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<https://us02web.zoom.us/j/89782739090?pwd=Pav52huoww0T4myCFLKA3CjrZrVEPE.1>

Passcode:521976 +16469313860 Webinar ID: 897 8273 9090



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

**City Council Quarterly Capital Projects Workshop - Amended Agenda
May 19, 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."

Quarterly Capital Projects Workshop - Amended - 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. Executive Session**
 - A. Pursuant to Title 30, Chapter 4, Section 70 (a)(2) of the South Carolina Code of Law: Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege - Discussion of obligations pursuant to remaining TIF II Special Tax Allocation Fund Revenues
- IV. Adjourn**



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/14/2026
From: Eric Claussen , Assistant City Manager
Item Name: Quarterly Capital Improvements Program (CIP) Update
Meeting Date: May 19, 2026
Department: City Managers Office

Background Information:

Introduction:

Assistant City Manager, Eric Claussen and David Gregory, Capital Improvements Program Coordinator, will be providing an update on current and completed Capital Projects.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. 2nd Quarter Capital Improvements Update (May 2026)

CAPITAL IMPROVEMENT QUARTERLY UPDATE

MAY 19, 2026

Presented By

Eric Claussen and David Gregory

Capital Project Presentation

- **Projects Completed**
- **Projects Under Construction**
- **Projects Fully Designed/Advertised**
- **Projects that are Unfunded or Partially Funded**

Projects Completed

- 1. Washington Street Park**
- 2. West Street Ramp**
- 3. Waterfront Park Fence**
- 4. Marina Day Dock (Dinghy Dock)**

Washington Street Park Phase II

Description

The project includes a new pavilion, playground equipment, benches, and sod.

