Public Facilities Committee

Beaufort County, SC

2nd Floor Magistrates Courtroom, Arthur Horne Building, 104 Ribaut Road, Beaufort, SC 29901

Monday, June 16, 2025
3:00 PM
or at the conclusion of Finance, Administration & Economic Development Committee no sooner than 3:00PM

AGENDA

COMMITTEE MEMBERS:

LOGAN CUNNINGHAM, CHAIRMAN	**DAVID P. BARTHOLOMEW, VICE-CHAIR**
PAULA BROWN	**MARK LAWSON**
THOMAS REITZ	**ALICE HOWARD, EX-OFFICIO**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. STATEMENT OF COMPLIANCE WITH FOIA:
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES- May 19, 2025
6. **CITIZEN COMMENTS PERIOD – 15 MINUTES TOTAL**
7. **Assistant County Administrator Report**
8. CONTRACT AWARD TO OMNIA FOR ROOF REPLACEMENT PACKAGE 1 ***(Fiscal Impact: Initial Project Estimate- $700,000, Recommended 25% Contingency- $175,000, Total Project Budget- $875,000, Funding Source- FY26 Capital Projects Fund 4000-80-1330-54420)*** *- Frank Stroncheck- Facilities Management Director*
9. CONTRACT AWARD TO AMNIA FOR HVAC REPLACEMENT PACKAGE 1 ***(Fiscal Impact: Project Estimate- $1,262,500, Recommend 25% Contingency- $315,625, Total Project Budget: $1,578,125, Funding Source- FY26 Capital Projects Fund 4000-80-1330-54420)*** *- Frank Stroncheck, Facilities Management Director*
10. CONTRACT AWARD TO BRIGHTLY FOR COMPREHENSIVE BUILDING ASSESSMENT AND FACILITIES MANAGEMENT SOFTWARE SOLUTIONS ***(Fiscal Impact: The total cost for the first year, which includes the building assessment and full software implementation, is $331,459.35. Ongoing annual costs for system maintenance and support are estimated at $57,000. Funding is provided in the FY26 Capital Projects Fund 4000-80-1330-54420)*** *- Frank Stroncheck, Facilities Management Director*

11. AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF HOLLY HILL ROAD UTILITY, DRAINAGE, SIGNAGE, AND ACCESS EASEMENT AGREEMENT FOR HOLLY HILL ROAD LOCATED IN BLUFFTON TOWNSHIP OFF NEW RIVERSIDE ROAD ***(Fiscal Impact: None)*** *- Bryan Bauer, Director of Engineering*

12. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF AN UNDEVELOPED PORTION OF COFFIN BLUFF ROAD LOCATED OFF FRIPP POINT ROAD ON ST. HELENA ISLAND ROAD **(*Fiscal Impact: None)*** *- Bryan Bauer, Director of Engineering*

13. A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO PURSUE CONDEMNATION FOR PORTIONS OF PARCELS AS SPECIFIED ON EXHIBIT "A" ASSOCIATED WITH RIGHT OF WAY ACQUISITION FOR A SIDEWALK LOCATED ON STUART POINT ROAD AS PART OF THE 2018 ONE-CENT REFERENDUM ***(Fiscal Impact: Condemnation expenses range from $5,000 - $15,0000 plus owner compensation for ROW)*** *- Bryan Bauer, Director of Engineering*

14. A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN BEAUFORT COUNTY AND THE SOUTH CAROLINA AQUARIUM FOR PARTICIPATION IN THE SEARISE CITIZEN PROJECT AND AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE THE MOU ***(Fiscal Impact: No fiscal impact)*** *- Bryan Bauer, Director of Engineering*

15. A MEMORANDUM OF UNDERSTANDING BETWEEN BEAUFORT COUNTY AND SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) FOR THE SCDOT TRAFFIC SIGNAL COMMUNICATION PROJECT AND AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE THE MOU ***(Fiscal Impact: No financial assistance is required from the County for the project other than support covered under the agreement and the existing SMA)*** *- Bryan Bauer, Director of Engineering*

