

# AGENDA ITEM:

## XI-C

Ordinance item C



## Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM  
Director of Planning and Building Services  
[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

### Jasper County Council Staff Report

<b>Meeting Date:</b>	September 6, 2022
<b>Project:</b>	Zoning Map Amendment – General Commercial
<b>Applicant:</b>	Richard Ori
<b>Tax Map Number:</b>	083-00-03-057
<b>Submitted For:</b>	1 <sup>st</sup> Reading
<b>Recommendation:</b>	Planning Commission Recommends Denial of General Commercial

**Description:** The subject property consists of 4.08 acres and is located at 5787 Lowcountry Drive. The Applicant has requested a Zoning Map Amendment to have the properties designated as General Commercial. The subject property is currently zoned Community Commercial and is undeveloped. The applicant would like to have the property re-zoned to General Commercial to allow a business and to rent out some flex space. The applicant believes General Commercial is a better fit for the area.

**Analysis:** The Zoning Map Amendment application and request is reviewed by considering the following factors:

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, particularly commercial development, should be guided to the hamlets.
- **Adjacent Zoning:** The adjacent parcels are zoned Mixed Business and Community Commercial with Industrial, Residential, Rural Preservation and General Commercial nearby.
- **Adjacent Land Use:** Adjacent land uses are Commercial and vacant property.

- **Traffic and Access:** The subject property is accessed by Lowcountry Drive (Highway 462), which is a two lane state maintained highway unnamed, county maintained dirt road.

**Planning Commission Recommendation:** Planning Commission recommends denial of the request to have the property designated as General Commercial.

**Attachments:**

1. Application by the applicant
2. Ordinance
3. Aerial map of property and surrounding area
4. Aerial map with zoning layer



## Jasper County Planning and Building Services

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### Zoning Map Amendment Application

<b>Owner or Owner-Authorized Applicant:</b>	RICHARD ORI
<b>Address:</b>	5787 LOWCOUNTRY DRIVE, RIDGELAND SC 29936 (WORK MAIL) 312 FLOTWATER DR. BUFFTON SC 29910 (HOME)
<b>Telephone/Fax:</b>	310 350 6300
<b>Email:</b>	HOTPRODUCTS @ SPIRITUALQUEST.COM
<b>Property Address or Physical Location:</b>	5787 LOWCOUNTRY DRIVE, RIDGELAND SC 29936
<b>Tax Map Number(s):</b>	083-00-03-057 LOT C
<b>Gross Acreage:</b>	177,725 sqft / 4.08 AC
<b>Current Zoning:</b>	COMM COMMERCIAL
<b>Proposed Zoning:</b>	GENERAL COMMERCIAL
<b>Administrative Fee: (\$250 per lot)</b>	
<b>Date Mailed or Hand Delivered:</b>	
<b>Reason for Request: (attach narrative if necessary)</b>	OWNER'S BUSINESS MAY REQUIRE ZONING CHANGE. ADDITIONALLY, OUR EXPECTATION IS THAT THE EXPANDED ALLOWED USES WILL BE BETTER FOR THE COMMUNITY IN THAT EXCESS WAREHOUSE COULD BE RENTED TO A BROADER AUDIENCE.

Signature of Owner or Owner-Authorized Applicant  
 (Proof of owner-authorization required)

7-1-22  
 Date

Internal Use Only	
<b>Date Received:</b>	7-5-2022
<b>Amount Received:</b>	\$250.-
<b>Staff Member:</b>	LLW

**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE: 2022 - \_\_\_\_\_**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 5787 Lowcountry Drive, bearing Jasper County Tax Map Number 083-00-03-057 from the Community Commercial Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

**WHEREAS**, the owner of the parcel bearing Jasper County Tax Map Number 083-00-03-057, consisting of approximately 4.08 acres, located at 5787 Lowcountry Drive, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Community Commercial Zone to the General Commercial and the property owner submitted that request to the Jasper County Planning Commission and County Council; and

**WHEREAS**, the Jasper County Planning Commission has reviewed the zoning map amendment request and recommends denial by Council; and

**WHEREAS**, this matter is now before the Jasper County Council for determination;

**NOW THEREFORE BE IT ORDAINED**, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is not consistent with the continued pattern of growth in the vicinity and is not in harmony with the Jasper County Comprehensive Plan. Good cause having not been shown, approximately 4.08 acres bearing Jasper County Tax Map Number 083-00-03-057, located at 5787 Lowcountry Drive, depicted on the

Jasper County Official Zoning Map in the Community Commercial Zone shall not be transferred to the General Commercial Zone.

2. This ordinance shall take effect upon approval by Council.

\_\_\_\_\_  
**Ms. Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

\_\_\_\_\_  
**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE: # 2022-\_\_**

**First Reading: September 6, 2022**

**Second Reading: \_\_\_\_\_**

**Public Hearing: \_\_\_\_\_**

**Adopted: \_\_\_\_\_**

\_\_\_\_\_  
Considered by the Jasper County Planning Commission at it's meeting on  
August 9, 2022 and recommended for approval.  
\_\_\_\_\_

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David Tedder**

\_\_\_\_\_  
**Date**





083-00-06-070

083-00-05-002

BOLAN HALL RD

083-00-06-024

083-00-06-017

083-00-03-051

083-00-03-058

083-00-03-057

083-00-03-044

083-00-03-050

083-00-03-043

083-00-03-023

083-00-03-021

083-00-03-020

083-00-03-023

083-00-03-067

083-00-04-004

083-00-04-021

083-00-03-051

083-00-03-055

083-00-03-056

083-00-03-054

083-00-03-052

083-00-03-053

083-00-03-045

STROHART RD

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143

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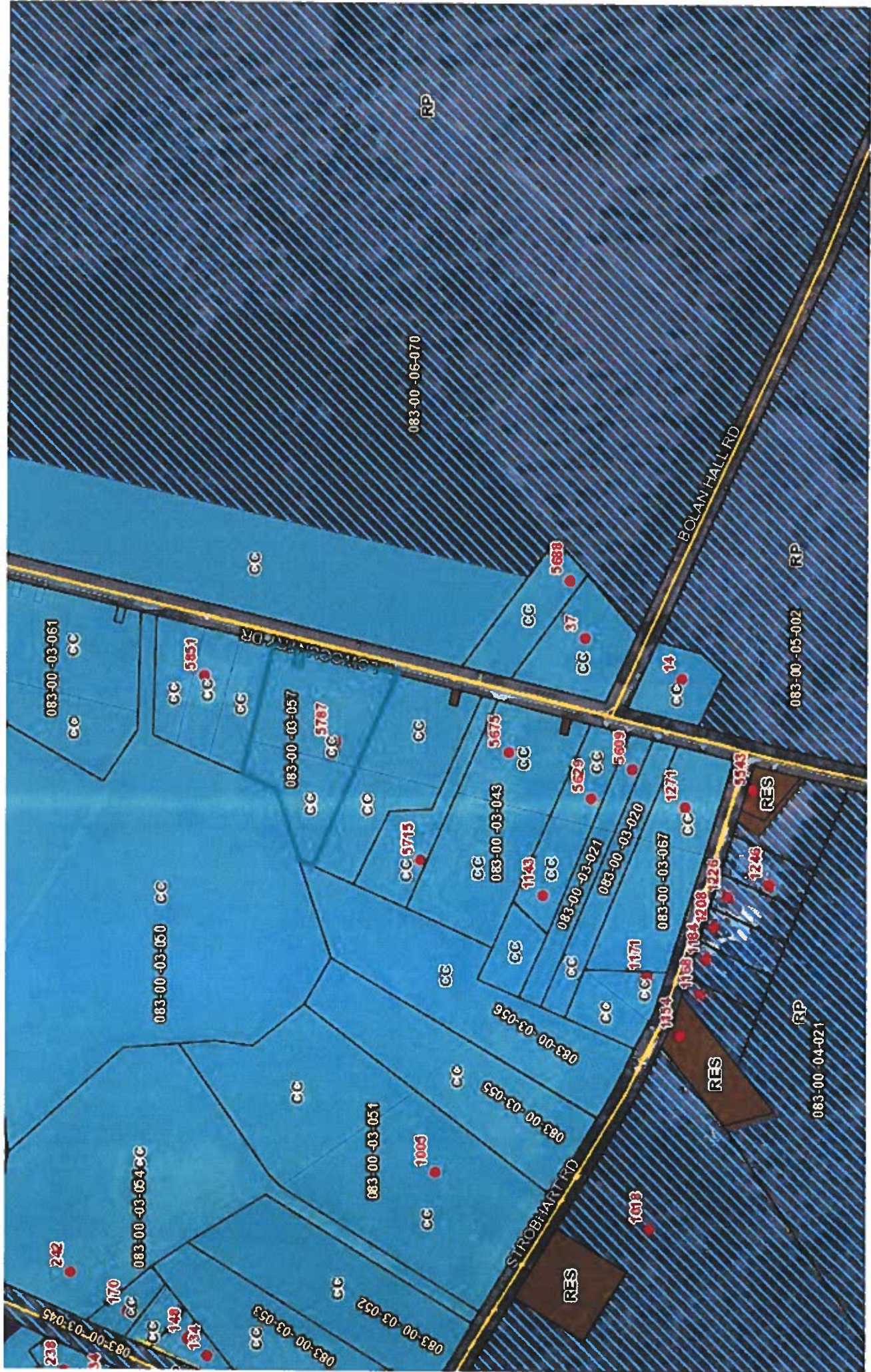
5951

5971

5991

6011





RP

083-00-06-070

BOLAN HALL RD

RP

083-00-05-002

083-00-03-061

5651

083-00-03-057

5707

5638

37

14

5675

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083-00-03-050

5715

083-00-03-043

083-00-03-021

083-00-03-020

1271

5143

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1226

1171

083-00-03-067

1184

1184

1208

1226

RES

RES

RP

083-00-04-021

242

170

083-00-03-054

083-00-03-051

1004

083-00-03-056

083-00-03-055

STROBFART RD

RES

1013

238

149

142

083-00-03-053

083-00-03-052

083-00-03-053



# AGENDA ITEM:

## XI-D

Ordinance item D

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**ORDINANCE #O-2022-\_\_\_\_\_**

**ORDINANCE OF JASPER COUNTY COUNCIL**

An Ordinance authorizing the sale of TMS 063-30-03-010, approximately 11 acres, to P & S Properties M, LLC and to authorize the Jasper County Administrator to execute such deeds and other documents as may be necessary and appropriate to effect the sale.

