



**CITY OF BEAUFORT
WATERFRONT ADVISORY COMMITTEE MEETING AMENDED AGENDA
1911 Boundary Street, Planning Conference Room, Beaufort, SC 29902
July 6, 2026 at 5:00 pm**

Meetings will be live-streamed on the City of Beaufort's YouTube Page; City Beaufort SC

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.

Please click the link below to join the Webinar:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82600419485?pwd=x69pVPOz8LdEQ5BtCraXmcNaEtzKZy.1>

Passcode:824262 +13052241968 Webinar ID: 826 0041 9485

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Meeting Agenda Approval**
- IV. Approval of minutes from June 1, 2026**
- V. Discussions**
 - 1. Overview of Draft Request for Qualifications (RFQ) Tasks**
 - 2. Future Meeting Dates**
- VI. Public Comment**
- VII. Adjourn**



Waterfront Advisory Committee Meeting Minutes – Planning Conference Room, 1st Floor

June 1, 2026

I. CALL TO ORDER

5:00 PM

Mr. Oliver, Chair.

Members in attendance - Scott Marshall, Joseph Oliver, David Russell, Josh Scallate, Josh Schott, Mike Sutton.

Absent - David Bartholomew, Bill Suter.

II. PLEDGE OF ALLEGIANCE

Mr. Oliver, Chair.

III. MEETING AGENDA APPROVAL

Motion to approve was made by Councilman Scallate and seconded by Mr. Sutton.

All were in favor, motion carried.

IV. MINUTES

A. May 4, 2026.

Motion to approve was made by Mr. Russell and seconded by Councilman Scallate.

Mr. Sutton abstained from the vote as he was not present for the meeting.

Minutes approved as presented.

V. DISCUSSIONS

1. Report on cost estimates for options to address Waterfront Park issues.

Bill Barna with McSweeney Engineers and Duncan O'Quinn with O'Quinn Marine Construction were in attendance to answer the Committee's questions and address their concerns. Mr. Barna presented and went over 4 options. Estimated costs for the various options ranged from \$66,482,075.00 to \$121,440,000.00.

Their formal recommendation to the Committee was Option 2. Rebuild the Relieving Platform at a higher elevation. He stated this option provides the highest level of certainty with regards to performance, durability, and design life.

Mr. Barna spoke about the Estimated Benefit - Cost Ratio as it relates to elevation. He went over a few recommendations which included incorporating adaptive capacity to 9 feet into the design. All increments up to 9 feet are economically justified.

Some of the topics discussed were about what elevation height should be used, and whether or not the city should ask for a Request for Proposals on just a design, or should this be a design/build approach.

Mr. O'Quinn feels a design/build is the way forward and the platform should be built up to 9 feet.

Assistant City Manager, Eric Claussen, stated the challenges with a design/build concept is it excludes some funding sources.

Staff will move forward with a Resolution to bring forward to Council that the Committee is supportive of Option 2 which would preserve as much as possible the characteristics of the existing platform by occupying the same footprint, while using current technology and stronger materials for the supporting piles. This option raises the height of the promenade to address tide level concerns.

A copy of the presentation is attached to these minutes.

2. Consideration of possible role for the Waterfront Advisory Committee in identifying and evaluation funding opportunities to meet costs of Waterfront Park project.

Mr. Barna met with Assistant City Manager, Eric Claussen and JMT about grant opportunities that may be available. The question was asked if the grant funding role should be an item identified within the Request for Qualifications/Proposals application process. Having a grant writer on the team from the onset makes the most sense. Mr. Barna will let the Committee know if there is anything they can do in this area.

VI. PUBLIC COMMENTS

Howell Beach, Alternate Member of the Committee
Paul Trask (written comments attached)
Graham Trask
Rob Cahill

VII. EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the SC Code of Laws. "Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the 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, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim" - Protect Beaufort Foundation V. the City of Beaufort.

Mr. Sutton made a motion to go into Executive Session and seconded by Councilman Scallate.

All were in favor, motion carried.

Mr. Sutton made a motion to come out of Executive Session and seconded by Councilman Scallate.

