



City Council Capital Projects Workshop Meeting Minutes – Planning Conference Room – 1st Floor

May 19, 2026

I. CALL TO ORDER

5:00 PM

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate.

II. DISCUSSION ITEMS

A. Quarterly Capital Improvements Program (CIP) Update.

Eric Claussen, Assistant City Manager, and David Gregory, Capital Improvements Program Coordinator, provided an update on all the closed out, active projects, as well as those that have yet to start. They provided the scope of work being done, the scheduled completion date, the funding sources and who the Consultant and Contractors were/are.

They answered Council's questions and addressed their concerns.

Closed out projects

Washington Street Park
West Street Extension Ramp
Waterfront Park Fence
Marina Day Dock (Dinghy Dock)

Projects under construction

King Street Stormwater - The Point Drainage
Charles and Craven Street Stormwater
Carnegie Library Roof Replacement
Waterfront Park Day Dock

Projects fully designed and advertised

Arsenal Walls and Windows Rehabilitation
Duke Street - Streetscape and Drainage
Bayard Street Stormwater - The Point Drainage
Southside Park - Dog Park Upgrades
City Hall and Police Department Headquarters Re-Roofing
Pigeon Point Drainage Study

Projects unfunded/partially funded

Henry C. Chambers Waterfront Park
1st South Carolina Volunteer Park

Pigeon Pont Boat Landing Improvements

Heather Winch addressed Council.

A copy of the presentation is attached to these minutes.

III. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the South Carolina Code of Laws: 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.

Councilman Lipsitz made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

No action From Executive Session.

IV. ADJOURN

6:24 PM

Motion to adjourn was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Disclaimer: This document is a summary of discussions. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website www.cityofbeaufort.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