**WHEREAS**, Jasper County and P & S Properties M LLC, South Carolina limited liability company (“P&S”), have negotiated the terms of a proposed Contract for the Purchase and Sale of Commercial Real Property (“Agreement”) between them by which Jasper County would sell, and P&S would purchase a parcel of approximately 11 acres located on East Industrial Park Road in Ridgeland, said parcel having TMS Number 063-30-03-010, in order to expand and grow the existing commercial enterprise located adjacent thereto; and

**WHEREAS**, the Jasper County Council on August 15, 2022, ratified the initial execution of the Agreement by the Administrator, and authorized the Chairwoman of Jasper County Council to execute on behalf of Jasper County the Agreement; and

**WHEREAS**, in accordance with South Carolina law, Jasper County Council must pass an ordinance authorizing the sale of real property; and

**WHEREAS**, Jasper County Council finds the terms of the Agreement to be fair, equitable and in the best interests of the citizens of Jasper County, and in furtherance of additional economic development within the County, based upon the terms of the Agreement which provides for a significant capital investment pursuant to a separate Special Source Revenue Credit Agreement with the County being adopted and approved contemporaneously with the adoption of this Ordinance;

**NOW THEREFORE, BE IT RESOLVED** by Jasper County Council, in council duly assembled and by the authority of the same:

1. Jasper County Council hereby acknowledges the prior approval of the Agreement, and the execution and delivery of the Contract for the Purchase and Sale of Commercial Real Property on behalf of the County;
2. Jasper County Council adopts the foregoing recitals as part of this Ordinance, and approves the sale of the referenced County property upon the terms and conditions of the Agreement;
3. The Jasper County Administrator, with the assistance of the County Attorney, is further authorized to execute and deliver on behalf of Jasper County a deed, closing statements and such other documents as may be necessary or desirable to accomplish the transfer of title to the property to the purchaser.
4. This Ordinance shall take effect upon approval of the Council.

Done this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Barbara B. Clark, Chairwoman

ATTEST:

\_\_\_\_\_  
Wanda Simmons, Clerk to Council

ORDINANCE 2022-O- \_\_\_\_

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Public hearing: \_\_\_\_\_  
Adopted: \_\_\_\_\_

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
David L. Tedder      Date: \_\_\_\_\_



# AGENDA ITEM:

## XI-E

Ordinance item E

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**ORDINANCE #2022 - \_\_\_\_\_**

**AN ORDINANCE OF  
JASPER COUNTY COUNCIL**

**To amend the Peninsula Tract Development Agreement as to the C-2 Property to make certain text amendments, extend the Term, and matters related thereto.**

**WHEREAS**, The Peninsula Tract Development Agreement (“Development Agreement”) was approved by Jasper County Council on August 2, 2004, and is recorded in the Office of the Register of Deeds for Jasper County in Volume 16, Pages 110-129, and re-recorded in Volume 18, Pages 1-20; and

**WHEREAS**, The Peninsula Tract Development Agreement incorporated by reference the Peninsula Tract Planned Development District Zoning (“PDD Zoning”) approved by the Jasper County Planning Commission on June 15, 2004, both being adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare, while promoting the certainty of the regulations governing development and the provision of necessary infrastructure as provided for by the South Carolina Local Government Development Act, Section 6-31-10, et. seq., of the Code of Laws of South Carolina, 1976, as amended; and

**WHEREAS**, Jasper County has received a request from the owner of the C-2 Property as identified in the Development Agreement (being 26.750 acres of highland, and 4.768 acres of wetland, for a total of 31.528 acres) to amend the Peninsula Tract Development Agreement to make certain text amendments, regarding density and use allocations, extend the term, and matter related thereto; and

**WHEREAS**, the Owner of the C-2 Property has requested that the Term of the Development Agreement be extended for a period of five years from the date it is scheduled to expire, being August 21, 2023, based upon the occurrence of both certain national and global economic downturns and the effects of the COVID-19 pandemic; and

**WHEREAS**, the above mentioned property was duly posted, with two public hearings properly noticed and held by the Jasper County Council as set forth below; and

**WHEREAS**, after giving the matter consideration, Jasper County Council has determined it would be appropriate to amend the Development Agreement so as to 1) to extend the Term of the Development Agreement from August 22, 2023 to August 21, 2028; and 2) to authorize appropriate text amendments to the Development Agreement to reflect certain modifications to the allocation of density and uses on the C-2 Property as detailed in the attached Amendment to the Peninsula Tract Development Agreement as to the C-2 Property.

**NOW, THEREFORE, BE IT ORDAINED**, by the Jasper County Council, duly assembled and with authority of same, that the above premises be incorporated by reference; and

1. The Amendment to the Peninsula Tract Development Agreement as to the C-2 Property be adopted as stated above, and that the Chair of the Jasper County Council be authorized to execute the First Amendment on behalf of the County, with the County Administrator and County Attorney authorized to make such minor typographical or grammatical changes as they may determine may be desirable. Jasper County Council finds the amended Development Agreement to be in accordance with the statutory requirements of the state;
  
2. This ordinance shall take effect upon approval by Council.

SIGNATURES ON FOLLOWING PAGE



\_\_\_\_\_  
**Ms. Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

\_\_\_\_\_  
**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE: # 2022-\_\_**

**First Reading: \_\_\_\_\_ 2022**

**Public Hearing: \_\_\_\_\_**

**Second Public Hearing \_\_\_\_\_**

**Second Reading: \_\_\_\_\_**

**Third Reading: \_\_\_\_\_**

**Adopted: \_\_\_\_\_**

\_\_\_\_\_

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David Tedder**

\_\_\_\_\_  
**Date**

STATE OF SOUTH CAROLINA	)	AMENDMENT
	)	TO THE PENINSULA TRACT
COUNTY OF JASPER	)	DEVELOPMENT AGREEMENT
	)	AS TO THE C-2 PROPERTY

THIS AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE PENINSUAL TRACT AS TO THE C-2 PROPERTY (this “Amendment”), made and entered into as of \_\_\_\_\_, 2022 by Peninsula Investments, LLC, a South Carolina limited liability company (the C-2 Property Owner”), and Jasper County Council, as the governing body of Jasper County, South Carolina (“County”).

**RECITALS**

A. Jasper County entered into that certain Development Agreement originally dated August 2, 2004, with John Morgan, as then-owner of that certain parcel of land known as the “Peninsula Tract” in Jasper County, South Carolina, which agreement originally was recorded in the office of the Jasper County Register of Deeds (the “ROD”) in Volume 16, Pages 110-129, and then re-recorded on March 14, 2005, in Volume 18, Pages 1-20 (the “Agreement”).

B. After multiple successor owners, the C-2 Owner acquired title to a substantial portion of the Peninsula Tract, and then retained title to a portion of the Peninsula Tract, generally described in prior filings as the “Tract C-2”, as more particular described on the attached Exhibit A, which is incorporated herein by reference (the “C-2 Property”) as a successor-in-interest on February 7, 2014, retained all the rights and obligations under the Agreement pertaining to Tract C-2, as noted in the various Assignments regarding the other portions of the Peninsula Tract, and presently intends to continue development of the C-2 Property Owner’s portion of the Peninsula Tract pursuant to the Development Agreement and the PDD.

C. The original term of the Agreement was ten years, with an original termination date of August 2, 2004. However, pursuant to the Joint Permit Resolutions of 2010 and 2013, the term of the Development Agreement was tolled from January 1, 2008, until December 31, 2016, and therefore the Agreement is effective until August 21, 2023.

D. The parties hereto wish to clarify and define the allocation of densities and uses under the Agreement and the amended Concept Plan which was adopted by County Council pursuant to Ordinance 2020 - 27, adopted November 16, 2020 (the “2020 Concept Plan”), as well as account for the already constructed units on the original entirety of the Peninsula Tract.

E. Pursuant to Section XV of the Development Agreement, modifications and amendments may be made upon written agreement of Owner and County, and XVI provides the Owner may assign its rights and responsibilities to subsequent land owners and Developers.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Amendment, the receipt and sufficiency of such being acknowledged by the parties, and pursuant to the South Carolina South Carolina Local Development Agreement Act, codified

as S.C. Code §§ 6-31-10, et seq., the parties to this Amendment, intending to be legally bound, agree as follows:

1. Recitals. The recitals set forth above are incorporated herein by reference.
2. Term. SECTION III – TERM of the Agreement is hereby amended such that the term of the Development Agreement as to the C-2 Property shall be renewed commencing on August 22, 2023 and expiring on August 21, 2028.
3. Development Schedule. SECTION VI – DEVELOPMENT SCHEDULE, and Exhibit D conforming thereto of the Agreement is hereby amended and supplemented to incorporate the new Development Schedule attached hereto as Exhibit D to the C-2 Property.
4. Density. Recognizing the recent adoption of the 2020 Concept Plan, the physical construction of a significant number of units, and previous assignments of density, Section VII – Density of the Agreement is hereby deleted in its entirety as to the C-2 Property only and the following new Section VII - DENSITY is substituted therefore and shall be applicable to the C-2 Property only.

#### VII. DENSITY.

Mixed Use, residential and commercial development on the Property shall be limited to the total densities and uses as set forth below, notwithstanding the totals and uses set forth in the Planned Development District approval, which is deemed amended to conform with this Amendment, with the following amplifications and clarifications, which shall be binding upon the Owner(s) and Jasper County in the future.

The Peninsula Tract encompasses 485.15 acres. The isolated non-jurisdictional wetlands will be filled with the exception of two larger wetlands that are being preserved that total 6.78 acres. The contiguous wetland system is also planned to be preserved. Therefore, the total upland area of the PDD is 413.5 acres.

The PDD designates 5 separate allowable land uses within the Peninsula Tract. These land uses were originally chosen based on projected patterns and trends. In the years since adoption of the original Development Agreement, planning and construction on the Peninsula Tract has effectively determined the density and uses on a significant portion, as identified below, and with the adoption of the 2020 Concept Plan and the previous recorded assignments of density to specific tracts, there is no longer a need for the speculative calculations as originally allowed as to the C-2 Property. The following table of maximum intensity per upland acres for each use within the C-2 Property shall be:



Commercial Density	10,000 sf/acre
Business Park/Light Industrial	12,000 sf/acre
Multi-Family Residential	16 units/acre
Single-Family Attached	8 units/acre
Single-Family Detached	6 units/acre

It is possible some of the land-uses shown on the original Concept Plan and the subsequently amended 2020 Concept Plan may change, so it is appropriate to set maximum limits for each land use set forth below to apply to the 26.759 upland acres of the C-2 Property only:

Commercial Density	267,590 sf
Business Park/Light Industrial	321,108 sf
Multi-Family Residential	428 units
Single-Family Attached	214 units
Single-Family Detached	160 units

As stated earlier in the PDD, each land use is interchangeable with one another (i.e., 10,000 sf of commercial space can be exchanged 16 units of Multi-Family or 8 units of Single-Family Detached, and vice versa, provided the maximum limits set forth above are not exceeded).

Multi-Family density has been allocated over the years through construction and assignments. Referencing the 2020 Concept Plan, and existing Developments, Multi-Family Density is allocated as follows:

Brook Mill/Austin Case	708 MF units (600 constructed)
Stars and Stripes	
Neighborhood D	210 MF units
Neighborhood E	305 MF units
Tract C-2	428 MF Units
	TOTAL MF Units = 1,651

5. Effect. Terms and provisions of the Agreement that are not expressly modified by this Amendment shall remain in full force and effect. All of the provisions of the Agreement unambiguously affected by this Amendment shall be deemed amended, whether or not actually specified herein, if such amendment is clearly necessary to effectuate the intent of the parties hereto and shall only apply to the Real Property that the C-2 Property Owner retains ownership to as of the effective date of this Amendment. The Agreement, as modified hereby, is hereby ratified and approved in all respects.

6. Final Agreement. The Agreement, as amended by this Amendment, represents the final agreement between the parties regarding the subject matter hereof and may not be contradicted by evidence of prior, subsequent or contemporaneous oral agreements of the parties. No amendment or modification hereto shall be valid and binding unless expressed in writing and executed by both parties hereto.