Funding

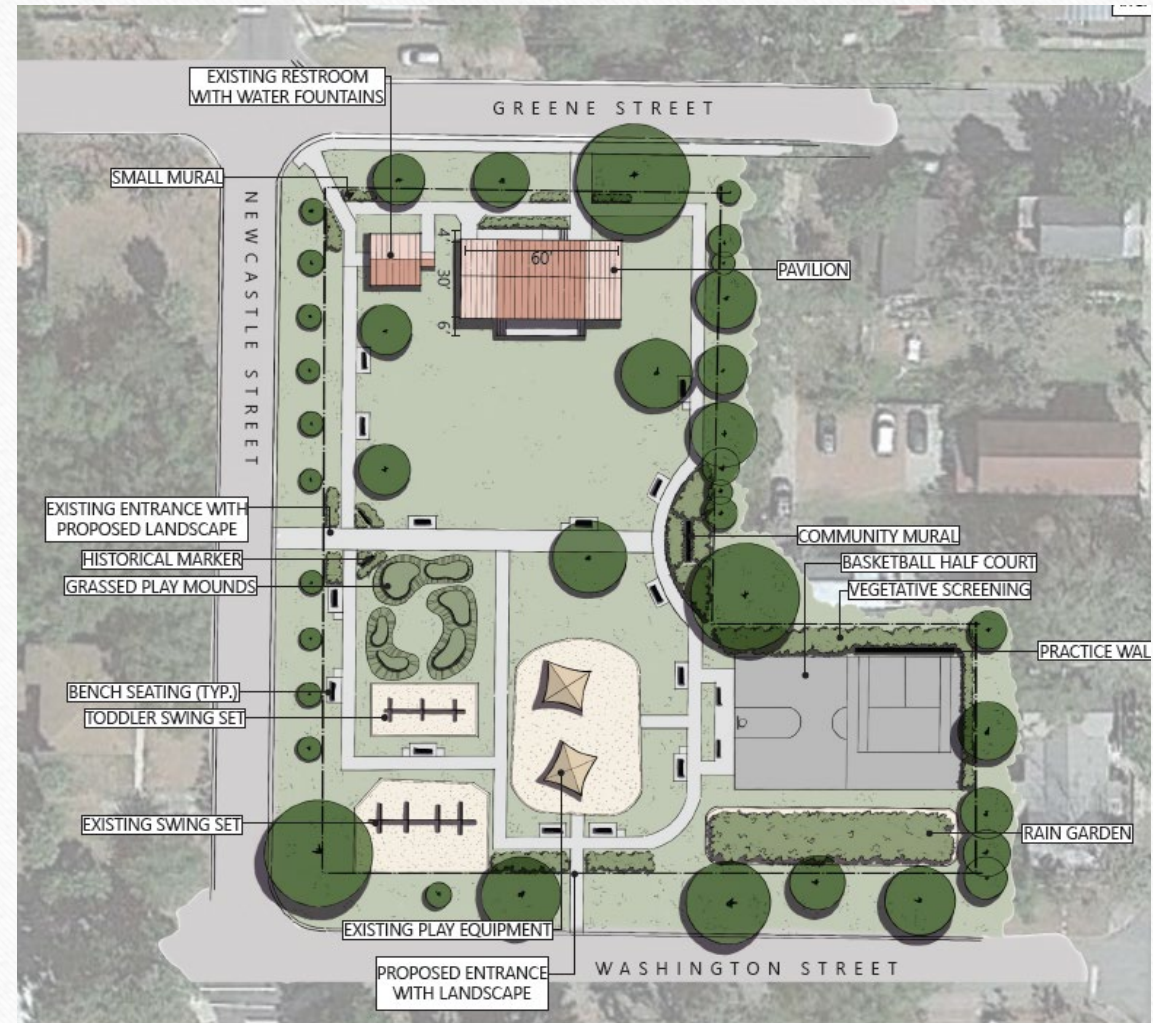
Parks and Tourism Fund: \$528,000

Consultant

Davis and Floyd

Contractor

Beaufort Construction



Washington Street Park Phase II

Highlights

The park has a long history serving the African American community in the Northwest Quadrant, for music, events, and recreation.

Washington Street Park hosted a Taste of Community event as a part of the Taste of Beaufort on May 2

Official Opening and Ribbon Cutting is scheduled for May 20th at 10am



West Street Ramp

Description

Replaced the two-step walkway with a ramp that supports pedestrians and limited vehicles, matching existing pavers.

Schedule

Completed March 2026

Funding

Parks and Tourism Fund: \$12,536

Contractor

The Greenery



Waterfront Fence

Description

Replaced the chain link fence with decorative aluminum fence.

Schedule

Completed April 2026

Funding

Parks and Tourism Fund: \$27,660

Contractor

Graybar Fence Co.



Marina Day Dock

Description

The downtown public day dock sustained irreparable damage during Hurricane Helene. Scope of work will furnish and install new floating dock

Schedule

SCDES permit was issued in April 2026

Completed May 2026

Funding

Parks and Tourism Fund: \$286,125

Consultant

McSweeny Engineers

Contractor

O'Quinn Marine



Projects Under Construction

- 1. King Street Stormwater - The Point Drainage**
- 2. Charles & Craven Street Stormwater**
- 3. Carnegie Library Roof Replacement**
- 4. Waterfront Park Day Dock**

King Street Stormwater - The Point Drainage

Description

The project includes upgrading the drainage network on King Street between Hamilton and West Streets

