

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87275938556?pwd=28bY4Zhrj5SBHihGXn3Qb43GFmPei3.1>

Passcode:409104 +16469313860 Webinar ID: 872 7593 8556



City of Beaufort
1911 Boundary Street
Beaufort Municipal Complex
Beaufort, South Carolina 29902
(843) 525-7070

**City Council Worksession Meeting Agenda
February 17, 2026**

Statement of Media Notification

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

Worksession Meeting - Planning Conference Room - 5:00 PM

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

- I. Call to Order - Philip Cromer, Mayor**
- II. Discussion**
 - A. Quarterly Capital Improvements Program (CIP) Update
- III. Adjourn**



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 02/12/2026
From: Brian Ranger, Capital Projects Director
Item Name: Quarterly Capital Improvements Program (CIP) Update
Meeting Date: February 17, 2026
Department: City Managers Office

Background Information:

Introduction:

Air Table will be used to provide an update on Capital Projects.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. Feb 2026 CIP Quarterly Update



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip E. Cromer, Mayor
Mike McFee, Mayor Pro Tem
Neil Lipsitz
Mitch Mitchell
Josh Scallate

February 13, 2026

MEMORANDUM

To: City Council

From: Brian Ranger, *CIP Director*

Re: Capital Improvement Program Quarterly Report- Q-1 CY 2026

I. Summary Report

The Capital Improvement Projects (CIP) Team continues to be actively engaged in essential coordination meetings with area partners and project contractors for all active City projects. The CIP Portal on the City's website has been successfully updated with the assistance of the newly hired CIP Coordinator, David Gregory. The City of Beaufort has three active grant awards that impact the City's Infrastructure. These projects are included in the active Capital Projects List.

II. Project Updates

King St - Construction activities on King Street have resulted in minor impacts to local residents. Detour routes and maps have been posted on the City's website, and off-site parking arrangements have been coordinated for residents affected when work reaches individual homes and driveways. First responders are being continuously updated regarding road closures.

Work began at the intersection of King Street and Hamilton Street and is progressing toward Carteret Street. The initial phase involved relocating underground utilities that conflicted with the installation of new storm drainage infrastructure, including both gas and water lines. The primary challenge to date has been managing groundwater conditions. BJW&SA and Dominion Energy have been onsite working collaboratively with the contractor.

BJW&SA has requested additional waterline replacement from King & Hamilton Street, toward Pinckney Street.

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip E. Cromer, Mayor
Mike McFee, Mayor Pro Tem
Neil Lipsitz
Mitch Mitchell
Josh Scallate

As of February 13, 2026 J.H. Hiers Construction has installed 337 LF of water line ,125 LF of Sewer Pipe and 184 LF Strom Drain Pipe .

City CIP staff are conducting **daily site visits**.

Expected Completion Date: June 19, 2026

Charles/Craven – This project has experienced several unforeseen delays, including significant groundwater intrusion and the discovery of an existing brick storm drain located within the alignment of the newly installed storm drainage system. As of February 13, 2026, Gulf Stream Constructors has installed twenty-three sections of 8-foot by 72-inch reinforced concrete pipe (RCP) and three major manhole structures.

Due to extremely cold temperatures, the reopening of the Charles Street and Bay Street intersection has been rescheduled for Monday , February 16, 2026.

Wedges will be used to transition from road surface, 2-inch drops for horses and vehicular traffic until final surface is installed.

Gulf Stream Constructors anticipates improved productivity once work progresses beyond Port Republic Street, as this represents the most technically challenging portion of the project.

The next BJWSA water shutdown is anticipated for mid-February, pending confirmation of affected merchants and residents. Brockington Archaeological Services has been onsite over the past several weeks to monitor construction activities in archaeologically sensitive areas.

The Charles Street Drainage Project webpage – approved by SCOR, the City of Beaufort, and McCormick Taylor – is available at: scor.sc.gov/Beaufort.

City staff continue to provide regular updates to local merchants and affected residents and are coordinating detours, alternative parking arrangements, and trash collection services as needed.

Expected Completion Date: December 31, 2026

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip E. Cromer, Mayor
Mike McFee, Mayor Pro Tem
Neil Lipsitz
Mitch Mitchell
Josh Scallate

Waterfront Park – McSweeney Engineering is continuing work on the next phase of this project and anticipates presenting conceptual design materials for the future promenade to the Waterfront Advisory Committee by the end of the third quarter. These concepts will reflect prior discussions between the Committee and the engineering team.

Day Dock – McSweeney Engineering is currently designing and permitting modifications to the Day Dock. The permit application has been submitted, and the preliminary design phase is complete. FME Consultants are conducting a pile analysis using data from Phase I to support the final design. Upon receipt of this analysis, construction documents will be finalized.

Washington St. Park – Phase I is 100 percent complete. All site furnishings and playground equipment have been ordered. Concrete work began in January and is scheduled for completion by the end of February. Landscaping is anticipated to begin during the first week of March.

Next weekly onsite meetings are scheduled for February 24, 2026.

Projected Completion Date: April 25, 2026

Southside Park Phase 2 – The project has been divided into five construction phases. The City is currently awaiting an updated cost estimate from Davis & Floyd. The Phase II layout is under staff review, and a proposed plan will be presented to staff and City Council. The engineering and architectural team has effectively allocated appropriate spacing for elements outlined in the master plan. Upon approval, Phase II will be advertised for bidding. **Phase 2** consists of **Disc Golf, Dog Park Improvements, ADA Parking Improvements**, and **Water Service upgrades in dog park.**

1st SCVAD – The City and its stakeholders continue productive discussions as this project gains momentum toward planning and design. The City and County are working collaboratively. A survey of the property was completed on January 26, 2026, and a contract with Davis & Floyd was executed on February 6, 2026.

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip E. Cromer, Mayor
Mike McFee, Mayor Pro Tem
Neil Lipsitz
Mitch Mitchell
Josh Scallate

Next Meeting: March 12, 2026

Duke St – Davis & Floyd anticipates completing “All necessary permitting documents” by the end of February. Coordination with SCDOT and local utility providers is ongoing, as several utility conflicts must be resolved prior to permitting. BJW&SA is currently finishing up drafting of their potential utility relocation plans.

Pigeon Point Landing – The permitting process begun on November 1, 2026, the review and issuing of the permit could take up to one year. Once the regulatory agencies permit process is completed, the plans will be presented to City Council and the City for approval. The city is aware of the neighborhood concerns regarding the proposed kayak launch and the potential increase in vehicular traffic. The City of Beaufort is currently pursuing Funding sources.

Bayard St. – Project addresses failing drainage infrastructure serving **Bayard, Duke, New, and East Streets**. The city is awaiting final engineering and design plans from Davis & Floyd before proceeding with regulatory permitting and bidding. A wetland impact study is currently under review with SCDEWS. Comments from the U.S. Army Corps of Engineers regarding the Regional General Permit are also pending. John Gray of Davis & Floyd has completed and recorded all necessary Easement documents.

Pigeon Point Stormwater Study – The City issued a Request for Qualifications (RFQ) for this project and is currently in the consultant selection phase, with the intent to move into bidding thereafter.