7. Counterparts. This Amendment may be executed in counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Amendment.

8. Severability. If any provision of this Amendment is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Amendment and the Agreement shall nonetheless remain in full force and effect.

9. Applicable Law. This Amendment is enforceable in the State of South Carolina and shall in all respects be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of the State of South Carolina.

10. Captions. The section headings appearing in this Amendment are for convenience of reference only and are not intended, to any extent for the purpose, to limit or define the test of any section or any subsection hereof.

11. Construction. The parties acknowledge that the parties and their counsel have reviewed and revised this Amendment and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Amendment or any exhibits or amendments hereto.

[SIGNATURE PAGES TO FOLLOW]





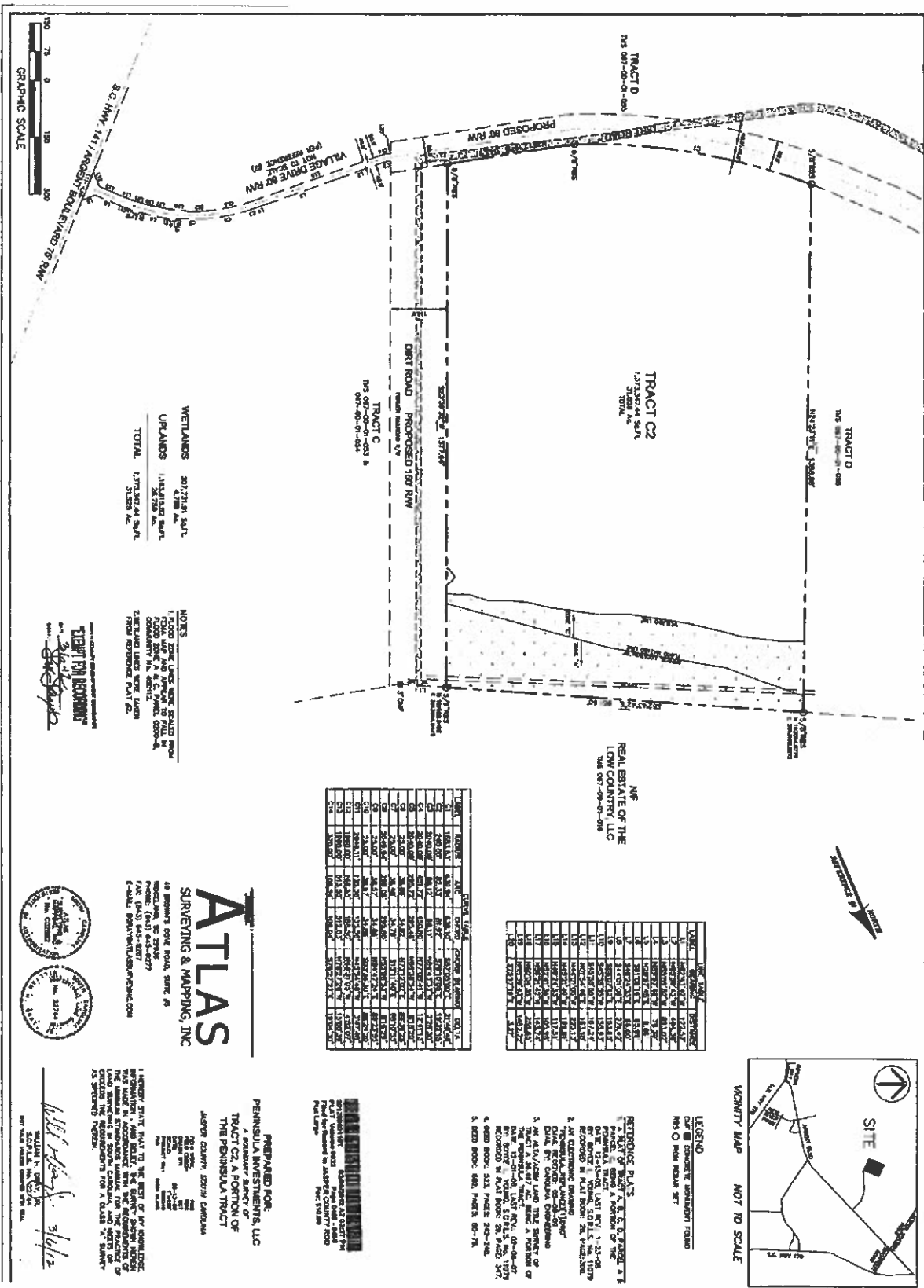


## EXHIBIT A

ALL that lot, piece or parcel of land, with the improvements thereon, situate, lying and being in the County of Jasper, State of South Carolina, containing approximately 31.528 ACRES and shown and designated as TRACT C2 on a plat entitled "A Boundary Survey of Tract C2, a portion of the Peninsula Tract", prepared by Atlas Surveying and Mapping, Inc., dated May 13, 2009 and recorded on March 6, 2012 in the Office of the Register of Deeds for Jasper County, South Carolina, in Book 0032 at Page 465. Said lot having such shape, size, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS# 067-00-01-070.

C-2 PROPERTY



**WETLANDS** 20,721.8 S.F./L  
**UPLANDS** 1,458,152.4 S.F./L  
**TOTAL** 1,478,874.2 S.F./L

**NOTES**  
 1. FLOOD ZONE LINES WERE OBTAINED FROM THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) NO. 17087-01-0001A FOR THE AREA OF THIS PROPERTY. THE FIRM IS AVAILABLE AT THE FOLLOWING URL: [www.floodmaps.gov](http://www.floodmaps.gov).  
 2. WETLAND LINES WERE LOCATED FROM AERIAL PHOTOGRAPHY.

**THOMAS J. REYNOLDS**  
 SURVEYOR  
 No. 12345  
 State of Pennsylvania

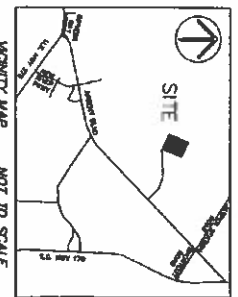
REAL ESTATE OF THE  
 LOW COUNTRY, LLC  
 TRS 087-09-01-014

LINE	BEARING	ALC	DISTANCE	AREA	PERCENT
1	S89°10'00" W	84.52	84.52	1.00	1.00
2	S00°00'00" W	84.52	84.52	1.00	1.00
3	S00°00'00" W	84.52	84.52	1.00	1.00
4	S89°10'00" W	84.52	84.52	1.00	1.00
5	S89°10'00" W	84.52	84.52	1.00	1.00
6	S89°10'00" W	84.52	84.52	1.00	1.00
7	S89°10'00" W	84.52	84.52	1.00	1.00
8	S89°10'00" W	84.52	84.52	1.00	1.00
9	S89°10'00" W	84.52	84.52	1.00	1.00
10	S89°10'00" W	84.52	84.52	1.00	1.00
11	S89°10'00" W	84.52	84.52	1.00	1.00
12	S89°10'00" W	84.52	84.52	1.00	1.00
13	S89°10'00" W	84.52	84.52	1.00	1.00
14	S89°10'00" W	84.52	84.52	1.00	1.00
15	S89°10'00" W	84.52	84.52	1.00	1.00
16	S89°10'00" W	84.52	84.52	1.00	1.00
17	S89°10'00" W	84.52	84.52	1.00	1.00
18	S89°10'00" W	84.52	84.52	1.00	1.00
19	S89°10'00" W	84.52	84.52	1.00	1.00
20	S89°10'00" W	84.52	84.52	1.00	1.00
21	S89°10'00" W	84.52	84.52	1.00	1.00
22	S89°10'00" W	84.52	84.52	1.00	1.00
23	S89°10'00" W	84.52	84.52	1.00	1.00
24	S89°10'00" W	84.52	84.52	1.00	1.00
25	S89°10'00" W	84.52	84.52	1.00	1.00
26	S89°10'00" W	84.52	84.52	1.00	1.00
27	S89°10'00" W	84.52	84.52	1.00	1.00
28	S89°10'00" W	84.52	84.52	1.00	1.00
29	S89°10'00" W	84.52	84.52	1.00	1.00
30	S89°10'00" W	84.52	84.52	1.00	1.00

LINE	BEARING	DISTANCE	AREA	PERCENT
1	S89°10'00" W	84.52	1.00	1.00
2	S00°00'00" W	84.52	1.00	1.00
3	S00°00'00" W	84.52	1.00	1.00
4	S89°10'00" W	84.52	1.00	1.00
5	S89°10'00" W	84.52	1.00	1.00
6	S89°10'00" W	84.52	1.00	1.00
7	S89°10'00" W	84.52	1.00	1.00
8	S89°10'00" W	84.52	1.00	1.00
9	S89°10'00" W	84.52	1.00	1.00
10	S89°10'00" W	84.52	1.00	1.00
11	S89°10'00" W	84.52	1.00	1.00
12	S89°10'00" W	84.52	1.00	1.00
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16	S89°10'00" W	84.52	1.00	1.00
17	S89°10'00" W	84.52	1.00	1.00
18	S89°10'00" W	84.52	1.00	1.00
19	S89°10'00" W	84.52	1.00	1.00
20	S89°10'00" W	84.52	1.00	1.00
21	S89°10'00" W	84.52	1.00	1.00
22	S89°10'00" W	84.52	1.00	1.00
23	S89°10'00" W	84.52	1.00	1.00
24	S89°10'00" W	84.52	1.00	1.00
25	S89°10'00" W	84.52	1.00	1.00
26	S89°10'00" W	84.52	1.00	1.00
27	S89°10'00" W	84.52	1.00	1.00
28	S89°10'00" W	84.52	1.00	1.00
29	S89°10'00" W	84.52	1.00	1.00
30	S89°10'00" W	84.52	1.00	1.00



**ATLAS**  
 SURVEYING & MAPPING, INC.  
 4555 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19104  
 PHONE: (215) 644-8888  
 E-MAIL: [info@atlas-surveying.com](mailto:info@atlas-surveying.com)



MAP NOT TO SCALE

**LEGEND**  
 [Symbol] CONCRETE PAVEMENT  
 [Symbol] ASPHALT PAVEMENT  
 [Symbol] GRAVEL DRIVE

**RETROACTIVE PLATS**  
 1. PLAT NO. 1087-09-01-014, 01-02-014, 01-03-014, 01-04-014, 01-05-014, 01-06-014, 01-07-014, 01-08-014, 01-09-014, 01-10-014, 01-11-014, 01-12-014, 01-13-014, 01-14-014, 01-15-014, 01-16-014, 01-17-014, 01-18-014, 01-19-014, 01-20-014, 01-21-014, 01-22-014, 01-23-014, 01-24-014, 01-25-014, 01-26-014, 01-27-014, 01-28-014, 01-29-014, 01-30-014, 01-31-014, 01-32-014, 01-33-014, 01-34-014, 01-35-014, 01-36-014, 01-37-014, 01-38-014, 01-39-014, 01-40-014, 01-41-014, 01-42-014, 01-43-014, 01-44-014, 01-45-014, 01-46-014, 01-47-014, 01-48-014, 01-49-014, 01-50-014, 01-51-014, 01-52-014, 01-53-014, 01-54-014, 01-55-014, 01-56-014, 01-57-014, 01-58-014, 01-59-014, 01-60-014, 01-61-014, 01-62-014, 01-63-014, 01-64-014, 01-65-014, 01-66-014, 01-67-014, 01-68-014, 01-69-014, 01-70-014, 01-71-014, 01-72-014, 01-73-014, 01-74-014, 01-75-014, 01-76-014, 01-77-014, 01-78-014, 01-79-014, 01-80-014, 01-81-014, 01-82-014, 01-83-014, 01-84-014, 01-85-014, 01-86-014, 01-87-014, 01-88-014, 01-89-014, 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EXHIBIT D FOR THE C-2 PROPERTY

(SUPPLEMENTAL TO EXHIBIT D)

Revised Development Schedule (Property Owner's Land)

<b><u>Type of Development</u></b>	<b><u>Year(s) of Commencement/Completion</u></b>
Residential, Multi-Family/Apartments	2022 commencement, expected buildout 2026
Residential, Single Family	2022 commencement, expected buildout 2034
Residential, Townhome	2027 commencement, expected buildout 2029

Actual development may occur more rapidly or less rapidly, dependent upon actual market conditions and the Developer's ultimate development implementation.



