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, FY26 Consolidated Budget 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 Nix Construction Co., Inc.

ATTACHMENTS:

1. Draft Contract
2. Project Data Sheet
3. Disc Golf Concept Plan
4. Proposed Motion