Current Schedule

Construction started December 2025

Completion estimate July 2026

Funding

SCIIP Grants: \$9,460,299

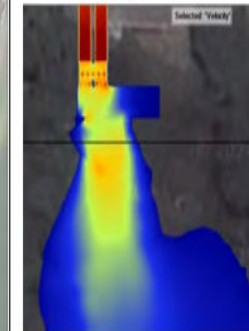
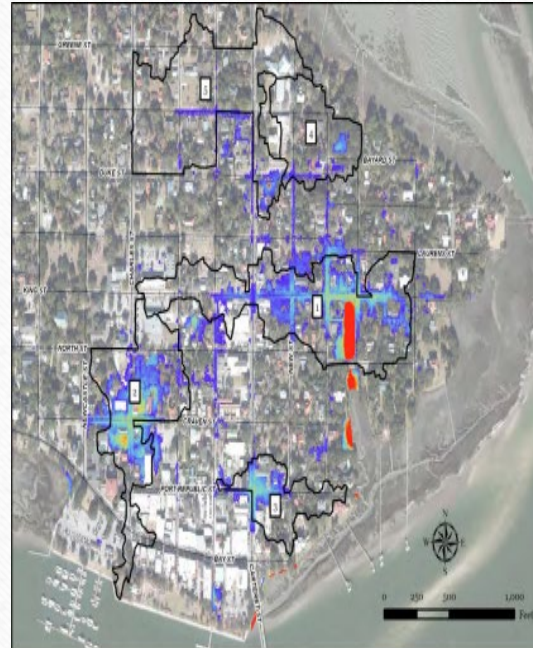
ARPA Fund: \$727,827

Consultant

Davis and Floyd

Contractor

JH Hiers



King Street Drainage Improvements

Public Information & Council Workshop

City of Beaufort

08 May 2024



WWW.DAVISFLOYD.COM

King Street Stormwater - The Point Drainage

Highlights

Installation and testing of new BJWSA waterlines from Hamilton Street to Pinckney Street have been completed.

J.H. Hiers is nearing completion of the main storm drain connection beneath Carteret Street.

Crews are working nights and Saturdays

Water line is being renewed at King and Scott Street



Charles & Craven Street Stormwater

Description

This SCOR-managed project is to upgrade stormwater infrastructure on Charles Street from Craven Street to the Harbor, including portions of Craven Street and North Street

Current Schedule

Construction started November 2025

Completion estimate December 2026

Funding

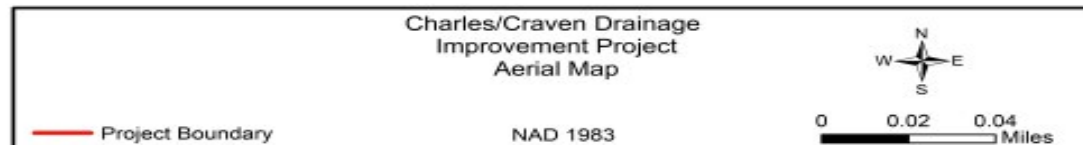
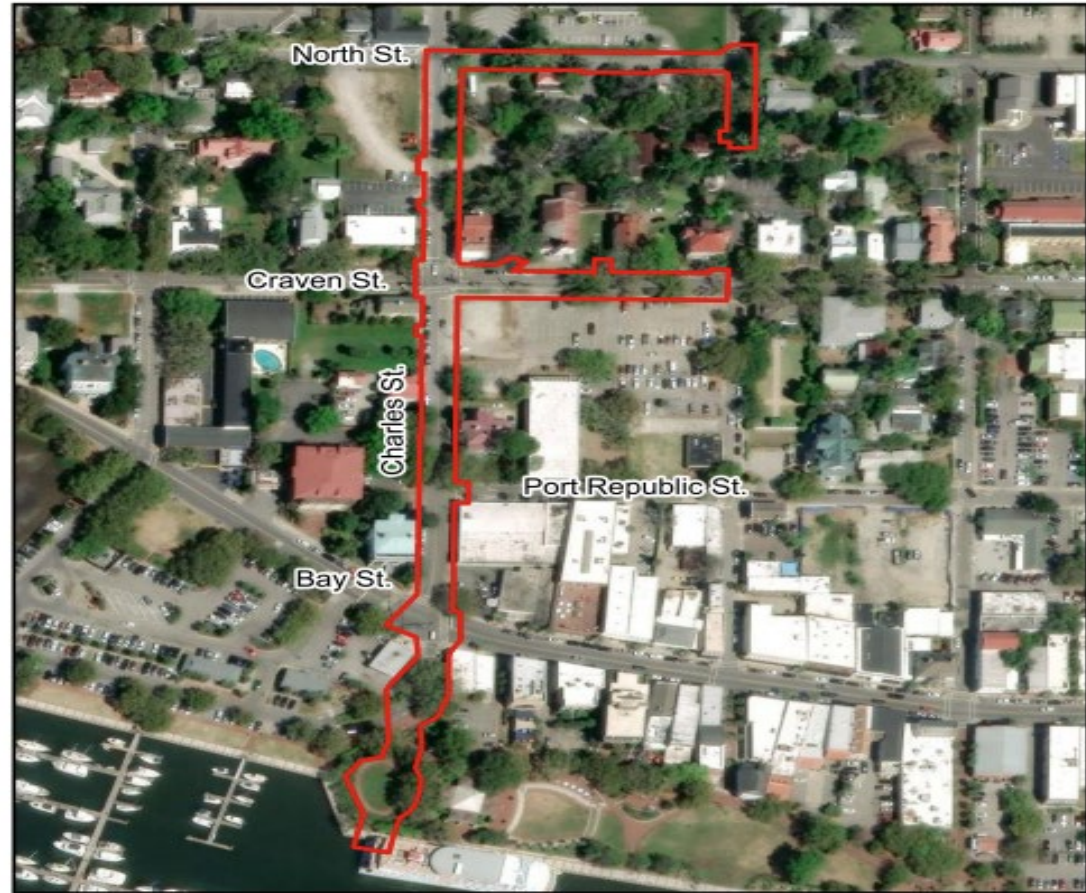
ASIP-funded : \$10,708,149