# AGENDA ITEM:

## XII

*New Business item A*



August 29, 2022

Mr. Danny Lucas  
Ridgeland-Claude Dean Aiprt (3J1)  
C/O SkyBlue Aviation  
254 Hon. Barbara B Clark Drive  
Ridgeland, SC 29936

You will find a listing of items for your Estimate as follows, please review this information and let us know if you have any questions.

**TOTAL \$597,640.00**

Estimate #

### **JET AND AVGAS SYSTEM**

**12,000 GALLON AVGAS AND JET DOUBLE WALL TANKS  
INTO TRUCK/INTOPLANE/SS  
\*ESTIMATE BASED ON 3PH POWER  
OFFLOAD TRANSPORT - 220 GPM  
BOTTOMLOAD RE-FUELER TRUCK - 220 GPM  
SINGLEPOINT FUELING – N/A  
OVERWING FUELING - N/A**

#### **1) SYSTEM TANK DESCRIPTIONS:**

- QTY (2) 12,000 GALLON DOUBLE WALL STORAGE TANK WITH EQUIPMENT ROOM AND GARAGE DOOR, LADDER & PLAT FORM WITH HANDRAILS PAINTED SAFETY YELLOW.
- EXPLOSION PROOF FUEL FARM TANK LIGHT
- K-2-120 INTERSTITIAL GAUGE

#### **2) SYSTEM LOW POINT SUMP SYSTEMS:**

- FR150 SUMP PUMP
- DRAIN 2.5 GALS DECAL - AVGAS
- DRAIN 2.5 GALS DECAL - JET
- SUMP SAVER -ASSEMBLED - JET AND AVGAS
- AVGAS RECOVERY DECALS
- JETA RECOVERY DECALS

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Revised ESTIMATE TEMPLATE



**3) SYSTEM TANK VENT SYSTEMS:**

- 3 8oz PRESSURE VACUUM VENT, THREADED (2" W/ 3" REDUCER)
- 3 MORRISON UPDRAFT VENT
- 4 X3 VAPOR RECOVERY ADAPTOR (4" VAPOR, 3" RISER THREAD )
- 4 VAPOR RECOVERY CAP

**4) SYSTEM TANK CLOCK GAUGING SYSTEMS:**

- 918-0400AG CLOCK GAUGE ALARM W/DROP TUBE FLOAT
- ES1 EMERGENCY STOP SWITCH (DOUBLE POLE) WITH ONE NORMALLY CLOSED AND ONE NORMALLY OPEN CONTACT, LOCKING PUSHBUTTON AND KEY

**5) SYSTEM TANK FLOATING SUCTION (JET):**

- 3" FLOATING SUCTION

**6) SYSTEM ANTI-SIPHON VALVES:**

- 3/4" N.O. EXPLOSION PROOF SOLENOID VALVE 120VAC

**7) SYSTEM TANK HIGH LEVEL SHUT OFF VALVES:**

- 3 OCV MODEL NO1 8101A HIGH LEVEL SHUTOFF VALVE, ANGLE BODY, 150# F.E (FF) DUCTILE IRON, FUEL EPOXY COATING SS SEAT RING, SS TUBING AND SS FITTINGS. 812 FLOAT PILOT, BUNA-N, INLINE STRAINER, VISUAL INDICATOR, 141-2 SPEED CONTROL

**8) SYSTEM EMERGENCY FIRE VALVES:**

- 3 EXTERNAL EMERGENCY VALVE, DUCTILE IRON, FLANGED

**9) SYSTEM TANK DECAL PACKAGES:**

- AVGAS 100LL DECAL
- 1203 PLACARD DECALS
- NO SMOKING DECAL
- FLAMMABLE DECAL
- DANGER CONFINED SPACE
- AVGAS HAZMAT DIAMOND DECAL-TRI COLOR
- JET A DECAL
- 1863 DECAL
- FLAMMABLE DECAL
- NO SMOKING DECAL
- JET HAZMAT DIAMOND DECAL-TRI COLOR
- DANGER CONFINED SPACE



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**10) SYSTEM BUTTERFLY VALVES:**

- 3 BUTTERFLY VALVE W/LEAVER LUG

**11) SYSTEM FLOW METERS:**

- TCS METER 70030 ROTARY 200 GPM CAPACITY SPA METER, 1/10 US GALLONS, AIR ELIMINATOR/STRAINER, PULSER 100:1, LEFT TO RIGHT, 3" SLIP WELD FLANGE 304 SS
- TCS METER 70030 ROTARY 200 GPM CAPACITY SPA, METER, 1/1 US GALLONS, AIR ELIMINATOR/STRAINER, PULSER 100:1, LEFT TO RIGHT, 3" SLIP WELD FLANGE 304 SS

**12) SYSTEM INLET CHECK VALVES & STRAINERS:**

- 3" 125# IBBM FLANGED CHECK VALVE
- 3 "125# CI Flanged Y-STRAINER

**13) SYSTEM TRUCK OFFLOADS:**

- 4X3 CAMLOCK-4ADPT X 3FEM NPT
- 4" DUST CAP/COVER #40WAL
- 3" CAMLOCK ADAPTER
- 3" DUST CAP

**14) SYSTEM STATIC REELS:**

- HANNAY HGR-100-75 STATIC REEL WITH ALS-10 BROWNIE CLAMPS, BALL STOP, 75' OF CLEAR PLASTIC COATED CABLE, AND GRAPHITE PAINT

**15) SYSTEM PRODUCT PUMPS: \*BASED ON 3PH POWER**

- GNX3-NORD-10HP/EXP BLACKMER
- PRESSURE GAUGE PFQ-804 0-100 PSI GAUGE, 2.5", 1/4" BTM, LF

**16) SYSTEM PUMP MOTOR STARTER BOX**

- EXPLOSION PROOF STARTER BOX -XMSB-N4-61-B(KEYED)-B1, XHKSSS CAM3 W/BT2 2NO CONTACT BLOCKS, XHSSS CAM1 W/BT1A 1NO/NC CONTACT BLOCK, FH 53 CUTLER HAMMER MOTOR CONTROLS THERMAL OVERLOAD HEATER ELEMENTS.

**17) SYSTEM RELAXATION CHAMBER (JET):**

- 24" HORIZONTAL RELAXATION CHAMBER, 150 PSI @250 DEGREE F, 200GPM

**18) SYSTEM FILTRATIONS:**

- HCS HORIZONTAL COALESCER SEPARATOR VESSEL (CAT. M)HCS-333-1436 W/ I-633MMTB COALESCERS & SO-436V5 SEPARATORS.
- DP GAUGE 0-30PSI, ULTRA VIOLET SHIELD, & THREE WAY SPRING RETURN VALVE
- SAMPLE CONNECTION KIT 5 STAINLESS STEEL WITH PROBE
- PRESSURE GAUGE PFQ-804 0-100 PSI GAUGE, 2.5", 1/4" BTM, LF



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**19) SYSTEMS WATER DEFENSE:**

- 4" VISUAL IND PUSH TO TEST OCV, 4"STAINLESS STEEL VISUAL INDICATOR ASSEMBLY 155 VALVE POSITION INDICATOR
- GEMS FLOAT 12 V DC
- INTRINSICALLY SAFE RELAY

**20) SYSTEM DEADMAN SYSTEMS:**

- DEADMAN BUTTON
- DEADMAN CORD
- INTRINSICALLY SAFE

**21) SYSTEMS BOTTOMLOAD FOR TRUCK:**

- 3 BOTTOM LOAD HOSE SWIVEL OPW 3630 FO 0301 FEMALE NPT X FEMALE NPT
- 2" X 12' PARKER FUELING HOSE
- CLA-VAL SINGLE POINT NOZZLE WITH HECV WITH VACCUM BREAKER 347GF-7VR4CM100QDV20, , 7 DEGREE HANDLES, VACUUM BREAKER, 45 PSIG HOSE END REGULATOR WITH SWIVEL CONNECTION, MALE QUICK DISCONNECT ADAPTER, 100 MESH STRAINER, DRY BREAK QUICK DISCONNECT, 2" NPT THREADS
- BAYONET STYLE DRY DISCONNECT STRAIGHT COUPLER X FEMALE NPT
- AVGAS BOTTOM LOAD NOZZLE

**22) SYSTEM HOSE REEL:**

- SINGLE-WRAP HOSE REEL
- JET A OVERWING NOZZLE
- AVGAS OVERWING NOZZLE

**23) SOAK TESTING:**

- AVGAS SOAK TEST - PULLING OF SAMPLE, CAN AND SHIPPING per product
- AVGAS- 5 GALLON SPECIAL GASOLINE SHIPPER-AVGAS
- AVGAS SAMPLE SOAK TESTING ASTM D910
- AVGAS SOAK TESTING HAZMAT SHIPPING
- AVGAS SOAK TEST PULL
- JET SOAK TEST - PULLING OF SAMPLE, CAN AND SHIPPING per product
- JET- CUSTOM FUEL AVIATION TURBINE SHIPPER KIT- JET SAMPLE SHIPPER KIT
- JET FUEL ASTM 1655 LAB SAMPLING SOAK TEST
- JET SOAK TESTING HAZMAT SHIPPING
- JET SOAK TEST PULL

**24) SELF SERVE:**

- M4000



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**25) SKID ASSEMBLED FOR AVGAS AND JET TANKS**

**26) CRANE FOR OFF-LOADING**

**27) FIRE EXTINGUISHERS – 20# BC DRY CHEMICAL EXT.**

**TESTING & STARTUP:**

- Provide 80 ton offloading crane & operator (estimated 45ft. reach)
- Offload and place tanks system onto concrete pad
- Anchor tank
- Receive owner provided (1/2 capacity of fuel) into new system for testing, inspection and adjust for proper operation
- Calibration of jet system meter in accordance with Nist handbook 44
- Place system into service and provide operating instructions
- (2) 10 hour days on-site to complete services listed above – time after allotted days will be billed at \$150 per hour plus expenses
- Soak testing sample can and pulling of sample

**ITEMS NOT INCLUDED:**

- FAA notification
- Airport notifications
- Installation or design of concrete support pad
- Installation or design of site electrical power
- Airport security badging
- Required permitting
- Drawings for SPCC Plan, Concrete support pad drainage underground drainage including oil-water separator if required, site electrical, detailed site plan and or site survey
- Any applicable taxes state, local fees, special inspections, special permits or licenses

<b>BUDGET</b>	<b>TOTALS</b>
FUELING SYSTEM	\$548,293.58
DESIGN, PERMITTING, AND SPCC PLAN *ESTIMATED	\$ N/A
CONCRETE	\$ N/A
ELECTRICAL FOR SITE *ESTIMATED	\$ N/A
TAXES (9.0% SC/RIDGELAND/JASPER CO	\$ 49,346.42
TOTAL *ESTIMATED	\$597,640.00

\*The above estimates for a tank system only include the tank and pumping equipment. It is recommended you contact the local airport, fire marshal, and State environmental agencies for approval prior to ordering any equipment, as with all fueling system installations, there are



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considerable additional costs associated with installation of the tank system to make it operational and compliant with federal, State and local codes.