All were in favor, motion carried.

No actions from Executive Session.


VIII. ADJOURN

7:29 PM

Motion to adjourn was made by Mr. Sutton and seconded by Councilman Scallate.

All were in favor, motion carried.

DRAFT

A photograph of a waterfront park featuring a long, low concrete platform with a decorative railing. The railing consists of vertical posts connected by horizontal rails, with a chain-link fence running along the top. The platform is situated on a body of water, and the background shows trees and a clear blue sky.

CITY OF
BEAUFORT
SOUTH CAROLINA
FOUNDED 1711

Waterfront Park Relieving Platform Consulting Services
Phase 2 Closeout
June 2026

Project Team



McSweeney

McSweeney Engineers

- Project Management
- Structural Engineering
- Inspections



- Structural Engineering
- Grant Facilitation/Research
- Permitting
- Adaptive Strategy Analysis

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

- Site Civil Engineering
- Surveying

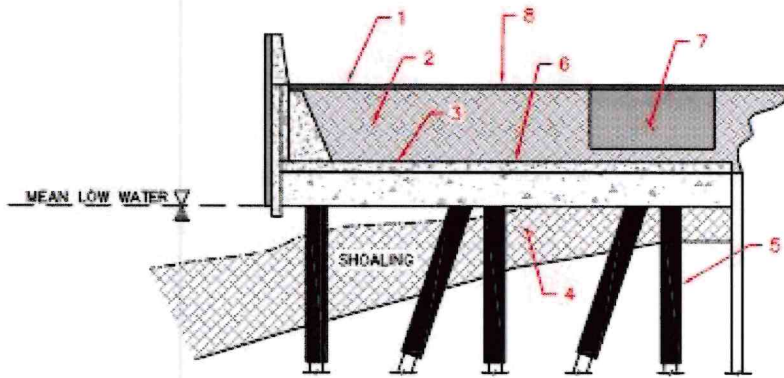


- Geotechnical Engineering
- Materials Testing



- Constructability Reviews
- Cost Estimating

Final Conceptual Design and Constructability

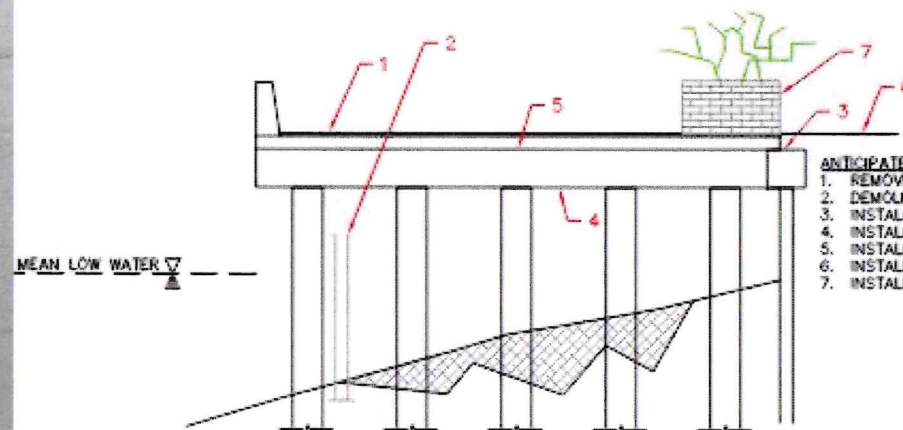


ANTICIPATED SEQUENCE

1. REMOVE AND SALVAGE PAVERS
2. REMOVE 6" OF BACKFILL
3. REMOVE DECK SLAB TO ACCESS PILES
4. DREDGE TO PROVIDE ACCESS TO PILES
5. ENCAPSULATE PILES
6. REPLACE DECK SLAB
7. REPLACE BACKFILL WITH LIGHTER MATERIAL
8. REPLACE PAVERS

