Public Facilities Committee Meeting
Beaufort County, SC

Council Chambers, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Monday, April 20, 2026
4:00 PM

AGENDA

COMMITTEE MEMBERS:

Logan Cunningham, Chair
Anna Maria Tabernik
Thomas Reitz
David P. Bartholomew, Vice-Chairman
Mark Lawson
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
   - Minutes from March 16, 2026.
6. PUBLIC COMMENT PERIOD – 15 MINUTES TOTAL
7. ASSISTANT COUNTY ADMINISTRATOR REPORT
8. PRESENTATIONS/DISCUSSION ITEMS
   a. Public Works Accomplishments Presentation **(FISCAL IMPACT: No fiscal impact.)** - Bradley Harriott - Public Works Director (5-10 minutes)
   b. Facilities Condition Assessment Presentation **(FISCAL IMPACT: For information only)** - *Jared Fralix – Assistant County Administrator & Frank Stroncheck -- Facilities Director*
   10 minutes
9. AGENDA ITEMS
   a. Approval of a contract for the Public Works Metal Roof Repairs via OMNIA Purchasing Cooperative ($229,521.33) **(FISCAL IMPACT: Project costs 221,872.79 plus contingency of 7,648.54 (3.5 %) Totaling $229.521.33.** Finance has approved (Jan 26th) the funding for the PW Re-roof project to be funded in FY26. We will pull project savings from several projects to do so. The total amount funded for this is $229,521.33 in 4000-80-1310-54420. The project savings used are as follows: $121,961.79 from the EMS Headquarters project - $21,589.40 from the DSN Main Office HVAC project - $51,238.72 from the Register of Deeds Record Room Renovation - $34,731.42 from the MC Riley Pool project.**)** - Frank

Stroncheck -- Facilities Director & Jared Fralix – Assistant County Administrator

b. A Resolution to Commission Solid Waste and Recycling Enforcement Officer **(FISCAL IMPACT: Current employee — no fiscal impact.)** - Jared Fralix, Assistant County Administration - 5 minutes
Bradley Harriott, Public Works Director - alternate

c. An Ordinance to amend the current Disaster Recovery Ordinance **(FISCAL IMPACT: No Fiscal Impact)** - Matt Krause, Disaster Recovery Manager

d. A Resolution endorsing the updated Beaufort County Disaster Recovery Plan. **(FISCAL IMPACT: No Fiscal Impact)** - Matt Krause, Disaster Recovery Manager (5 min)

e. An Ordinance authorizing the County Administrator to execute all necessary documents to convey the County's Right of Way Interest in a segment of Scheper Lane to SCDOT and to accept the SCDOT Right of Way Interest in a segment of Roosevelt Avenue into the County Road Inventory **(FISCAL IMPACT: *Transfer is Gratis, no funding is needed*)** - Bryan Bauer, PE, Director of Engineering (5 Minutes)

f. A Contract to Nix Construction for the construction of the Buckwalter Recreation Athletic Complex Expansion (BRACE) Project ($8,316,000.00) **(FISCAL IMPACT: The contract fee is for the construction of the Buckwalter Recreation Athletic Complex Expansion Soccer Fields in the amount of $7,560,000 plus a 10% contingency ($756,000.00), bringing the total request to $8,316,000.00 The funding for this project will be from Parks & Rec Impact Fees Bluffton - Renovations to Buildings account number 2650-60-0000-54420-I2652 with a current balance of $9,428,747.80.)** - Robert Gecy, Project Manager - Capital Projects (5 Min)

g. A Contract to MUSCO Sports Lighting, LLC for the Buckwalter Recreation Athletic Complex Expansion (BRACE) Field Lighting ($593,890.00) **(FISCAL IMPACT: The contract fee is for the installation of the Sports Lighting for the Buckwalter Recreation Athletic Complex Expansion Soccer Fields in the amount of $539,900.00 plus a 10% contingency ($53,990.00), bringing the total request to $593,890.00. The funding for this project will be from Parks & Rec Impact Fees Bluffton - Renovations to Buildings account number 2650-60-0000-54420-I2652 with a current balance of $9,428,747.80.)** - Robert Gecy, Project Manager - Capital Projects (5 Min)