**TANK SYSTEM DESIGN/DRAWINGS/SUBMITTALS:**

Tank systems to be completely assembled, prewired, pressure tested and shipped to site, and finished painted one color with required labels and decals. Tank to have U.L. 142 label. System meets NFPA 407, 30, and ATA-102 requirements.

Equipment Warranty (1-year parts & labor)  
Tank Manufacture Warranty (1-year)

Estimated Equipment delivery of 42-48 weeks, beginning with approval of system design drawings/submittal package with Authorized Signature and Notice to Proceed.

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**\*\*IF UNFORESEEN ISSUES OR CONDITIONS BECOME EVIDENT DURING SERVICE WHICH MIGHT ALTER THE PRICING ON THE ESTIMATE, THE CUSTOMER WILL BE NOTIFIED IMMEDIATELY AND CUSTOMER APPROVAL WILL BE REQUIRED PRIOR TO PROCEEDING. ESTIMATE DOES NOT INCLUDE ELECTRICAL SERVICE/POWER, WI-FI, INTERNET, SITE PREP, DIRT WORK, CONCRETE, ELECTRICAL, PERMITTING, SALES TAX OR USE TAX, ANNUAL SUBSCRIPTIONS OR CELLULAR DATA SUBSCRIPTIONS. THESE ITEMS ARE THE RESPONSIBILITY OF THE CUSTOMER UNLESS SPECIFICALLY STATED AND ITEMIZED ON ESTIMATE. APPROVAL IS REQUIRED PRIOR TO ANY AND ALL ORDER PLACEMENT OR WORK BEING PERFORMED. REBEL SERVICES, LLC RETAINS OWNERSHIP OF ALL EQUIPMENT/PROPERTY/MATERIALS UNTIL ALL BALANCES ARE PAID IN FULL INCLUDING A 3% MONTHLY DELINQUENCY FEE IF APPLICABLE. PLEASE NOTE ESTIMATE IS ESTIMATED FREIGHT COST - WILL BE BILLED ACTUAL FREIGHT COST**

**\*\*REBEL SERVICES RESERVES THE RIGHT TO CHANGE VENDOR AND PRODUCT LINE AT ANY TIME.**

**\*\*A PROCESSING FEE WILL BE CHARGED ON ALL CREDIT CARD PAYMENTS**

- Requirements: A signed Confirmation of Order and a deposit of 35% required to secure your order.
- Payment Terms: 35% deposit, 40% prior to shipping, remainder due upon receipt of Invoice (of offset of tank/equipment at location).



P.O. Box 728, 5901 HWY 4 West, Ripley, MS 38663  
Office: 662-512-0219 Fax: 662-512-6020  
[www.rebelservices.net](http://www.rebelservices.net)

- **Delivery:** Estimated 42-48 weeks after receipt of Confirmation of Order and Deposit

Thank you for choosing Rebel Services, LLC. We are a Certified WBE Company in multiple states and hope to do business with you in the future.

REBEL SERVICES, LLC retains ownership of the equipment until all invoices are paid in full.

Quote firm for 5 days ONLY.

**Note: due to the volatility of steel prices, quoted price subject to change**  
If you have any questions, please feel free to call (662) 512-0219

Sincerely,



Margie James  
Owner

Acceptance

Date:


---

Accepted By:



P.O. Box 728, 5901 HWY 4 West, Ripley, MS 38663  
Office: 662-512-0219 Fax: 662-512-6020  
[www.rebelservices.net](http://www.rebelservices.net)





# AGENDA ITEM:

## XII

*New Business item B*





# Jasper County Finance Department

358 Third Avenue, Post Office Box 1149  
Ridgeland, South Carolina 29936  
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA  
Director of Administrative Services  
[kburgess@jaspercountysc.gov](mailto:kburgess@jaspercountysc.gov)

## Jasper County Council Roof Replacement Activity Center, SGT. Jasper Park Hardeeville, SC 29927

<b>Meeting Date:</b>	September 6, 2022
<b>Subject:</b>	Presentation of proposals to provide all required permits, license, materials, insurance, labor, subcontractors, tools and equipment to replace the roof of the activity center at SGT. Jasper Park, Hardeeville, SC.
<b>Recommendation:</b>	Council accept the proposal from Solid State Construction and allow the County Administrator to execute all necessary documents for the project.

**Description:** Jasper County advertised for sealed bids for the replacement of the activity center roof at SGT. Jasper Park, Hardeeville, SC. The bids were due August 23, 2022, and seven bids were received timely.

**Recommendation:** Council accepts the proposal from Solid State Construction as the presumptive low bidder and allow the County Administrator to execute all necessary documents for the project.

**Attachments:**

- Bid Sheet
- Solid State Construction Proposal
- Reliable Roofing & Repairs, LLC
- Dach Enterprises, Inc.
- John Crews Construction, LLC
- Roofco Inc. of Sumter, SC
- Robert W. Nunnery Roofing
- 5 Stars Roofing, LLC
- Bid Advertisement
- Invitation to Bid



# Jasper County Bid Sheet

IVTB # 2023-2 Sgt Jasper Park Roof  
Replacement 6/23/22 2:00 PM

Company Name	Address	Amount of Bid	Remarks/Total
1 John Crews Construction LLC	514 Henderson Hwy Walterboro, SC 29786	\$ 42,455.61	
2 5 Stars Roofing LLC	443 Long Point Road, Ste D Mount Pleasant, SC 29464	\$ 98,775.00	26 gauge 50 metal roof system
3 Dach Enterprises, Inc.	29 North Basilica Avenue Hambley SC 29406	\$ 42,000.00	
4 Reliable Roofing & Repairs, LLC	2409 - A Neal Switch Rd. Camden, SC 29020	\$ 39,500.00	
5 Robert W. Nunnery Roofing	1161 Dollard Road Summerton, SC 29148	\$ 42,800.00	
6 Roofco Inc. of Sumter, SC	1345 N. Pike Road P.O. Box 1583 Sumter, SC 29151	\$ 42,750.00	
7 Solid State Construction	P.O. Box 1161 Midway, GA 31320	\$ 38,700.00	

**Good Business is Good  
For Everyone**



**Solid State Construction  
PO Box 1161  
Midway, GA 31320**

**SC GC Lic#: G124344**

**Jasper County Contracting Officials**

**Date: 23 August 2022**

**On behalf of Solid State Construction LLC, we are pleased to submit our bid offer of \$38,700 for the Roof Replacement Activity Center at SGT Jasper Park, SC; bid #2023-2.**

**Prime Contractor Information: Solid State Construction**

**POC: Ajani Azizi**

**Address: 38 Paradise Lane, Midway GA, 31320**

**Phone: (912)271-4854**

**Email: [contact@ssc.business](mailto:contact@ssc.business)**

**Remittance Address:**

**PO Box 1161**

**Midway GA, 31320**

**DUNS Number: 081162082**

**Worker's Compensation:**

**N/A (less than 3 employees)**

**Commercial General Liability:**

**Name: Next Insurance**

**Policy #: NXT3D37F4Y-00-GL**

**Expiration: 12/10/2022**

*Details of the bid  
warranty  
Price per sq ft leaking  
replacement*

**Business Automobile Liability:**

**Name: All State**

**Policy # 831-490-053**

**Renewal Date: 12/2022**

**Good Business is Good  
For Everyone**



**Sub-Contractor Information: Low Country Brokerage**

**Worker's Compensation:**

Name: Traveler's  
Policy #: 6R265215  
Expiration: 2/7/2023


**Commercial General Liability:**

Name: Next Insurance  
Policy #: NXTB456HGZ-02-GL  
Expiration: 1/15/2023

**Business Automobile Liability:**

Name: Progressive  
Policy #: 00993580  
Renewal Date: 5/17/2023

I, Ajani Azizi, as prime contractor, certify this bid submittal as acceptable for the Roof Replacement Activity Center at SGT Jasper Park.

Signature: 

Date: 23 Aug 2022

# Reliable Roofing & Repairs, LLC

Since 2005

General Contractor License #G114138

Specialty Roofing/Interior Renovations

## Bid Proposal 22-BP072

**Project:** Jasper County BID#2023-2

**Location:** 1458 Red Dam Rd, Hardeeville, SC

**Today's Date:** 8/22/2022

### Scope of Work

Commercial Metal Roof Replacement

- Per Jasper County detailed scope of work.

**PRICE:** \$39,500.00 Labor and Materials

Reliable Roofing & Repairs LLC does not warranty roofs against acts of God, such as, but not limited to, hail, major storms, etc.

Please call Eric Stover at 803-354-0680 with any questions or concerns.

### Acceptance of Proposal:

---

Customer \_\_\_\_\_ Date \_\_\_\_\_

---

Reliable Roofing & Repairs \_\_\_\_\_ Date \_\_\_\_\_

**DACH ENTERPRISES, INC.  
29 NORTH BASILICA AVENUE  
HANAHAN, SC 29406  
MOBILE- 843 364-4279**

**PROPOSAL**

**TO: JASPER COUNTY  
RE: REROOF ACTIVITY CENTER- SGT JASPER PARK  
DATE: 8/18/22**

**PROVIDE MATERIALS AND LABOR TO REROOF ABOVE  
BLDG. PER PLANS AND SPECS.**

**TOTAL COST \$ 42,000.**



John Crews Construction LLC

514 Hendersonville Hwy  
Walterboro SC 29488

Cell 843-908-0697

# Estimate



843-538-2299

WALTERBORO, SC

Name / Address

Jasper County  
358 Third Avenue  
Ridgeland, South Carolina 29936

Date Estimate #

8/23/2022 380

Project

Description	Qty	Rate	Total
Remove and replace roof as described in Invitation to Bid #2023-2 with the addition of removing top of the chimney and installing chimney cap and matching wind screen.		42,455.61	42,455.61

E-mail  
crewsj@lowcountry.com

**Total**

\$42,455.61



**Inc. of Sumter SC**

P.O. Box 1583  
Sumter, SC 29151  
roofco@sc.rr.com

1345 N. Pike Rd.  
Phone (803) 775-8560  
Fax (803) 775-0979

August 22, 2022

**Proposal**

Mr. Olan Roberts  
Jasper County Government Building  
358 Third Avenue  
Ridgeland, SC 29936

**REF: Invitation to Bid #2023-2  
Roof Replacement Activity Center  
At Sgt. Jasper Park  
Hardeeville, SC**

Roofco Incorporated proposes to furnish labor and materials as per follows to complete project:

