



**Approval to Authorize a Construction
Contract with Nix Construction Co., Inc.
for Site and Landscape Development of
the Sarah Riley Hooks Cottage Project
(Fiscal Impact - \$687,874.80)**

Presentation to Town Council

Patrick Rooney, Capital Improvement Program Manager

February 10, 2026

Background – Sarah Riley Hooks Property



- The Town purchased the Sarah Riley Hooks Cottage and 0.896 acres in January 2021.
- A Structural Building Assessment was completed and presented to TC in 2023.

Background – Sarah Riley Hooks Cottage



- Reconstruction of the Cottage began in June 2025 and expected to be complete in June 2026.

Background – Conceptual Master Plan



Master Plan includes:

- Cottage with restrooms
- Utility and Stormwater Improvements
- Driveway, Parking and Pathways
- Observation Deck Overlooking Cove
- Arbor, Trellis Swings, Site Furnishings
- Area and Landscape Lighting
- Interpretive Signage
- Landscape and Irrigation

2024 Master Plan

Background - Procurement



- Bidding followed the Town’s Purchasing Ordinance including required public notice, posting a Request for Proposals (RFP), bid opening and review for the most qualified, responsive and responsible offeror at the lowest price to the Town.
- Bid opening was held 1/21/2026 with two compliant submissions received.

	Nix Construction Co, Inc	Jarrell Brothers Construction
Evaluator 1	100	75
Evaluator 2	98	86
Evaluator 3	100	83
AVERAGE SCORE	99.33	81.33

Pricing

\$573,229.00

\$581,068.51



Request

- Staff requests Town Council authorize the Town Manager to execute a contract with Nix Construction Co, Inc. for site and landscape construction of the Sarah Riley Hooks Cottage project.
- The proposed contract amount is \$573,229.00.
- Additionally, staff requests a 20% contingency allowance of \$114,645.80 to cover any unforeseen changes that may arise during construction.
- The total fiscal impact for the construction is \$687,874.80 and is within the FY26 - FY27 budget.



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 March 2026 with an approximate 180-day construction period, subject to change due to inclement weather.



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 Co, Inc. for site and landscape construction of the Sarah Riley Hooks Cottage project in the amount of \$687,874.80, which includes a 20% contingency.”*