Consultant

McCormick Taylor/Davis Floyd

Contractor

Gulf Stream



Charles & Craven Street Stormwater

Highlights

Gulf Stream has installed:
53 sections of 72" RCP pipe
37 sections of 60" RCP pipe

The diameter of pipe being installed for this project include: 72", 60", 36", 18", & 15"

Gulf Stream has mobilized a crew to the Waterfront Park (Contemplative Garden) for connection to the existing outfall



Carnegie Library Improvements

Description

Project to include roof repairs, gutters and downspouts, soffit and eave repair, engineering services and interior repairs.

Current Schedule

Construction started Mar 2026

Completion estimate May 2026

Funding

Parks and Tourism Fund: \$200,000

Consultant

Meadows Architecture

Contractor

Luna Roofing

RFP 2021-102

CARNEGIE LIBRARY EXTERIOR REPAIR & RESTORATION

CONTACTS

Owner:

City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

Architect:

Meadors Inc.
PO Box 21758
Charleston, South Carolina 29413
Tel: 843.723.8585
Fax: 843.577.3107

Betty Prime, AIA
Project Architect
Email: betty@meadorsinc.com

Kalen McNabb
Conservator
Email: kalen@meadorsinc.com

PROJECT DATA

1. General Information

Address: Carnegie Library
701 Craven Street
Beaufort, SC 29902

Property ID: R120 004 000 0819 0000
Flood Zone: A11
Flood Insurance Map Panel #450026 0005D

Site Area: 3,659 SF (.08 Acres)

PROJECT DESCRIPTION

The Carnegie Library is a local historic site and a contributing structure in the City of Beaufort's National Historic Landmark District. The exterior scope of work for this project includes the repair of the existing terracotta roof, new dormer flashing, repair of the built-in-gutter liner, exterior wood repair, paint removal, painting, replacement of the addition roof on the east side of the building, and new underground drainage from the downspouts to the street. The interior scope of work is limited to interior repairs associated with water damage from previous and current roof leaks. Water damage has resulted in damage to historic plaster.