Remove and replace a 4,267 square foot roof at the Sgt. Jasper Park activity center  
Furnish and install synthetic underlayment over entire roof area  
Furnish and install peel and stick ice and water shield to all valley and eave locations  
Furnish and install 26 gage 5V metal roof system with exposed fasteners  
Furnish and install all associated metal trim  
Furnish and install new pipe boot flashing for all pipe ventilation locations  
Fabricate metal to fit chimney dimensions  
Furnish and install cleat  
Furnish and install chimney cap  
Price includes all permits and fees

Furnish a 40-year manufactures finish warranty  
Furnish a 2-year contractors workmanship warranty

**Total Cost \$ 42,750.00**

Thank you  
Swain Miles  
President  
Roofco Inc.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
Brown & Brown of South Carolina, Inc.  
7515 Northside Dr., Suite 150  
North Charleston  
SC 20420

**INSURED**  
Roofco, Inc.  
P O Box 1583  
Sumter  
SC 29151

**CONTACT NAME:** Steven Longo  
**PHONE (A/C No. Ext):** (843) 572-4567  
**E-MAIL ADDRESS:** 285.Certificates@bbrown.com  
**FAX (A/C No):**

**INSURER(S) AFFORDING COVERAGE**

<b>INSURER A:</b> Union Insurance Company	<b>NAIC #</b> 25844
<b>INSURER B:</b> BrickStreet Mutual Insurance Company	12372
<b>INSURER C:</b>	
<b>INSURER D:</b>	
<b>INSURER E:</b>	
<b>INSURER F:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** 22/23 Master COI      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	CPA4495194_Q-40	03/20/2022	03/20/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Combined single limit \$
A	<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		CPA4495194_Q-40	03/20/2022	03/20/2023	PROPERTY DAMAGE (Per accident) \$ Combined single limit \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$		CPA4495194_Q-40	03/20/2022	03/20/2023	EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	WCS3007313	03/20/2022	03/20/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER F.L. EACH ACCIDENT \$ 1,000,000 F.L. DISEASE - EA EMPLOYEE \$ 1,000,000 F.L. DISEASE - POLICY LIMIT \$ 1,000,000 Limit \$200,000
A	Rented Equipment		CPA4495194_Q-40	03/20/2022	03/20/2023	Limit \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Black Oak Equipment Rental LLC is additional insured in regards to General Liability as lessor to leased/rented equipment and is loss payee to leased/rented equipment coverage as required by the written rental agreement. The policy has been endorsed to provide 30-day notice of cancellation to Black Oak Equipment Rental LLC.\*

**CERTIFICATE HOLDER**      **CANCELLATION**  
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF NOTICE WILL BE REQUIRED

# Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Roofco Incorporated of Sumter SC**

2 Business name/disregarded entity name, if different from above  
**Same**

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check another LLC that is not disregarded from the owner unless the owner of the LLC is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

5 Address (number, street, and apt. or suite no.) See instructions.  
**1345 N Pike East**

6 City, state, and ZIP code  
**Sumter SC 29153**

7 List account number(s) here (optional)

Requester's name and address (optional)

(Applies to accounts maintained outside the U.S.)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-				-			
--	--	--	---	--	--	--	---	--	--	--

OR

Employer identification number

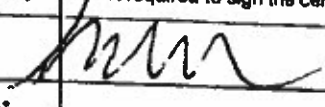
5	7	-	0	8	8	4	0	8	9
---	---	---	---	---	---	---	---	---	---

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ 

Date ▶ 8/22/22

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN) or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

\*\*\* CHECK LICENSE CARD, CERTIFICATE, CLASSIFICATION(S), AND CONTRACT LIMIT FOR ACCURACY \*\*\*

**LICENSE RENEWALS - YOUR LICENSE EXPIRES ON 10/31/2022.** Renewal information will be sent to the email address on file approximately 7-8 months prior to the expiration date and available on the Board's website at: <https://lrlsc.gov/cb>. Contact the board if you do not receive a renewal notice at that time.

**THIS IS A 2-PART POCKETCARD! FOLD CARD - DO NOT CUT OR TEAR CARD IN HALF!**  
NOTE: PARTS OF THIS POCKETCARD MUST BE PRESENTED TO CONDUCT BUSINESS AT ALL TIMES!

LICENSE NUMBER: G10442

OCB 1051155

South Carolina Department of Labor, Licensing and Regulation  
Contractor's Licensing Board  
GENERAL CONTRACTOR  
ROOFCO INC OF SUMTER SC  
1345 N PIKE EAST  
SUMTER SC 29153

is certified to practice in the following classification(s) and "Group Limit":  
Building-BD5, General Roofing-GR5, Specialty Roofing-SR5

LICENSE NUMBER: G10442

OCB 1051155

Qualifying Party(s) (Primary QP displays "PQ") JACKSON M MILES  
(COG 7193 PQ)

\* Group Limitations - \$Amount Per Job:  
Group #1 - \$50,000      Group #3 - \$500,000  
Group #2 - \$200,000    Group #4 - \$1,500,000  
Group #5 - Unlimited

Initial License Date: 01/01/1992  
EXPIRATION DATE: 10/31/2022

Additional information about General Contractor Classification, Abbreviations and Group Number Limitations is available on the SC Contractor's Licensing Board website: <https://lrlsc.gov/cb>

**DO NOT REEL CARD FROM A CORNER**

To remove card from backing  
Bend form back from the outside edge  
Pull card off backing.

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION  
**CONTRACTOR'S LICENSING BOARD**

OCB 1051155

Hereby Certifies:

**ROOFCO INC OF SUMTER SC**  
1345 N PIKE EAST  
SUMTER SC 29153

Having given satisfactory evidence of the necessary qualifications required by laws of the State of South Carolina and is duly qualified and entitled to practice as a

**GENERAL CONTRACTOR**

for the Classification(s) and Group Limitation(s) shown below:

Building-BD5, General Roofing-GR5, Specialty Roofing-SR5

LICENSE NUMBER: G10442  
Expiration Date: 10/31/2022  
Initial License Date: 01/01/1992

\* Group Limitations - \$Amount Per Job:  
Group #1 - \$50,000      Group #3 - \$500,000  
Group #2 - \$200,000    Group #4 - \$1,500,000  
Group #5 - Unlimited

Qualifying Party(s) (Primary QP displays "PQ") JACKSON M MILES (COG 7193 PQ)

It is at the discretion of the licensee to designate whenever they elect to pull permits and conduct business for this license.

# ***ROBERT W. NUNNERY ROOFING***

1161 DOLLARD ROAD

SUMMERTON, SC 29148

PHONE (803)478-2950 CELL 803-460-0927

EMAIL: [robertnunnery44@yahoo.com](mailto:robertnunnery44@yahoo.com)

**August 22, 2022**

**Jasper County**

**358 Third Ave.**

**Ridgeland, SC 29936**

**Attn: Olan Roberts**

**Re: Roof Replacement Activity Center at SGT. Jasper Park  
Hardeeville, SC. Invitation to Bid #2023-2**

**We propose to furnish all labor and materials to complete the following work as specified. The scope of work is limited to:**

- 1) Remove all existing roofing material down to roof deck.**
- 2) Install synthetic underlayment over roof deck.**
- 3) Install ice and water shield in valleys and at eaves.**
- 4) Install a 26ga. 5-V Crimp metal roof system with exposed fasteners.**
- 5) Install all metal trim.**
- 6) Install new pipe flashings.**
- 7) Fabricate and install new chimney cap.**
- 8) Clean job site daily.**
- 9) Furnish owner with a 40 year manufacturer warranty and a 2 year labor warranty.**

**NOTE: Once roof is removed any damaged/rotted decking found will be replaced at an additional unit price of \$3.00sf. which is not included in total bid amount.**

**Total Amount Bid for all Work: \$42,800.00**

**We would like to thank you for allowing our company to submit a proposal for this work, we look forward to hearing from you. If you have any questions please do not hesitate to contact our office.**

**Thank you,  
Robert Nunnery**



Jasper County

Roof Replacement Activity Center at SGT. Jasper Park

Bid No. 2023-2

**5 Stars Roofing**  
443 Long Point Road, Ste D  
Mount Pleasant, SC 29464  
**Submitted by Itai Bronshtein**

Office: 843-300-8400  
Email: [itai@5starsroofing.com](mailto:itai@5starsroofing.com)

---

*Submittal Letter*

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***5 Stars Roofing LLC***

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*443 Long Point Road, Ste D Mount Pleasant, SC 29464 | 843-300-8400 | [itai@5starsroofing.com](mailto:itai@5starsroofing.com)*

Contracting Officer,

Jasper County,

Jasper County Government Building

358 Third Avenue Ridgeland, South Carolina 29936

**RE: Roof Replacement**

Thank you for your time on checking our proposal to remove and replace a 4,267 square foot roof on the activity center at the Sgt. Jasper Park in Hardeeville, South Carolina. 5 Stars Roofing is a licensed Roof and Damage Restoration Company with over a decade of experience serving residential, commercial, and industrial properties throughout South Carolina. We provide roofing and restoration solutions to get our clients back to living or operating in their properties. Whether our clients' residential or commercial property has just taken on an extensive fire or flood catastrophe, or whether a storm has left you needing a new roof, 5 Stars Roofing has the right restoration and remodeling solutions to swiftly put your life back together. We build amazing spaces for our clients and we love tackling the challenges that each project brings, solving the puzzles that each presents, and building relationships with new and old clients with every new project we undertake. Our secret has always been our "client first" mentality. Regardless of the project size or scope, our commitment is first to our client and their vision, enabling them to set new standards in building efficiency and sustainability, or in employee wellness and productivity, or in-patient care or technology-or whatever their goals may be. We use virtual tools to reduce project costs and schedules and keep us fully adaptable throughout the entire process. We are able to maintain those high standards thanks to our diverse resources and expertise that help us to provide a complete range

of services, from site selection analysis, design constructability review, and aesthetic enhancements to renovated interior fit-outs for a wide range of clients, and new building construction. Our trusted advisors- planners, designers, engineers, consultants and program and construction managers- deliver professional services to a wide variety of clients in the USA. We want to assure you that if our company is awarded this contract; we will replace the roof as stipulated in the solicitation and in compliance with state and federal laws and regulations. We look forward to collaborating with you to enhance your already outstanding reputation.