16. CONTRACT AWARD TO KTC ENTERPRISES, INC. TO CONSTRUCT 1150 FEET OF CONCRETE SHARED-USE TRAIL FOR THE SPANISH MOSS TRAIL TO EXTEND THE TRAIL FROM RIBAUT ROAD INTO THE TOWN OF PORT ROYAL; AND TO INSTALL A PEDESTRIAN HYBRID BEACON SIGNAL. ***(Fiscal Impact: $777,444.36. The contract fee is for materials and construction is $706,767.60. Staff recommends a 10% contingency of $70,676.76, bringing the project's total cost to $777,444.36. The funding for this project is coming from multiple sources, which should be expended in this order: 1) Rail Trail Account 4806-60-0000-54500, balance of $460,527.30; 2) A-Tax Grant Account 2002-10-0000-54500-PW, balance of $125,000; 3) Road Improvement/TAG Account 2342-30-000-54500, balance $4,049,231.24. A memorandum of agreement is with Port Royal is being presented separately for $200,000 towards this project (as a reimbursement)*** *- Bryan Bauer, Director of Engineering*

17. AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN BEAUFORT COUNTY AND THE TOWN OF PORT ROYAL FOR THE CONTRIBUTION OF $200,000 TOWARDS THE COMPLETION OF THE SPANISH MOSS TRAIL (SMT) EXTENSION PROJECT. ***(Fiscal Impact: No fiscal impact to the County)*** *- Bryan Bauer, Director of Engineering*

18. CHANGE ORDER TO HDR, INC. FOR THE US 21 CORRIDOR STUDY (CHANGE ORDER: $41,949, TOTAL CONTRACT: $241,474.89) ***(Fiscal Impact: County Council approved the original contract of $198,175.38 with a 10% contingency totaling $217,992.92. Change order #1 for additional traffic county was $1,350. This change order #2 is $41,949, increasing the contract to $241,474.38, which is $23,481.46 above the original approval amount. This change order will be funded from the Capital Funds account 4000-80-1243-54500 with a balance of $1,750,326.88)*** *- Bryan Bauer, Director of Engineering*

19. CONTRACT AWARD TO MCSWEENEY ENGINEERS, LLC FOR PHASE 2 OF THE BROAD RIVER FISHING PIER DESIGN ($372,350) ***(Fiscal Impact: The contract fee is $338,500. Staff recommends a 10% contingency of $33,850.00, bringing the project budget to $372,350. The funding for this project is A Tax - account 2001-10-0000-57130-PIER with a balance of $350,000 and A Tax- account number 2022-10-0000-54500-PIER with a balance of $580,000.)*** *- Bryan Bauer, Director of Engineering*

20. CHANGE ORDER FOR AN INCREASE IN APPROPRIATION FOR DESIGN AND PROJECT MANAGEMENT SERVICES FOR THE ST. JAMES BAPTIST CHURCH RELOCATION PROJECT ($419,341.15) ***(Fiscal Impact: An increase in appropriation in the amount of $419,341.15 is required to continue payment for these professional services under existing purchase order. This change order will be fully funded by the previously received state appropriation. To date, only the initial $300,000 from the County and Town has been expended. The full state appropriation of $4,750,000 has been received (as direct apportionments rather than reimbursable grants), and this change order will mark the first expenditure from that funding source. All of the Airport grants are in a single GL account 5402-90-0000-57130 that has a current blanace of $41,946,966.50.)*** *- Jared Fralix, Assistant County Administrator, Infrastructure*

21. A RESOLUTION AUTHORIZING ANNUAL CPI-BASED FEE ADJUSTMENTS FOR HANGAR, STORAGE, AND OFFICE SPACES FEES AT HILTON HEAD ISLAND AIRPORT (HXD) AND BEAUFORT EXECUTIVE AIRPORT (ARW) ***(Fiscal Impact: The annual hangar space, storage space, and office space fee adjustment of 2.4% increases annual revenue for FY 2026)*** *- Jon Rembold, Airports Director*