PROJECT ALTERNATES:

- Alternate 1:** Remove existing downspouts and install new copper downspouts. Paint to match the building (add alternate, not to be included in base bid).
- Alternate 2:** Restore landscape stucco masonry walls and paint (add alternate, not to be included in base bid).
- Alternate 3:** Addition roof, substitute specified copper flashing, downspout, and leaderhead with PVC coated flashing and prefinished downspout and leaderhead compatible with flashing (credit)
- Alternate 4:** Structural repairs (add alternate, not to be included in base bid).

DRAWING LIST

A000 COVER/TITLE SHEET
A001 NOTES & SPECIFICATIONS
A002 EXISTING CONDITIONS- ROOFS
A003 EXISTING CONDITIONS- DOWNSPOUTS
A100 SITE/GRADE DEMO PLAN
A101 SITE/GRADE PROPOSED PLAN
A102 1ST FLR DEMO & PROPOSED PLANS
A103 ROOF DEMO & PROPOSED PLANS
A201 BUILDING ELEVATIONS
A501 PVC ROOF DETAILS
A502 TERRACOTTA ROOF DETAILS
A503 FLASHING & GUTTER DETAILS
A504 DOWNSPOUT AND TROUGH DRAIN DETAILS
A601 INTERIOR FINISHES-PLASTER REPAIRS

NOTE: THIS PROJECT WAS PREVIOUSLY BID AS AN EXTERIOR AND INTERIOR PROJECT. THE SCOPE HAS BEEN SEPARATED INTO TWO SEPARATE PROJECTS. ONLY EXTERIOR WORK INCLUDED IN THE DRAWINGS IS RELEVANT TO THIS EXTERIOR REPAIR AND RESTORATION PROJECT. ALL INTERIOR WORK TO BE INCLUDED FROM THE EXISTING PROJECT BID.



EXISTING SOUTH ELEVATION



LOCATOR MAP- 701 CRAVEN STREET BEAUFORT, SC

MEADORS
SINCE 1984

CARNEGIE LIBRARY
EXTERIOR REPAIR &
RESTORATION
BY MEADORS ARCHITECTURE

BID
DOCUMENTS

PROJECT
NUMBER
DATE

COVER/TITLE
SHEET

A000

NOT FOR CONSTRUCTION

Carnegie Library Improvements

Highlights

Construction on the main building commenced in April 2026

Installation of the dormers, trim boards, and new copper gutters is complete

New tile is being installed on the roof with the old tile being kept for future maintenance



Waterfront Park “Day Dock” Improvements

Description

The work includes installing a new platform and gangways that do not rest on the structurally deficient promenade.

Schedule

RFP issued March 2026

SCDES permits approved May 2026

Completion estimate June 2026

Funding

Parks and Tourism Fund - \$325,000

Consultant

McSweeney Engineers

Contractor

O’Quinn Marine



Projects Fully Designed/Advertised

- 1. Arsenal Walls & Windows Rehabilitation**
- 2. Duke Street - Streetscape & Drainage**
- 3. Bayard Street Stormwater - The Point Drainage**
- 4. Southside Park - Dog Park Upgrades**
- 5. City Hall & PD Headquarters Re-Roofing**
- 6. Pigeon Point Drainage Study**

Arsenal Walls & Windows Rehabilitation

Description

The Arsenal, originally constructed in 1795-1798. Project was originally identified in 2018 when one portion of the walls was to be repaired, and it was determined that the roof would need to be fixed before the remaining walls and windows could be repaired.