SEQUENCE NEGLECTS THE LIKELIHOOD OF EXTENSIVE MISCELLANEOUS REPAIRS

OPTION 1

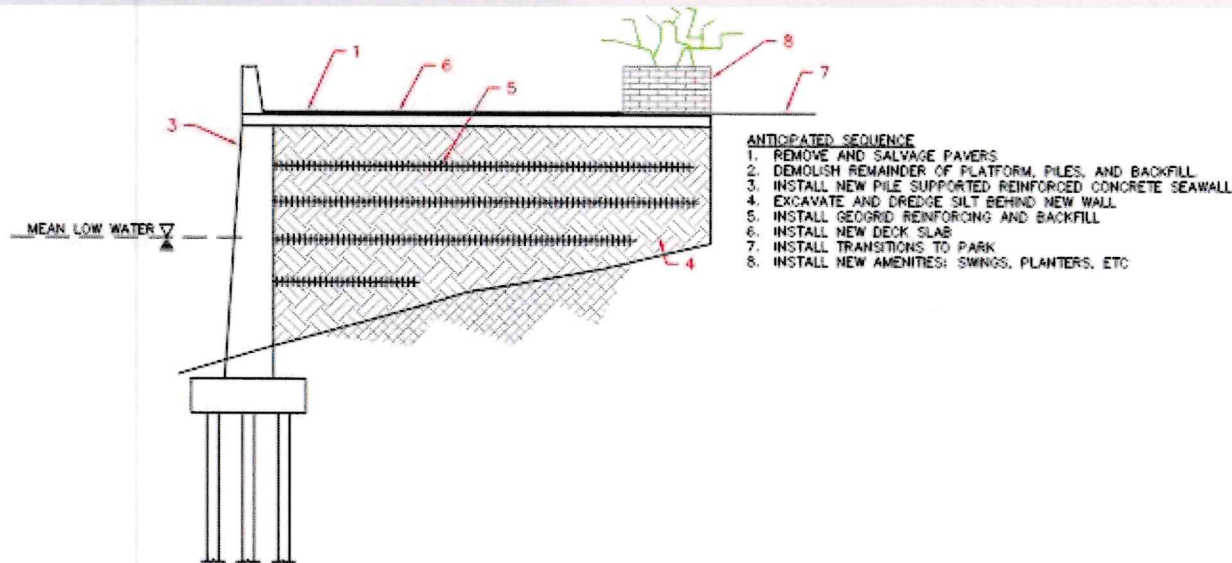


ANTICIPATED SEQUENCE

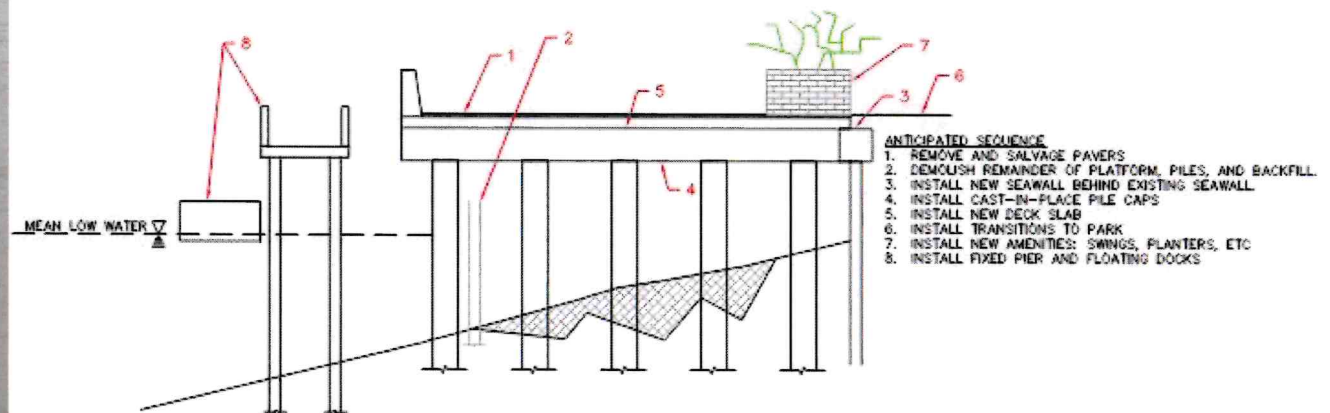
1. REMOVE AND SALVAGE PAVERS
2. DEMOLISH REMAINDER OF PLATFORM, PILES, AND BACKFILL
3. INSTALL NEW SEAWALL BEHIND EXISTING SEAWALL
4. INSTALL CAST-IN-PLACE PILE CAPS
5. INSTALL NEW DECK SLAB
6. INSTALL TRANSITIONS TO PARK
7. INSTALL NEW AMENITIES: SWINGS, PLANTERS, ETC

