



Approval to Authorize a Contract with Nix Construction Company, Inc. for the Reconstruction of the Sarah Riley Hooks Cottage (Fiscal Impact: \$943,448.00)

Presentation to Town Council

Chris Forster

Assistant Town Manager

May 13, 2025

Project Location:



Background:



- January 2021: Town of Bluffton purchased the .896-acre Sarah Riley Hooks property and cottage.
- November 2022: Town Council added the Sarah Riley Hooks project to the Capital Improvement Program with the FY 2023- FY 2024 Strategic Plan.
- January 2023: Growth Management Staff presented initial Cottage - Viability of Preservation Assessment.
- April 2023: Historic Preservation Consultant (Meadors Inc.) presented:
 - Provided an update to the current state of the structure
 - Recommendations for building configuration and floor plan
 - Redevelopment options (new structure with salvage of historical materials or demolish and replicate)
- April 2023: CIP Staff Presented:
 - Results of Public Opinion Surveys
 - Conceptual Master Plan

Public Opinion Survey Results:



COTTAGE USE - TOP 5 COMMENTS:

- History/Interpretive Museum (11)
- Art/Music Space (9)
- Meeting / Event Space (8)
- Restrooms (6)
- Education Facility (4)

LAND USE - TOP 5 COMMENTS:

- Park – Keep it Green (19)
- Kayak Launch / Access to Cove (9)
- Nature / Walking Trails (5)
- Park Shelter / Pergola (5)
- Parking (4)

Background:



SUMMARY OF COUNCIL FEEDBACK PROVIDED AT WORKSHOPS:

- Incorporate family history into any future plans.
- Provide public access and restrooms, but not event space use.
- No kayak launch or access to the cove via stairs.
- Respect surrounding neighbors for any use.
- Prefer to keep building spaces open and flexible to accommodate different uses including art and music classes.
- Add cameras and site lighting for security.
- Add more places to sit including picnic tables.
- Minimize parking and maximize green space.