Schedule

RFP anticipated to be issued in May 2026

Funding

State Accommodations Tax Fund:

Arsenal Walls Rehabilitation: \$268,639

Arsenal Windows: \$200,000

Consultant

Meadors Architecture

Contractor

TBD



Duke Street - Streetscape & Drainage

Description

Streetscape and Drainage Improvements from
Ribaut Road to Bladen Street

Schedule

Bids opened on May 15, 2026

Construction anticipated to start in July 2026

Funding

ARPA Fund: \$625,000

General Fund: \$375,000

Consultant

Davis and Floyd

Contractor

TBD

CITY OF BEAUFORT REQUEST FOR PROPOSALS



DUKE STREET STREETScape IMPROVEMENTS

RFP 2026-113

DUE: May 15, 2026

Bayard Street Stormwater - The Point Drainage

Description

Project area includes the drainage infrastructure that historically served the Bayard Street, Duke Street, New Street, and East Street

Schedule

USACE & SCDOT permits received in April 2026

Construction anticipated to start in September 2026

Funding

Stormwater Fund- \$398,061

Grant Fund- \$707,664

Consultant

Davis and Floyd

Contractor

TBD

Sept. 11, 2017
Video courtesy of Mike Sutton

Sept. 14, 2017

Point Drainage Public Engagement
Public Information Meeting
City of Beaufort
26 April 2024

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CONTENT
POINT DRAINAGE OVERVIEW
PROJECTS
CHARLES/ CRAVEN STREET
CARTERET/ PORT REPUBLIC STREET
BAYARD STREET
KING STREET
MITIGATION OF CONSTRUCTION IMPACTS
Q&A

Southside Park - Dog Park Upgrades

Description

The next phase of Southside Park will focus on upgrades to the Dog Park

Schedule

Design anticipated to be complete by August 2026

Funding

Park and Tourism Bond: \$275,000

Consultant

Davis and Floyd

Contractor

TBD



City Hall & PD Headquarters Re- Roofing

Description

The project includes the removal and replacement of the solar panel systems and replacement of roofing at the City Hall and PD Headquarters

Schedule

Bids opened on April 30, 2026

Recommendation to City Council in June 2026

Funding

TIF II Fund: \$700,000

Contractor

TBD



Pigeon Point Drainage Study

Description

A study has started to determine the stormwater improvements in the Pigeon Point neighborhood.