Sincerely,

Itai Bronshtein

Project Manager

***5 Stars Roofing LLC***

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*Company overview*

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5 Stars Roofing LLC is a licensed Roof and Damage Restoration Company with over a decade of experience serving residential, commercial, and industrial properties throughout South Carolina. We provide roofing and restoration solutions to get our clients back to living or operating in their properties. Whether our clients' residential or commercial property has just taken on an extensive fire or flood catastrophe, or whether a storm has left you needing a new roof, 5 Stars Roofing has the right restoration and remodeling solutions to swiftly put your life back together. We build amazing spaces for our clients and we love tackling the challenges that each project brings, solving the puzzles that each present, and building relationships with new and old clients with every new project we undertake. We understand both the urgency of the challenges facing our society and our responsibility to act in an impactful and enduring way. We're leading the change towards a more sustainable and equitable future, partnering with those who want to make a positive difference in the world. We're listening to clients and the communities we serve in order to improve lives and livelihoods, and to create sustainable legacies for generations to come. Thinking without limits is what keeps us at the vanguard. Ideas have no borders, and this ethos is embedded in our culture. The full scope of our expertise is available to anyone who needs it, wherever they are based in the USA. Our secret has always been our "client first" mentality. Regardless of the project size or scope, our commitment is first to our client and their vision, enabling them to set new standards in building efficiency and sustainability, or in employee wellness and productivity, or in-patient care or technology-or whatever their goals may be. We use virtual tools to reduce project costs and schedules and keep us fully adaptable throughout the entire process. We are able to maintain those high standards thanks to our diverse resources and expertise that help us to provide a complete range of services, from site selection analysis, design constructability review, and aesthetic enhancements to renovated interior fit-outs for a wide range of clients, and new building construction. Our trusted

advisors- planners, designers, engineers, consultants and program and construction managers- deliver professional construction and restoration/renovation services to a wide variety of clients in the USA

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*Management*

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5 Stars Roofing utilizes a management structure that is anchored in experience and built around the needs of our customers. Since our core discipline has always been Roof and Damage Restoration, our management has been trained to respond to the intricacies related to those services to better serve our customers. Our experience has taught us that straightforward procedures and single-layer corporate structures enhance communications, and positively impacts mission success. As such, we have streamlined our management structure to respond in the quickest and most effective way. 5 Stars Roofing offers unparalleled corporate management as well as support. Our management works closely with all levels of our supervision and our clients to ensure customer satisfaction.

Our managers have proven leadership skills including planning, organizing, leading and coordinating activities. They establish goals and focus on communicating those goals to our staff to accomplish them. Participation in management techniques, employee relations and hands on work training are all part of the 5 Stars Roofing LLC management. We believe that our company cannot succeed in implementing contracts it is awarded if there is no respect among our employees. We are therefore committed to a diverse, inclusive, and equitable environment where all staffs including drivers feel respected and valued regardless of their differences. We ensured that different voices are heard, feel respected and valued, and that there is an environment that allow them to do their best work. We foster an inclusive workplace by ensuring that our senior managers reach out to other staff members and drivers for intentional conversations about ways our company can be more inclusive in all its operations. We are committed to being non-discriminatory and providing equal opportunities for employment, volunteering, and advancement in all areas of our work. We have

developed a system to create awareness and address biases during our recruiting, hiring, and evaluating processes; and we have trained our personnel to be responsible for orienting, on-boarding, and training our staff and volunteers on equitable practices. If we are awarded the contract, we will promote and maintain effective communication channels with your representatives and within our team by being transparent about our capability and the qualification of our staffs to implement the contract. We will ensure there is effective communication channels via phone, video, email, and chat to allow your representatives and our company teams to seek clarifications from each other and to allow our team members to consult.

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### *Staffing*

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It is our intent to serve our clients by having partners and staff who possess the capabilities, competence, and commitment to ethical principles necessary to ensure that engagements performed by our company are in accordance with professional standards and regulatory and legal requirements. Our staff are competent individuals who have been involved in construction projects for many years. We recognize that our employees are an investment that is essential for our success, not just bodies that are simply placed on-site. Our process of hiring construction staff includes rigorous phone and video interviews and written tests to understand their skills and experience. To screen and select candidates who demonstrate work ethics that match our values and the services we provide, we review resumes to identify suitable candidates based on matching their skills to the job description. We email or call an applicant's references to ask questions about the applicant. These include questions such as how they performed at their previous job and how they handled feedback. Gaining personal insight about applicants helps us learn about their work ethic and strengths. We then arrange a phone interview with those who meet both our minimum and preferred qualifications. The purpose of this call is to ask candidate questions based on their qualifications to establish whether the candidate is truly interested in the job and (at least) minimally qualified based on their skills and

experiences needed to succeed. The phone interview helps us gain more information about the candidates to help us decide if we wish to continue the hiring process with them. For those that proceed to the next stage, we arrange a skills test to see if candidates can perform key responsibilities that the job would entail. This allows us to see if they have the needed skills to succeed with our clients and can meet a set deadline. The skills tests include an online test to test for aptitude, personality, intelligence, and practical skills test to determine a candidate's ability to solve problems or situations that may arise during project implementation. In the next step, we organize an in-person interview that allows us to ask job-related questions that assess how well candidates can manage regular job duties. Such questions include role-specific questions, to evaluate candidates' knowledge and experience; soft skills questions, to identify candidates who are good not just on paper; situational questions, to learn how candidates would address different scenarios and issues that may arise on the job; and behavioral questions, to discover how candidates have previously handled professional challenges. We also ask cultural fit questions to help us pick candidates who are more likely to thrive in our client's work environment. Such questions include career goals questions, to find candidates whose professional goals align with our clients' business objectives; collaboration questions, to identify team players; and adaptability questions, to learn which candidates are more flexible and will have a smooth transition to their new role if hired. We hire only those candidates whose results during interviews show that they are able to provide Roof and Damage Restoration services provided by our company. We do not hire any individual who has registered as sexual offender or has been convicted on sexual related offenses in the past. To retain personnel, we provide and facilitate Continued Education Units (CEU) courses that we have identified and which are provided by our staff to equip new recruits with skills they need to tackle greater responsibility and keep them current with skills and thinking in the services we provide. In addition, we create instructional opportunities such as workshops, seminars, and conferences, and critical thinking

courses on how recruits can solve problems that arise while providing various construction services to our clients.

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*Engagement*

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If we are awarded this contract, Itai Bronshtein, a dynamic, energetic project manager and team leader, will lead our engagement with your department. I am a steadfast leader, mentor, and coordinator with a track record of steering improvement projects, building and guiding top-performing teams, optimizing internal operations and hence has the skills and experience to oversee the personnel to be involved in the implementation of the contract. That is because not only does he have extensive experience in the restoration projects in the construction industry, he loves what he does, and is committed to creating a lifelong bond with his clients through superb customer service and quality roof and damage restoration services. I possess the requisite skills and experience to lead the engagement team that will be involved in contract implementation.

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*Pricing/Labor*

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Please refer to the attached ESTIMATE sheet to review our bid of \$98,775.00.



**ESTIMATE**

**Prepared For**

Jasper County  
1458 Red Dam Road  
Hardeeville, SC 29936  
(843) 368-3194

**S Stars Roofing**

443 Long Point Road, Ste D  
Mt. Pleasant, SC 29464  
Phone: (843) 300-8400

Estimate # 202232  
Date 08/17/2022

<b>Description</b>	<b>Total</b>
<b>Installation of 26-Gauge SV metal roof system</b>	<b>\$98,775.00</b>

- 60 squares total with 15% waste factor
- furnish and install synthetic underlayment over entire roof area
- furnish and install peel and stick ice and water shield to all valley and eave locations
- furnish and install 26-gauge SV metal roof system with exposed fasteners
- furnish and install all associated metal trim
- furnish and install new pipe boot flashing for all pipe ventilation locations
- manufacturer's 40-year standard finish warranty on materials and a 2-year contractor's warrant on workmanship
- 15 linear feet of decking will be used as needed
- additional wood decking will cost \$20 per linear foot, and will be installed as needed

**Subtotal** **\$98,775.00**  
**Total** **\$98,775.00**



**Itai Bronshtein**



Beaufort Gazette  
 Beaufort News-Democrat  
 Beaufort Herald  
 Beaufort Herald  
 Custom Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Freedom Press

The Herald-Examiner  
 Herald-Sun - Durham  
 Knight-Ridder  
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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
66597	29766	Print Legal Ad - IPL0083516		\$50.72	1	10 L

**Attention:** Lisa Wagner  
 Jasper County Planning & Building Services  
 358 Third Avenue  
 Ridgeland, South Carolina 29936

**Invitation to Bid**  
 Jasper County is seeking sealed bids for the removal and replacement of the roof at the activity center at Sgt. Jasper Park, 1458 Red Dam Road, Hartsville, South Carolina until the 23rd day of August 2022 at 2:00 PM. A link to Jasper County's Vendor Registry webpage may be found under "What's New", Bids & Solicitations", on the County's website at [www.jaspercountysc.gov](http://www.jaspercountysc.gov).  
 IPL0083516  
 Aug 1 2022

STATE OF )  
 SOUTH CAROLINA ) AFFIDAVIT  
 COUNTY OF BEAUFORT )

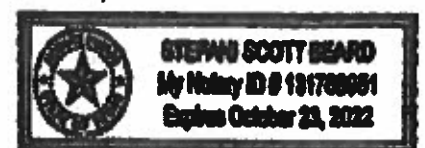
I, Tara Pennington, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

No. of Insertions: 1  
 Beginning Issue of: 08/01/2022  
 Ending Issue of: 08/01/2022

*Tara Pennington*  
 Tara Pennington

Sworn to and subscribed before me this 1st day of August in the year of 2022

*Stefani Beard*  
 Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!



**JASPER COUNTY  
INVITATION TO BID #2023-2  
ROOF REPLACEMENT ACTIVIY CENTER AT SGT. JASPER PARK  
HARDEEVILLE, SOUTH CAROLINA  
JULY 28, 2022**

Notice is hereby given that sealed bids will be received for the removal and replacement of the roof at the activity center at Sgt. Jasper Park, 1458 Red Dam Road, Hardeeville, South Carolina until the 23rd day of August 2022 at 2:00 P.M. at which time all bids received will be publicly opened and read aloud in the Jasper County Council Chambers. To be deemed "received" a bid must be received by the Finance Office at the Jasper County Government Building, 358 Third Avenue, Suite 304, Post Office Box 1149, Ridgeland, South Carolina 29936 or be submitted electronically through the County's Vendor Registry webpage to ensure that it remains sealed until the scheduled bid opening date and time. A link to Jasper County's Vendor Registry webpage may be found under "What's New", Bids & Solicitations", on the County's website at [www.jaspercountysc.gov](http://www.jaspercountysc.gov) prior to the time bids are to be opened. Any bids delivered after the above time will not be accepted under any circumstances.

Bid opening will take place in the Jasper County Council Chambers at the address given below:

**Jasper County Government Building  
358 Third Avenue  
Ridgeland, South Carolina 29936**

The County's point of contact for this project is Olan Roberts who can be reached at (843) 368-3194 or via email at [oroberts@jaspercountysc.gov](mailto:oroberts@jaspercountysc.gov). There will be a pre-bid meeting on Wednesday, August 10<sup>th</sup> from 10AM to 11AM at the Activity Center at Sgt. Jasper Park, 1458 Red Dam Road, Hardeeville, SC.

**SCOPE OF WORK:**

Provide all materials, labor, equipment and supervision for the following:

A) Remove and replace a 4,267 square foot roof on the activity center at the Sgt. Jasper Park in Hardeeville, South Carolina as follows:

- 1) Furnish and install synthetic underlayment over entire roof area.
- 2) Furnish and install peel and stick ice and water shield to all valley and eave locations.
- 3) Furnish and install 26-gauge 5V metal roof system with exposed fasteners.
- 4) Furnish and install all associated metal trim.
- 5) Furnish and install new pipe boot flashing for all pipe ventilation locations.
- 6) Manufacturer's 40-year standard finish warranty on materials and a 2-year contractor's warranty on workmanship.



**JASPER COUNTY  
INVITATION TO BID #2023-2  
ROOF REPLACEMENT ACTIVIY CENTER AT SGT. JASPER PARK  
HARDEEVILLE, SOUTH CAROLINA  
JULY 28, 2022**

- 7) Jobsite shall be left in a neat and orderly fashion.
- 8) Bid price shall include any job-related permits, fees and ARB approvals.