22. A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A COMMERCIAL OPERATING AGREEMENT BETWEEN BEAUFORT COUNTY AND PILOT SPECIALTIES, LLC. ***(Fiscal Impact: Beaufort Executive Airport will receive a monthly fee of three percent 3% of gross)*** *- Jon Rembold, Airports Director*

23. A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A COMMERCIAL OPERATING AGREEMENT BETWEEN BEAUFORT COUNTY AND BEAUFORT FLIGHT TRAINING. ***(Fiscal Impact: Beaufort Executive Airport will receive a monthly fee of three percent (3%) of gross revenue)*** *- Jon Rembold, Airports Director*

24. A RESOLUTION TO ACCEPT AN FAA AIP GRANT IN THE AMOUNT OF $1,493,515.00 FOR HXD AIRFIELD DRAINAGE PROJECT (CONSTRUCTION)- CONTINGENT UPON FINAL FAA OFFER ***(Fiscal Impact: Federal Aviation Administration (FAA): Federal (95%) $1,493,515.00)*** *- Jon Rembold, Airports Director*

25. A RESOLUTION TO ACCEPT A SCAC GRANT IN THE AMOUNT OF $78,606.71 FOR HXD AIRFIELD DRAINAGE PROJECT (CONSTRUCTION)- CONTINGENT UPON FINAL SCAC OFFER. ***(Fiscal Impact: $78,606.71 for HXD Airfield Drainage project (construction)- contingent upon the final SCAC offer)*** *-Jon Rembold, Airports Director*

26. A RESOLUTION TO ACCEPT AN FAA AIP GRANT IN THE AMOUNT OF $244,220.00 FOR ARW PARTIAL PARALLEL TAXIWAY (DESIGN & BIDDING) - CONTINGENT UPON FINAL FAA OFFER ***(Fiscal Impact: Federal Aviation Administration (FAA): Federal (95%) $244,220.00)*** *-Jon Rembold, Airports Director*

27. A RESOLUTION TO ACCEPT A SCAC GRANT IN THE AMOUNT OF $6,427.00 FOR ARW PARTIAL PARALLEL TAXIWAY PROJECT (DESIGN & BIDDING) - CONTINGENT UPON FINAL SCAC OFFER. ***(Fiscal Impact: South Carolina Aeronautics Commission (SCAC): State Share (2.5%): $6,427.00)*** *- Jon Rembold, Airports Director*

28. A RESOLUTION TO ACCEPT A SCAC GRANT IN THE AMOUNT OF $39,609.00 FOR HXD FIRE SUPPRESSION SYSTEM REPAIRS- CONTINGENT UPON FINAL SCAC OFFER ***(Fiscal Impact: SCAC Grant of $39,609.00 for HXD Fire Suppression System Repairs- Contingent upon the final SCAC offer)*** *- Jon Rembold, Airports Director*

29. A RESOLUTION TO ACCEPT AN FAA BIL GRANT IN THE AMOUNT OF $300,000.00 FOR HXD AIR TRAFFIC CONTROL TOWER (ATCT) RENOVATION- CONTINGENT UPON FINAL FAA OFFER ***(Fiscal Impact: Federal Aviation Administration (FAA): Federal (97.65%) $300,000)*** *- Jon Rembold, Airports Director*

30. A RESOLUTION TO ACCEPT A SCAC GRANT IN THE AMOUNT OF $16,106.21 FOR HXD TAXIWAY "F" ROFA ENVIRONMENTAL ASSESSMENT- CONTINGENT UPON FINAL GRANT OFFER ***(Fiscal Impact: SCAC Grant of $16,106.21 for HXD Taxiway "F" ROFA Environmental Assessment- Contingent upon the final SCAC offer.)*** *-Jon Rembold, Airports Director*