Approved: June 9, 2024
Traci Guldner



**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 Rapp**
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.

Schedule

Completed April 2026

Funding

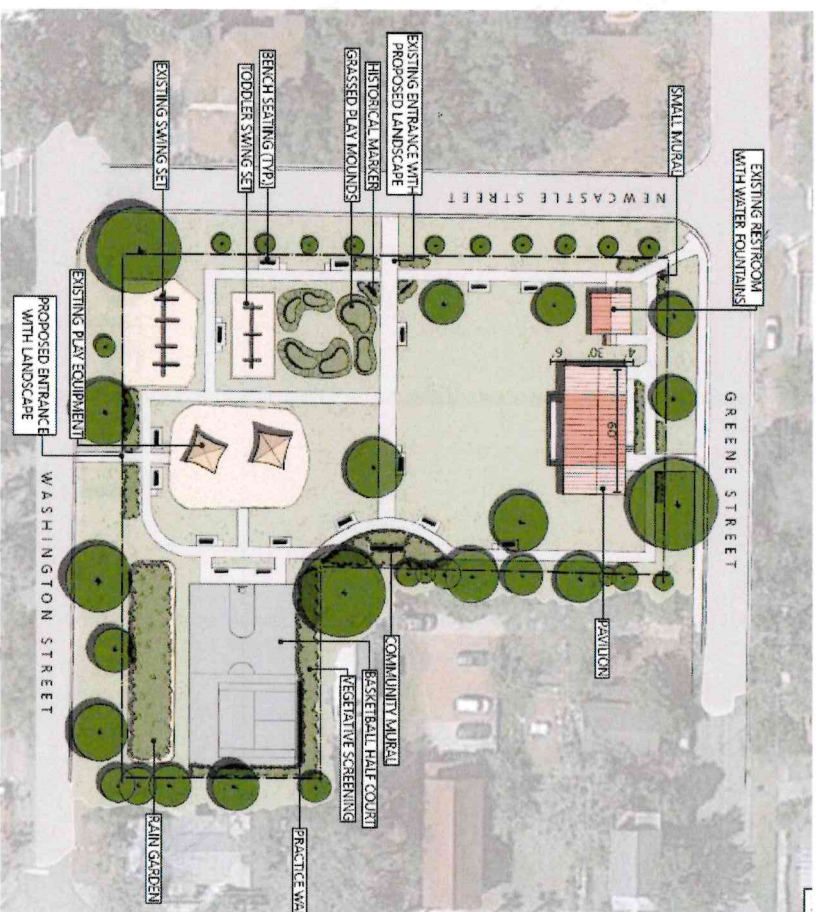
Parks and Tourism Fund: \$528,000

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

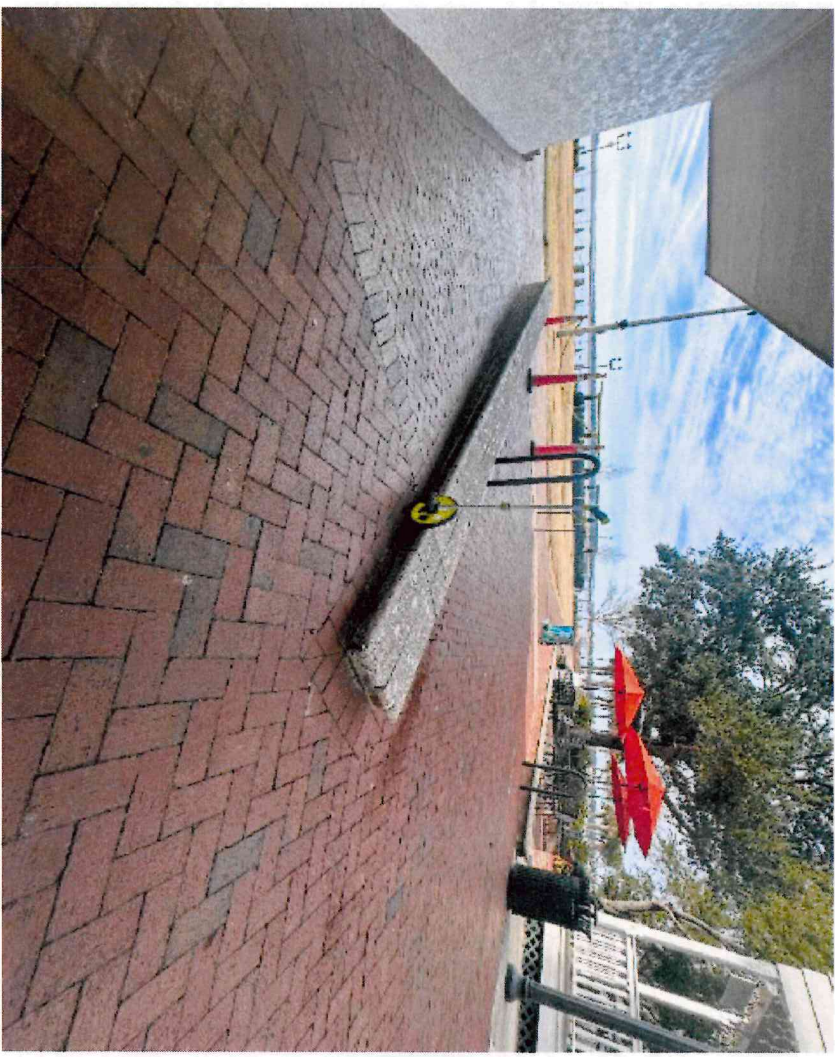
Completed March 2026

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

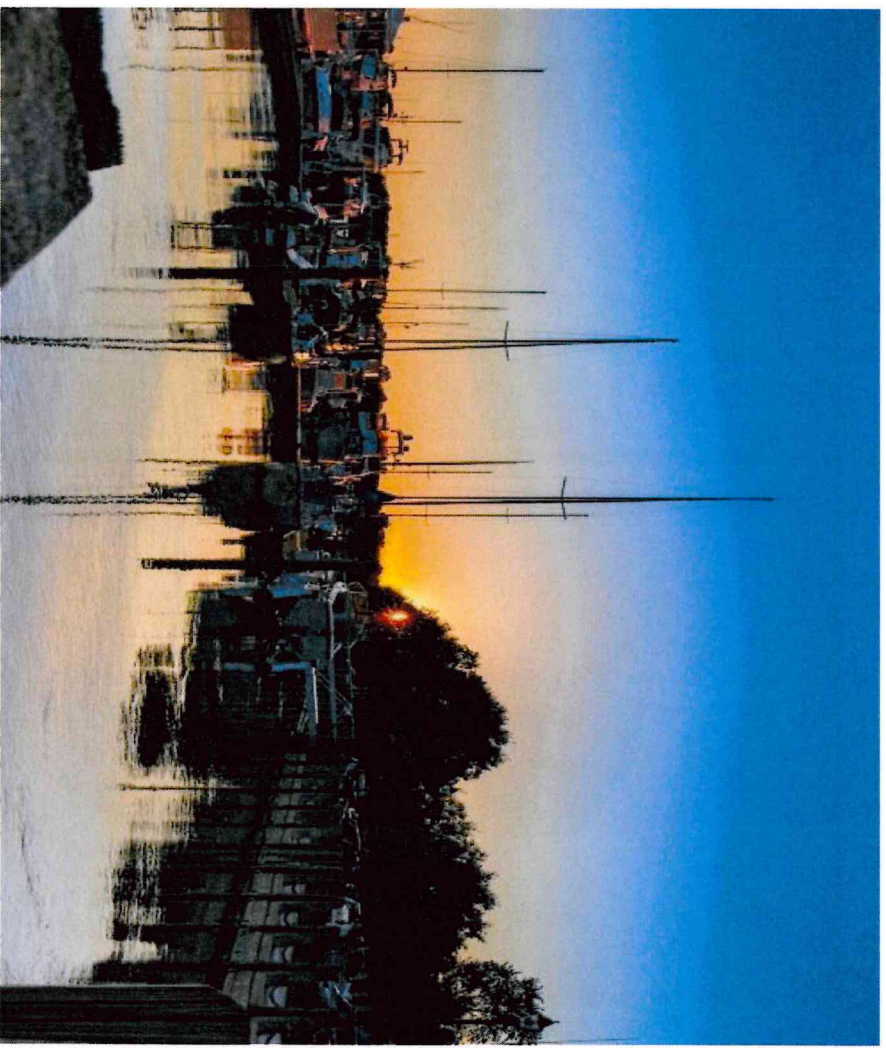
Parks and Tourism Fund: \$286,125

Consultant

McSweeney 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

SCIP Grants: \$9,460,299

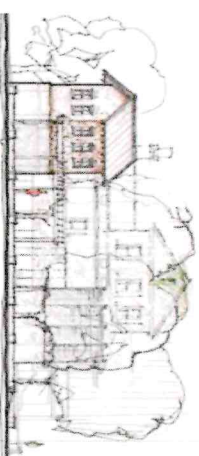
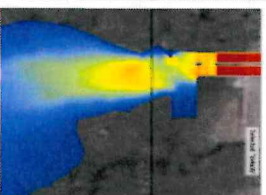
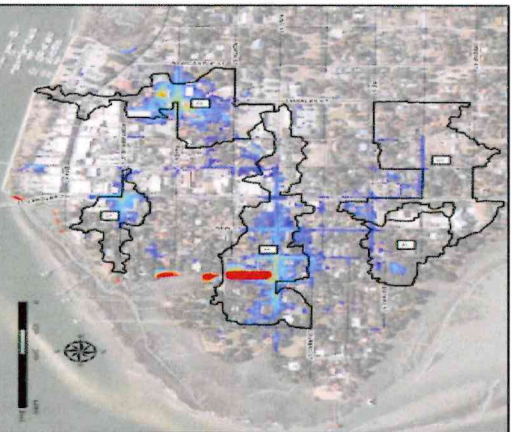
ARRA Fund: \$727,827



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 Drainage
Improvement Project
Aerial Map
NAD 1983

0 0.02 0.04 Miles

Project Boundary

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

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

Description

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

City of Raleigh
100 North Salisbury Street
Raleigh, NC 27601

1 - Contact Information
City of Raleigh
100 North Salisbury Street
Raleigh, NC 27601

AGENCY

Raleigh, NC
City of Raleigh
100 North Salisbury Street
Raleigh, NC 27601

Project ID: RFP2021-102
Project Name: Carnegie Library Exterior Repair & Restoration
Estimate No: 2021-102

PROJECT DESCRIPTION

The Carnegie Library was built in 1912 and is a historic landmark in the City of Raleigh. The building is in need of exterior repairs and restoration. The project includes roof repairs, gutter and downspout repairs, soffit and eave repairs, and interior repairs. The project is estimated to cost \$200,000. The project is scheduled to start in March 2026 and is expected to be completed by May 2026.