h. A change order to Davis & Floyd for the design of Briar's Creek Road ($92,950.00) **(FISCAL IMPACT: The change order fee for engineering services is $84,500. Staff recommends a 10% contingency of $8,450. The total change order budget request is $92,950. The funding for this change order is from the TAG account, account # 2342-30-0000-54500 with a balance of $4,853,396.86.)** - Bryan Bauer, PE, Director of Engineering, 5 minutes

i. A Change Order to O'quinn Marine for Melrose Dock Repairs ($57,888.00) **(FISCAL IMPACT: This Change Order fee for additional repairs is $52,625.00. Staff recommends a 10% contingency of $5,263 for a total increase of $57,888.00. The funding for this change order is account# 2002-20-0000-54500-CIP with a balance of $1,103,130.00.)** - Bryan Bauer, P.E., ENV SP, Director, 5 minutes

j. An Ordinance authorizing the County Administrator to execute any and all necessary documents for the acceptance of a portion of Airport Circle (S-776) which is to be abandoned by SCDOT **(FISCAL IMPACT: Acceptance of the portion of road in the County inventory is Gratis, no funding is needed)** - Bryan Bauer, PE, Director of Engineering (5 Minutes)

k. A Contract to MAJ Enterprises, Inc. for the Shell Point Traffic Calming Project ($187,119.86). **(FISCAL IMPACT: The contract fee for materials and construction is $170,108.96. Staff recommend a 10% contingency of $17,010.89, bringing the project's expected budget to $187,119.86. The funding for this project is from the Capital Projects Fund Account No.**

4000-80-1243-54500 with a balance of $609,222) - Bryan Bauer, PE, Director of Engineering (5 minutes)

l. An Ordinance authorizing the conveyance of an undeveloped portion of real property adjacent to Nanny Cove Road located in a section of Palmetto Beach in Bluffton Township, Beaufort County **(FISCAL IMPACT: Transfer is Gratis, no funding is needed)** - Bryan Bauer, PE, Director of Engineering (5 Minutes)

m. An Ordinance Authorizing the Purchase of Real Property from the Town of Hilton Head Island for the St. James Baptist Church Relocation Project **(FISCAL IMPACT: The purchase price for the property is nominal ($1.00). However, the County will assume responsibility for the design and construction of the new church facilities, with a total estimated project cost of approximately $9.84 million. Funding sources are anticipated to include a combination of state funding, County general obligation bond proceeds, grant funding, and escrowed funds from the Town's acquisition of the Church's existing property.)** -

Jared Fralix, Assistant County Administrator (5 minutes)

n. An Ordinance Authorizing the Conveyance of Real Property to St. James Baptist Church Following Completion of the Relocation Project **(FISCAL IMPACT: There is no anticipated revenue associated with the transfer of the property. The County's financial commitment to the project is primarily associated with the design and construction of the new facilities, which has been previously authorized. The conveyance of the property represents the completion of the County's role in delivering the project and does not create additional financial obligations beyond those already approved.) -** Jared Fralix, Assistant County Administrator (5 minutes)

o. A Resolution to accept a South Carolina Aeronautics Commission (SCAC) Commercial Airport Entitlement grant in the amount of $1 Million for the Hilton Head Island Airport Terminal Improvement Project, Phase II - Contingent upon final grant offer. **(FISCAL IMPACT: The SCAC Commercial Airport Entitlement grant in the amount of $1 Million will be allocated to the Hilton Head Island Airport Terminal Improvement Project, Phase II. GL Account 5402-90-0000-57130 - Grant Expenditures GL Account 5402-90-0000-57130 balance: $12,777,037.91. This GL will also cover invoicing costs. CONTINGENT UPON FINAL SCAC GRANT APPROVAL)** - Jon Rembold, Airports Director (5 min)

p. A Resolution authorizing the County Administrator to enter into an MOU with the Port Royal Sound Foundation. **(FISCAL IMPACT: The Port Royal Sound Foundation has self-funded the initial development of the water quality data portal/analysis and is seeking support for the County to gain access. At this time, the fiscal commitment is $25,000 as approved in the FY 2026 budget, with the option to maintain annually without seeking additional Council approval.)** - Taylor Brewer, Stormwater Manager

10. ADJOURNMENT

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