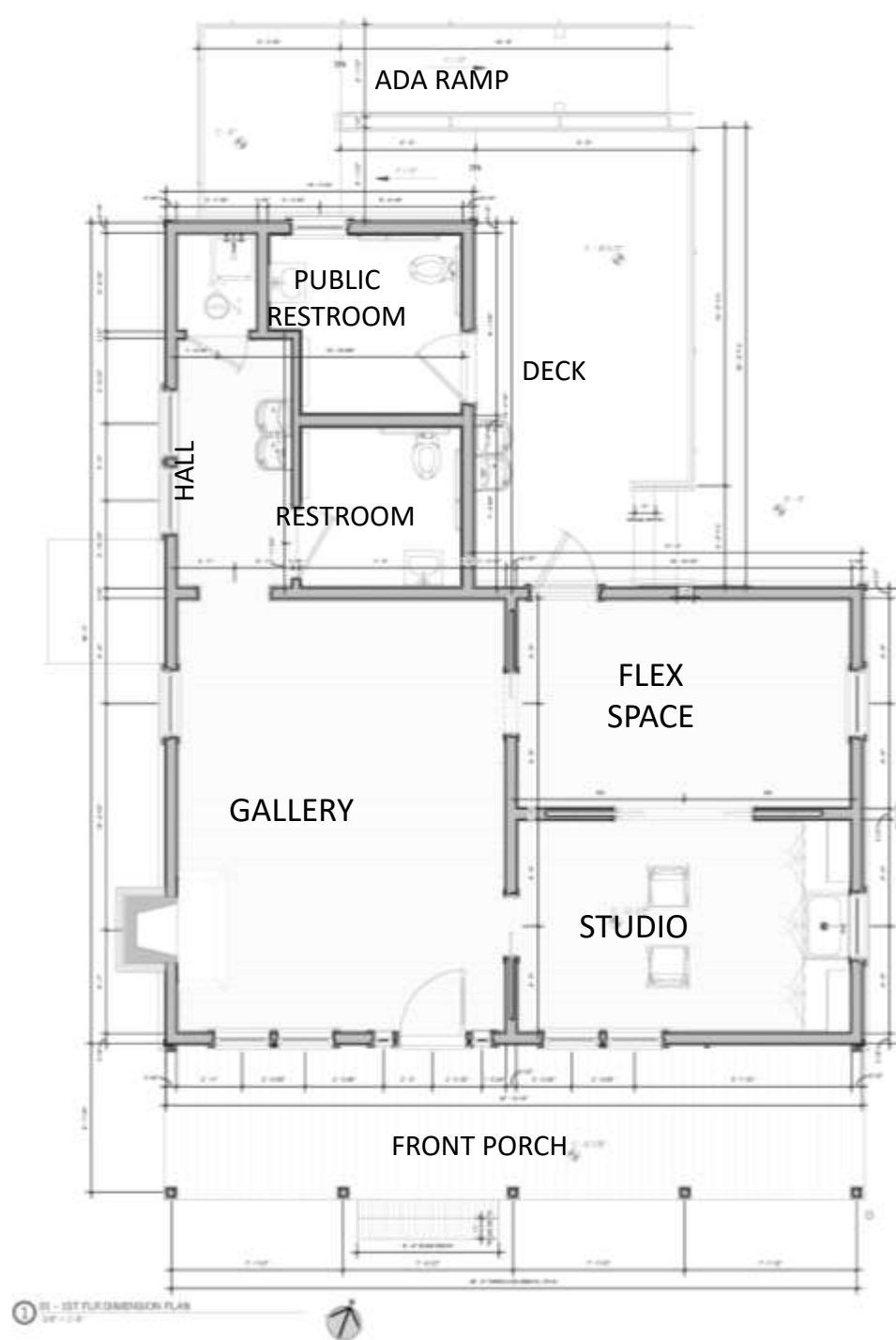
Project Scope: Conceptual Master Plan



Project Scope: Cottage Rendering:



Project Scope: Cottage Floor Plan:





Procurement:

- Town posted a Request for Proposals on 3/1/2025 and received 3 compliant proposals on 3/26/2025.
- Bids were evaluated for completeness and company qualifications, experience, value, and project proposal.
- Nix Construction was determined to be the most qualified responsible bidder.

**TOWN OF BLUFFTON
BID RESULTS
RFP 2025-48
SARAH RILEY HOOKS COTTAGE DEMO AND NEW CONSTRUCTION**

	DH Abney	May River Contracting *	Nix Construction	Salacia Construction
Evaluator 1	81	47	86	79
Evaluator 2	83	45	85	75
Evaluator 3	74	48	86	70
AVERAGE SCORE	79.33	46.67	85.67	74.67

* Note: May River Contracting was determined to be non-compliant due to incomplete bid submission



Request:

- Staff requests Town Council authorize the Town Manager to execute a contract with Nix Construction, Inc. for \$857,680.00 to complete construction of the Sarah Riley Hooks Cottage improvements.
- Additionally, Staff requests a 10% contingency allowance of \$85,768.00 to cover any unforeseen changes that may arise during construction.
- The total fiscal impact is \$943,448.00 and is within the approved budget for Fiscal Year 2025.



Next Steps:

- Following Council approval, Staff will submit the Contract for signatures and initiate the preconstruction meeting.
- A Notice to Proceed (NTP) will be issued at the pre-construction meeting and work is planned to commence in June 2025.
- Construction duration is estimated to be approximately 300 calendar days.
- Bid site development construction in May 2025.



QUESTIONS & **DISCUSSION**

Proposed Motion:



*“I move to **approve (deny or approve as amended)** authorizing the Town Manager to enter into a Contract with Nix Construction, Inc. for the Reconstruction of the Sarah Riley Hook Cottage in the amount of \$943,448.00, which includes a 10% contingency.”*