DRAWING LIST

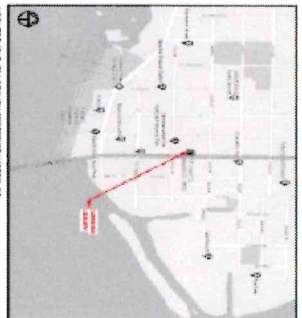
- 4000 CONCEPT PLAN
- 4001 NORTH SALISBURY STREET
- 4002 EXTERIOR ROOFING SCOPE
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- 4020 EXTERIOR ROOFING SCOPE

PROJECT TERMS/TE

1. Materials: Please refer to the project description for a list of materials to be used.
2. Labor: Please refer to the project description for a list of labor to be used.
3. Schedule: Please refer to the project description for a list of schedule items to be used.
4. Payment: Please refer to the project description for a list of payment items to be used.



EXISTING EXTERIOR ELEVATION



LOCATION MAP - 714 KENNEDY STREET, RALEIGH, NC



CARNegie LIBRARY
EXTERIOR REPAIR &
RESTORATION

DATE: 2024-07-15
SCALE: AS SHOWN
PROJECT NO: A000

NOT FOR CONSTRUCTION

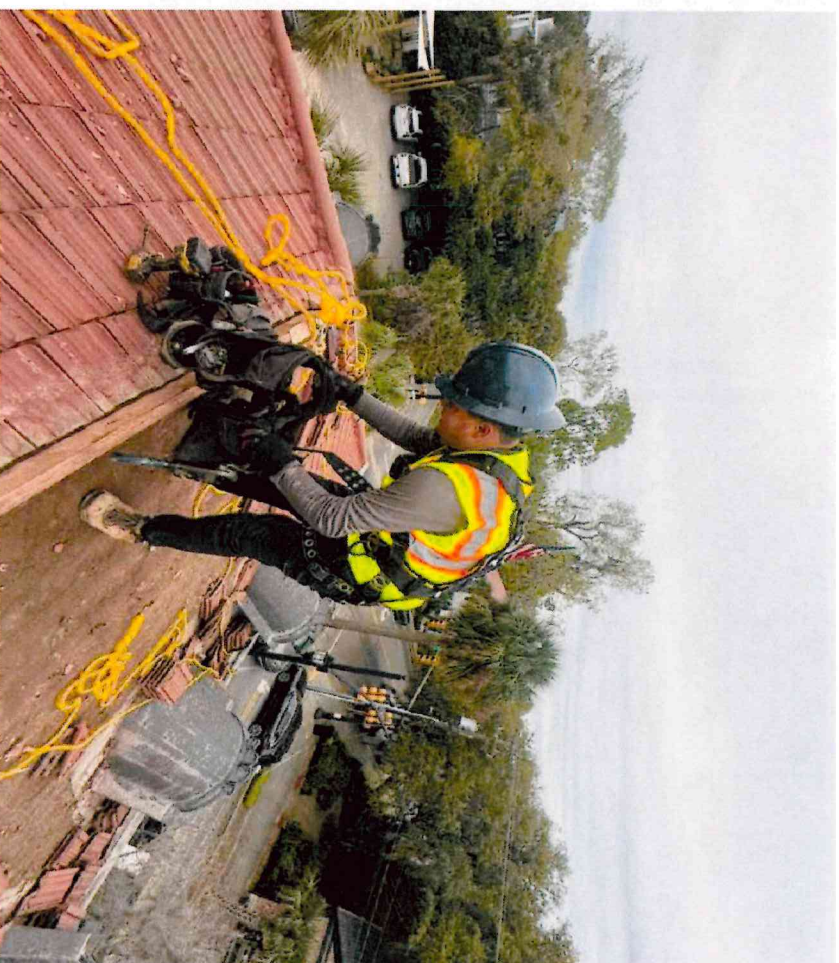
Carnegie Library Improvements

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.