OPTION 2

Rough Order of Magnitude Projected Costs



OPTION 3



OPTION 4

Rough Order of Magnitude Projected Costs

- For the “Do Nothing” Alternative an opportunity loss calculation was conducted to reflect losses in tourism of \$3.8M annually over 75 years using a discount rate of 4.5%
- Costs for Options I, II, and III were estimated by O’Quinn Marine Construction Company using very preliminary engineering by McSweeney Engineers.
- Costs for Option 4 are considered amenities to other options. To account for this, we suggest budgeting an additional \$3.85M to the other replacement options.

WATERFRONT PARK COSTS	
Do Nothing	\$68,876,900
Option I - Repairs to Existing Platform	\$80,707,000
Option II - Complete Rebuild of Promenade	\$66,482,075
Option III - Bulkhead with Fill	\$121,440,000

Formal Recommendation

- **Option 2 – Rebuild Relieving Platform**
 - **Comparable aesthetics**
 - **Cost**
 - **Permitting**
 - **Provides the highest level of certainty with regards to:**
 - **Performance**
 - **Durability**
 - **Design life**
 - **Public support**

Alternatives Analysis Matrix

Alternative	Cost	Design Life	Permitting & Environmental	Amenities	Coastal Resilience	Construction Duration	Weighted Score
Do Nothing	●●●●●	●○○○○	●●●●●	●○○○○	●○○○○	●○○○○	3.3
Option 1 - Repair	●●●●●	●○○○○	●●●●○	●●○○○	●○○○○	●○○○○	3.2
Option 2 - Rebuild Wharf	●●●●○	●●●●●	●●●●○	●●●●○	●●●●●	●●●○○	5.1
Option 3 - Seawall + Fill	●●●●●	●●●●●	●○○○○	●●●●○	●●●●●	●●●○○	4.6
	●●●●● = Lowest relative cost	●●●●● = 75+ years	●●●●● = Minimal permitting, minimal impacts	●●●●● = High amenity benefit	●●●●● = High protection under future sea levels & storms	●●●●● = Short duration / minimal impacts	
	●●●●○ = Moderate-Low	●●●●○ = 50-75 years	●●●●○ = Standard permitting	●●●●○ = Moderate to high amenity benefit	●●●●○ = Strong protection	●●●●○ = Moderate duration	
	●●●○○ = Moderate	●●●○○ = 30-50 years	●●●○○ = Moderate coordination required	●●●○○ = Moderate amenity benefit	●●●○○ = Moderate improvement over existing	●●●○○ = Moderate-Long	
	●●○○○ = Moderate-High	●●○○○ = 15-30 years	●●○○○ = Complex permitting and mitigation	●●○○○ = Low to moderate amenity benefit	●●○○○ = Limited future resilience	●●○○○ = Long duration	
	●○○○○ = Highest relative cost	●○○○○ = <15 years	●○○○○ = High environmental risk / uncertainty	●○○○○ = Low amenity benefit	●○○○○ = Minimal resilience benefit	●○○○○ = Very long / high disruption	

Project Benefits and Coastal Resilience

Estimated present worth of damages at each flood level

Elevation (feet, NAVD88)	Return Period (years)	Damage (\$)	Expected Annual Damage (\$/year)	Present Worth Damages (\$)	Incremental Benefits (\$)
6	0.8	\$3,322,328	\$4,101,640	\$87,789,989	—
7	1.5	\$4,797,560	\$3,198,373	\$68,456,811	\$19,333,178
8	3.4	\$6,855,880	\$2,010,522	\$43,032,476	\$25,424,335
9	8.1	\$9,338,326	\$1,151,458	\$24,645,389	\$18,387,087