31. A RESOLUTION TO ACCEPT AN FAA AIP GRANT IN THE AMOUNT OF $306,023.00 FOR HXD TAXIWAY "F" ROFA ENVIRONMENTAL ASSESSMENT- CONTINGENT UPON FINAL FAA OFFER. ***(Fiscal Impact: Federal Aviation Administration (FAA): Federal (95%): $306,023.00)*** *- Jon Rembold, Airports Director*

32. CONTRACT AWARD TO HIGHSMITH CONSTRUCTION, LLC FOR HILTON HEAD ISLAND AIPORT AIR TRAFFIC CONTROL TOWER (ATCT) RENOVATIONS AND REHABILITATION- CONTINGENT UPON FINAL FAA OFFER ($337,940.27) ***(Fiscal Impact: This project is funded by a $300,000 FAA Grant 61, awarded through the Bipartisan Infrastructure Law (BIL). Contingent Upon FAA Offer. Initial funds will be drawn from GL Account 5402-90-0000-5713. This GL will also provide the funds for invoicing in excess of the $300,000 grant funding. GL Code Balance: $41,946,966.00)*** *- Jon Rembold, Airports Director*

33. CONTRACT AWARD TO DEPARTURE MEDIA FOR RFP #032825 FOR AIRPORT TERMINAL ADVERTISING CONCESSION AT HILTON HEAD ISLAND AIRPORT. ***(Fiscal Impact: HXD Advertising Program- 5 year Financial Impact Projection, Total Projected Revenue after management, equipment, and operating expenses: Estimated to be $250,000 over the term of the agreement GL: 5400-90-0000-47150)*** *- Jon Rembold, Airports Director*

34. CONTRACT AWARD TO VOLAIRE AVIATION CONSULTING FOR RFQ #032725 FOR AIR SERVICE DEVELOPMENT AND MARKETING CONSULTING AT HILTON HEAD ISLAND AIRPORT ***(Fiscal Impact: Under the proposed contract, Volaire Aviation Consulting will provide services with costs negotiated post-selection to ensure a fair and reasonable price, as outlined in the RFQ's qualifications-based selection process. Volaire will cover direct costs related to market research, presentations, and marketing materials, with no capital equipment costs to the County. HXD is responsible for ensuring compliance with the RFQ's insurance requirements, but no additional upfront costs are specified. The contract is expected to drive increased passenger revenue through expanded air service, with financial benefits outweighing consulting costs. Contract is for $63,000 per year. Total for 6 years: $378,000.00 GL 5400-90-0000-51160 Fiscal Year 2026 Balance: $682,299.00)*** *- Jon Rembold, Airports Director*

35. CONTRACT AWARD TO QUALITY ENTERPRISES USA FOR IFB # 41125 HXD AIRFIELD DRAINAGE PROJECT ($1,217,834) - CONTINGENT UPON FINAL FAA AND SCAC OFFERS ***(Fiscal Impact: The overall project will be 100% funded with federal and state grants. The grant funding covers the construction contract and the fees associated with construction administration and other construction phase services such as testing. This grant is broken down: Airfield Drainage (Construction) $1,567,120.71; Federal $1,488,765.00, State $78,355.71; Independent Fee Simple Estimate (IFE) $5,000.00; Federal $4,750.00, State $250.00. Total: $1572,120.71)*** *- Jon Rembold, Airports Director*

36. APPOINTMENT OF SCOTT SONGER AND MEGAN FITZPATRICK TO THE SOLID WASTE & RECYCLING BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2029.

37. REAPPOINTMENT OF JOHN HOLAK TO THE LOWCOUNTRY REGIONAL TRANSPORTATION AUTHORITY FOR A THREE-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2028

38. ADJOURNMENT

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

https://beaufortcountysc.gov/council/council-committee-meetings/index.html