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
Bladen Street to Hamar 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 permit received in April 2026/ Awaiting SCDES permit

Construction anticipated to start in September 2026

Funding

Stormwater Fund- \$398,061 Grant Fund- \$707,664

Consultant

Davis and Floyd

Contractor

TBD

Point Drainage Public Engagement
Public Information Meeting
City of Beaufort
26 April 2024
www.kingstons.gov

CONSTRUCTION

POINT DRAINAGE OVERVIEW

PROJECTS
CHARLES/CRAVEN STREET
CARTERET/PORT REPUBLIC STREET
BAYARD STREET
KING STREET

MITIGATION OF CONSTRUCTION IMPACTS

O&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



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

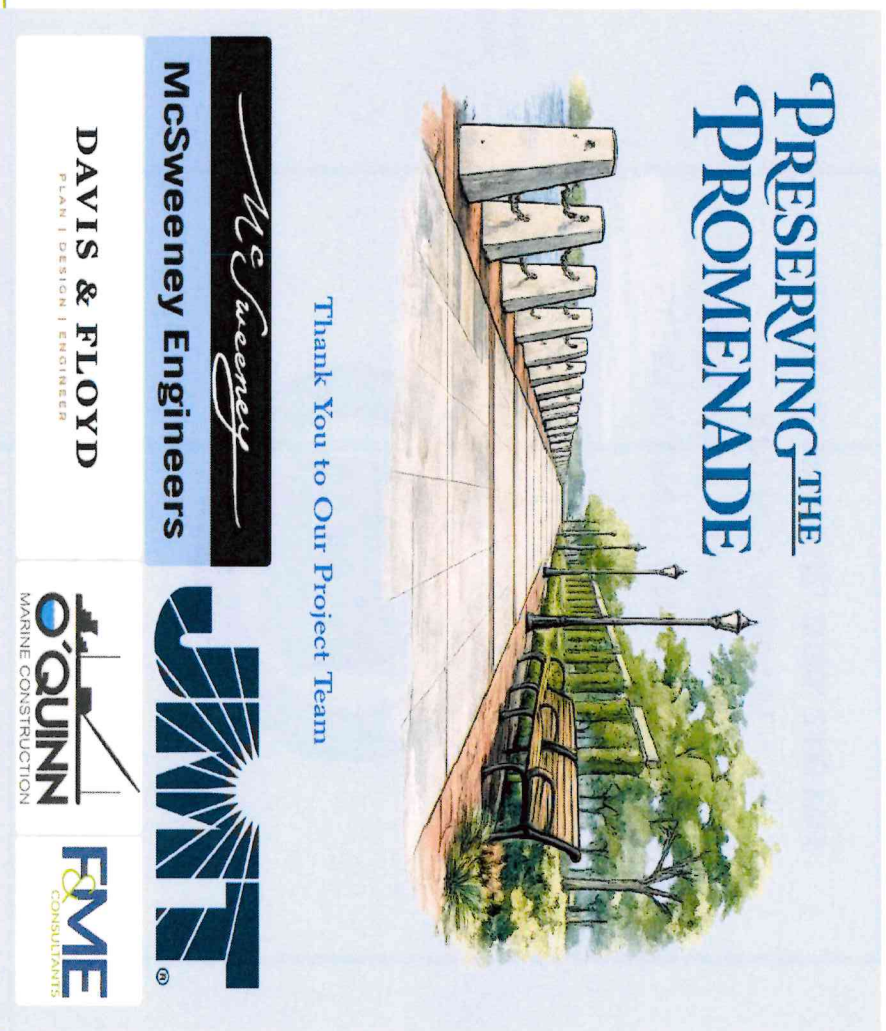
RFQ for design anticipated in June 2026

Partial Funding

Parks and Tourism Bond: \$925,000

Consultant

TBD



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 USACE

Funding

TBD

Consultant

Davis and Floyd

Conceptual Plans for Staff and Public Engagement Only



PIGEON POINT LANDING - EXISTING CONDITIONS AND AREAS OF CONCERN

QUESTIONS?