Schedule

City Council approved contract in March 2026

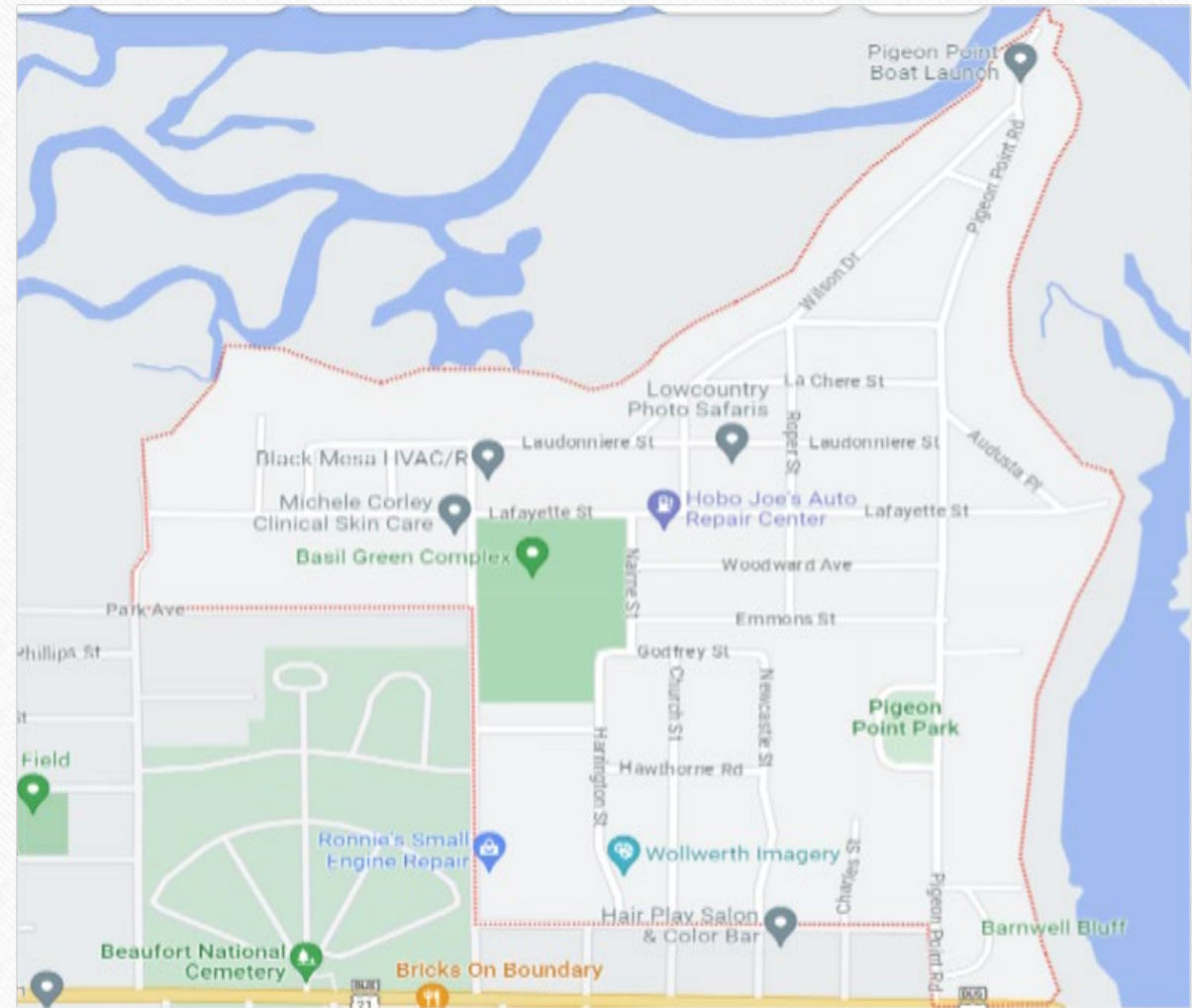
Funding

Stormwater Fund: \$54,000

Grant Fund: \$162,000

Consultant

Davis and Floyd



Projects Unfunded/Partially Funded

- 1. Henry C. Chambers Waterfront Park
(Preserving the Promenade)**
- 2. 1st South Carolina Volunteer Park**
- 3. Pigeon Point Boat Landing Improvements**

Henry C. Chambers Waterfront Park (Preserving the Promenade)

Description

The project is moving to the next phase to begin design for the replacement of the promenade.

Schedule

Public Meeting/ Webpage launch April 2026

RFQ for design anticipated in June 2026

Partial Funding

Parks and Tourism Bond: \$925,000

Consultant

TBD

PRESERVING ^{THE} PROMENADE



Thank You to Our Project Team

McSweeney

McSweeney Engineers



DAVIS & FLOYD
PLAN | DESIGN | ENGINEER



FME
CONSULTANTS

1st South Carolina Volunteer Park

Description

A new passive park located on Boundary St. to commemorate the 1st South Carolina Volunteer Infantry composed primarily of formerly enslaved Gullah Geechee men.

Schedule

Design contract awarded in December 2025

Final design is anticipated in September 2026

Partial Funding

TIF II Fund: \$250,000

Consultant

Davis and Floyd

CITY OF BEAUFORT REQUEST FOR PROPOSALS



1ST SC VOLUNTEERS OF AFRICAN DESCENT PARK PLANNER

RFP NO. 2025-111

DUE: MARCH 21, 2025: 2:00 PM

Pigeon Point Boat Landing Improvements

Description

Pigeon Point Boat Landing project consists of a new dock, a new single launch boat ramp, a raised parking area, and underground stormwater detention

Schedule

Awaiting approval from SCDES, BCM, and Army Corp

Funding

TBD

Consultant

Davis and Floyd

Conceptual Plans for Staff and Public Engagement Only



PIGEON POINT LANDING - EXISTING CONDITIONS AND AREAS OF CONCERN