- **Estimated potential damage to upland properties, buildings, contents, and land for various flooding levels.**
- **GIS-based desktop analysis**
- **Screening-level assumptions were applied to characterize flood risk reduction benefits.**
- **Incremental benefits reach a peak between Elevation 7 and 8 feet indicating that this range provides the most balance between protection and economic return.**

Project Benefits and Coastal Resilience

Estimated Benefit-Cost Ratio

Increment	Δ Cost (\$)	Δ Benefits (\$)	Incremental BCR
6 → 7	6,648,208	19,333,178	2.91
7 → 8	7,313,028	25,424,335	3.48
8 → 9	8,044,331	18,387,087	2.29

- **The transition from 6 ft to 7 ft yields a BCR of 2.91, indicating each dollar invested returns nearly three dollars in benefits.**
- **The transition from 7 ft to 8 ft yields the most cost-effective step up in elevation.**
- **All increments up to 9 ft are economically justified.**

Conclusion and Recommendations

- 1. Advance the design of Option 2 – Rebuild Similar to Existing**
- 2. Target a new elevation of at least 8 feet (NAVD88) to add coastal resilience and realize the economic benefit.**
- 3. Incorporate adaptive capacity to 9 feet (NAVD88) into the design.**
- 4. Investigate and apply for federal grant opportunities**
- 5. Integrate community feedback and public-use enhancements into final design.**

A photograph of a paved walkway along a marina. The walkway is made of large, light-colored rectangular tiles with a pebbled texture. To the right of the walkway is a brick-paved area with concrete bollards and chains, leading to a marina with several boats. To the left is a grassy area with trees and a parking lot with several cars. The word "QUESTIONS?" is overlaid in the center of the image.

QUESTIONS?

Waterfront Advisory Committee Members:

The City faces litigation that deserves careful and realistic evaluation.

I understand that you may be entering Executive Session tonight to discuss the status of that litigation. One of the central claims raised by the plaintiff is that the City leased the marina and other waterfront assets in violation of the 1976 Property Management Agreement ("PMA"), which imposed restrictions on the use and disposition of property associated with Waterfront Park.

The PMA provides that the real property described in Exhibit A, "in whole or in part, and including any interest therein," shall not be sold, leased, transferred, conveyed, or mortgaged without prior written consent from the appropriate state officials.

It is undisputed that the City leased at least a portion of the property covered by the PMA without obtaining such consent. At a minimum, the boat landing parcel falls squarely within the real property described in Exhibit A.

My understanding is that the City's defense includes the position that the marina and the adjacent upland parcel physically connected to the marina are not subject to the PMA. I respectfully suggest that Council closely scrutinize that legal conclusion.

Consider the facts:

- The PMA describes the "project" as the construction of approximately 2,000 feet of bulkhead and the creation of approximately five acres of land.
- The PMA states that the project was to be constructed upon the real property described in Exhibit A.
- Exhibit A describes approximately 3.879 acres, plus an additional 0.072-acre parcel, together with the City's associated riparian rights. You must include the +-1.2 acres parcel adjacent upland parcel physically connected to the marina to arrive at the "project" total of approximately 2000 feet of bulkhead and five acres of land.
- The marina basin, bulkhead system, created land, and related waterfront improvements were all developed as part of the same waterfront project and under the same funding package.

The question is straightforward:

Will a judge—or a jury—conclude that a substantial portion of the very project described in the PMA, funded as part of the same undertaking, somehow falls outside the restrictions of that agreement?

Reasonable minds may disagree on the ultimate outcome, but the risk to the City is real. The City's position is not the only plausible interpretation of the documents, and there is a substantial

risk that a court could conclude that the marina and related waterfront property are subject to the PMA's restrictions.

If that occurs, the City could face significant consequences arising from actions taken without the consent required by the agreement.

Before committing additional taxpayer resources to litigation, Council should carefully evaluate both the legal risks and the potential benefits of pursuing a negotiated resolution.

Paul Trask

June 1, 2026

EXECUTIVE SUMMARY

Preserving the Promenade

Henry C. Chambers Waterfront Park Relieving Platform Project

CONSULTANT SCOPE OF SERVICES

The City of Beaufort is preparing to advertise a Request for Qualifications to select a qualified multidisciplinary consultant team for the **Preserving the Promenade – Henry C. Chambers Waterfront Park Relieving Platform Project**. The scope focuses on advancing **Option 2**, the City's preferred approach for restoring, strengthening, and improving the long-term resilience of the Waterfront Park promenade while preserving the historic character and public identity of Henry C. Chambers Waterfront Park.

The City intends to select one prime consultant responsible for managing all subconsultants and delivering a coordinated design, permitting, grant, public engagement, bidding, and construction-support effort. The work may be authorized in phases based on funding availability, regulatory approvals, federal environmental review requirements, and project readiness.

The proposed scope is organized into four phases and twelve tasks:

PHASE I

Task 1 – Project Management and Coordination

Provide overall project management, scheduling, meeting support, progress reporting, decision tracking, and risk management.

Task 2 – Public Engagement and Communications Support

Assist the City with public engagement, stakeholder coordination, meeting materials, website content, FAQs, graphics, and public-facing project updates.

Task 3 – Existing Conditions Review and Project Summary

Review prior reports, studies, inspection records, permit information, cost estimates, grant materials, historical documentation, utilities, and public comments to confirm the consultant's understanding of Option 2 and identify next steps.

Task 4 – Survey, Investigations, and Technical Analysis

Perform surveys, geotechnical work, structural review, coastal and hydraulic analysis, utility review, environmental resource assessment, NEPA-support documentation, and construction-access evaluation.

Task 5 – Preliminary Design

Prepare preliminary design documents to advance and refine Option 2, including 30-percent plans, preliminary permit drawings, construction staging concepts, schedule updates, cost estimates, and presentations to City staff, the Waterfront Advisory Committee, and City Council as requested.

Task 6 – Landscape Architecture Design

Develop landscape and park-integration concepts that preserve the character of Henry C. Chambers Waterfront Park, including pedestrian circulation, accessibility, plantings, trees, lighting, seating, swings, railings, bollards, materials, and public-facing visual exhibits.

Task 7 – Environmental Review, NEPA Support, and Permitting

Prepare and coordinate permit applications, agency coordination materials, NEPA/EHP support documentation, Section 106 historic-preservation support, responses to agency comments, and final environmental commitments.

Task 8 – Grant and Funding Strategy, Grant Writing, and Grant Administration Support

Assist the City with identifying funding opportunities, preparing grant-readiness materials, developing benefit-cost and resilience documentation, supporting grant applications, coordinating with funding partners, and assisting with grant administration if funds are awarded.

PHASE II

Task 9 – Final Design and Construction Documents

Prepare 60-percent, 90-percent, and final signed and sealed construction documents, including drawings, specifications, calculations, bid schedules, cost estimates, permit conditions, NEPA/EHP commitments, and supporting technical documentation.

Task 10 – Cost Estimating, Value Engineering, and Funding Alignment

Provide cost estimates at major design milestones and conduct value-engineering to evaluate cost savings, phasing opportunities, maintenance impacts, resilience benefits, permitting implications, schedule impacts, and funding eligibility.

PHASE III

Task 11 – Bid-Phase and Construction-Phase Services

Support the City through bidding, contractor selection, construction administration, submittal review, RFIs, change-order review, payment application review, inspections, environmental and grant-compliance documentation, record drawings, and project closeout.

PHASE IV

Task 12 – Post-Construction Monitoring and Asset Management

Provide post-construction inspection support, structural inspection and maintenance planning, post-storm inspection procedures, landscape warranty review, and long-term asset management recommendations.

SUMMARY

The overall purpose of this scope is to move the Preserving the Promenade project from preferred concept into a coordinated, fundable, permittable, constructible, and maintainable project. The scope is intended to restore safe public access, protect one of Beaufort's most important civic spaces, support downtown businesses and tourism, preserve the character of Henry C. Chambers Waterfront Park, and improve the long-term resilience of the waterfront.