- B) Furnish and install chimney cap as follows:
- 1) Fabricate metal to fit chimney dimensions.
  - 2) Furnish and install cleat.
  - 3) Furnish and install chimney cap.

**BID REQUIREMENTS:**

Bids should be submitted on company letterhead or on a document which provides Bidder name, address, phone number and other pertinent contact information. The successful Bidder will be required to furnish a W-9 and a certificate of insurance showing liability and workers compensation coverage, and a valid business license for the City of Hardeeville.

Each Bidder must be qualified under the provisions of the most current State of South Carolina Contractor's Licensing Law Code. No bid will be considered unless the bidder is legally qualified under the provisions of the South Carolina Contractor's Licensing Law. By submitting a bid Bidder is certifying that it has independently determined that its licensure is adequate to authorize it to submit the bid.

All Bids will remain subject to acceptance for sixty (60) days after the day of the Bid opening. The County of Jasper (Owner) reserves the right to reject any or all bids, including without limitation the right to reject any or all nonconforming, non-responsive, unbalanced or conditional Bids. Owner also reserves the right to waive all informalities not involving price, time or changes in the Work and to negotiate contract terms with the Successful Bidder.

**INSURANCE REQUIREMENTS:**

- A. **Workers' Compensation** - The vendor shall provide coverage for its employees with statutory workers' compensation limit s, and no less than \$1,000,000.00 for Employers' Liability. Said coverage shall include a waiver of subrogation in favor of the OWNER and its agents, employees, and officials.
- B. **Commercial General Liability** - The vendor shall provide coverage for all operations including, but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall be no less than \$ 1,000,000.00, per occurrence, with a \$2,000,000.00 aggregate.
- C. **Business Automobile Liability** - The vendor shall provide coverage for all owned, non-owned and hired vehicles with limits of not less than \$1,000,000.00, per occurrence, Combined Single Limits (CSL) or its equivalent.

# AGENDA ITEM:

## XII

New Business item C



## Jasper County Finance Department

358 Third Avenue, Post Office Box 1149  
Ridgeland, South Carolina 29936  
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA  
Director of Administrative Services  
[kburgess@jaspercountysc.gov](mailto:kburgess@jaspercountysc.gov)

### Jasper County Council Bid Presentation Marsh Cove Road Improvements

<b>Meeting Date:</b>	September 6, 2022
<b>Subject:</b>	Presentation of a bid for improvements to Marsh Cove Road
<b>Recommendation:</b>	Council accepts the bid from APAC-Atlantic, Inc. dated June 16, 2022 in the amount of \$456,027, the increased funding approved by the Jasper County Transportation Committee of \$370,000, and to allow the County Administrator to execute all necessary documents for the project.

**Description:** Jasper County advertised for sealed bids for improvements to Marsh Cove Road in unincorporated Jasper County. The bids were due June 16, 2022. One bid was received timely from APAC-Atlantic, LLC in the amount of \$456,027. Alliance Consulting Engineers recommended that there be no award for the contract for the Marsh Cove Roadway because the base bid was higher than budget. However, because time is of the essence, the County requested and received additional funding from the C-Fund program through the Jasper County Transportation Committee in an amount sufficient to increase the budget to meet the amount of the bid.

**Recommendation:** Council accepts the bid submitted by APAC-Atlantic, Inc. in the amount of \$456,027, and the increased funding from the C-Fund program of \$370,000 to proceed with the improvements to Marsh Cove Road, and to allow the County Administrator to execute all necessary documents for the project.

**Attachments:**

SCDOT CTC funding increase letter  
Request for Programming Form  
Alliance Engineering "No Award" recommendation letter  
APAC-Atlantic, Inc. bid form  
Bid Opening Proceedings  
Bid Opening Sign In Sheet  
Affidavit of Publication  
SCBO Advertisement



August 9, 2022

Mr. Jeffery Crosby  
Public Works Manager  
Jasper County  
Post Office Box 1244  
Ridgeland, South Carolina 29936

Dear Mr. Crosby:

I am pleased to inform you that the Jasper County Transportation Committee (CTC) has requested South Carolina Department of Transportation (SCDOT) to budget CTC funds to Jasper County for an improvement project.

Per the CTC's approval, funds were increased from \$125,000.00 to \$495,000.00 for local paving project **C PCN P038025**. This project is described as road improvements at the intersection of Marsh Cove and SC-462 and the entrance and roadway leading to the fire station. Parking facilities, pads or other items not directly related to the roadway are not eligible items for C Fund reimbursement. Please note that the Project Control Number (PCN) shown above will identify this project in our records and should be included on all correspondence.

Jasper County Emergency Services will have full responsibility for the procurement, construction, maintenance, and inspection of this project. **The County is expected to comply with the requirements set forth in S. C. Code of Laws, Section 12-28-2740 (Supp. 1996), and the SC Consolidated Procurement code regarding construction specifications and procurement procedures.** No bid preferences are allowed unless required by state or federal law.

SCDOT will reimburse CTC funds for eligible project costs up to the amount budgeted by the CTC, based upon the County's submission of the signed Request for Payment Invoice (form enclosed). The Request for Payment Invoice of eligible contract expenditures must be accompanied by detailed documentation of the charges. This documentation may be in the form of a canceled check, contractor's invoice, supplier's invoice, an engineer's pay estimate, or a statement of direct expenses, if County personnel accomplish the work. Each invoice shall be certified true and correct by a duly authorized representative of the County. By submission of the payment request, the agent is certifying that the work and/or materials for which the payment is requested has been incorporated into the above referenced project; that the project has been administered and constructed in accordance with the SC Consolidated Procurement code and with the requirements of S. C. Code Section 12-28-2740 (Supp. 1996); all work has been inspected and accepted by the County; and that the funds requested will be applied to the purposes for which they are requested.



Mr. Jeffery Crosby  
Page 2

Attached is a list of **required documentation** to be submitted to the C Program Administration Office at the first request for reimbursement. If any of these requirements are not applicable to the project, then please so indicate on the attached checklist. **Failure to comply with these requirements may result in non-payment of invoices.**

All work on SCDOT right of way must be constructed in accordance with the SCDOT Standard Specifications for Highway Construction. In the event a dispute as to whether the construction complies with the SCDOT Standard Specifications, the decision of the State Highway Engineer shall be final and conclusive. Prior to beginning work on SCDOT right of way, an encroachment permit must be obtained from the SCDOT Resident Maintenance Engineer for Jasper County, Malzone Russell, who may be reached at telephone number 843-726-3431.

If you have any questions, please contact me at 803-737-0038 or [gearheart@scdot.org](mailto:gearheart@scdot.org).

Sincerely,

Ivana  
Gearheart

Digitally signed by Ivana  
Gearheart  
Date: 2022.08.09  
07:58:41 -0400

Ivana Gearheart  
C Program Manager

# REQUEST FOR PROGRAMMING

## C Program Administration

COUNTY: Jasper



**PROGRAMMING TYPE (CHECK ONE)**

- NEW LOCAL PROJECT (OFF STATE SYSTEM)
- NEW STATE PROJECT
- REVISION TO CURRENT PROJECT ID: CPCN P038025
- CHANGE IN PROJECT BUDGET: \$370,000

**"C" FUNDS TO BE PROGRAMMED**

(CHECK ALL THAT APPLY. IF MULTIPLE, STATE INTENT BELOW.)

- NORMAL APPORTIONMENT
- H.4230 APPORTIONMENT
- PROVISIO 117.135 APPORTIONMENT

### PROJECT INFORMATION SECTION

DESCRIPTION OF WORK (INCLUDE ROAD NAME, ROUTE NUMBER, AND ANY PROGRAMMING INFORMATION):

Road improvements at the intersection of Marsh Cove and SC-462 and the entrance and roadway leading to the fire station. This project was awarded in August 2018 and was bid in June 2022. The fire station is currently under construction and the road improvements need to be completed as soon as possible.

ESTIMATED TOTAL CTC BUDGET: \$495,000

COMPLETE IF APPLICABLE TO PROJECT (STATE PROJECTS ONLY)

BEGINNING MILE POINT: \_\_\_\_\_ ENDING MILE POINT: \_\_\_\_\_

TOTAL MILEAGE: \_\_\_\_\_ MILE(S)

**LOCATION MAP MUST BE ATTACHED**

- PROJECT DEVELOPED AND MANAGED BY SCDOT
- OTHERWISE, PROVIDE THE FOLLOWING INFORMATION ON WHO WILL MANAGE THE PROJECT

NAME OF GOVERNMENT ENTITY: Jasper County

CONTACT PERSON: Jeffery Crosby CONTACT PHONE: (843) 247-2246

CONTACT EMAIL: jecrosby@jaspercountysc.gov

TITLE OF CONTACT PERSON: Public Works Manager

MAILING ADDRESS: P O Box 1244

CITY / TOWN: Ridgeland SOUTH CAROLINA ZIP CODE: 29936

AUTHORIZED BY: \_\_\_\_\_

CHAIRMAN, COUNTY TRANSPORTATION COMMITTEE

DATE \_\_\_\_\_

EMAIL FORM TO: [GearheartIC@scdot.org](mailto:GearheartIC@scdot.org)

OR RETURN TO: S.C. DEPARTMENT OF TRANSPORTATION  
955 PARK STREET, COLUMBIA, S.C. 29202  
ATTENTION: C PROGRAM ADMINISTRATOR



August 1, 2022

Ms. Kimberly Burgess, CPA, CGFO  
Director  
Administrative Services Division  
Jasper County  
358 Third Avenue  
Ridgeland, South Carolina 29936

RE: Marsh Cove Roadway Improvements in  
unincorporated Jasper County,  
South Carolina  
Project No.: 18159-0027

Dear Ms. Burgess:

On June 16, 2022 at 2:30 PM, Jasper County received one (1) bid from potential contractors for the Marsh Cove Roadway Improvements Project in unincorporated Jasper County. Alliance Consulting Engineers, Inc. has reviewed the bid and prepared the attached Certified Bid Tabulation, Copy of Contractor's Bid, Bid Opening Proceedings and Bid Opening Sign-In Sheet for the referenced project for your consideration.

Based on a review of the bid submitted from APAC-Atlantic, Inc. and confirming the amount was higher than expected and over the project budget, Alliance Consulting Engineers, Inc. recommends no award for the contract for the Marsh Cover Roadway Improvements for the project Base Bid in the amount of \$456,027.00.

If Jasper County is in agreement with the recommendation outlined above, please notify Alliance Consulting Engineers, Inc. Alliance Consulting Engineers, Inc. will provide a Letter of No Award to APAC-Atlantic, Inc.

If you have any questions or comments regarding the above information, please contact our office at (843) 203-1600.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'William B. Godwin', is written over the typed name.

William B. Godwin, P.E., LEED Green Associate  
Regional Manager

**Enclosures**

cc: Mr. Andrew P. Fulghum, Jasper County Administrator, w/enclosures  
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.  
Mr. Kyle M. Clampitt, P.E., Alliance Consulting Engineers, Inc.  
Mr. Frank I. Turano, Alliance Consulting Engineers, Inc.

Alliance Consulting Engineers, Inc.  
23 Plantation Park Drive, Suite 204 Bluffton, SC 29910-6072 Phone 843 757-5959 Fax 843 757-6659 www.allianceCE.com

Bluffton, SC | Charleston, SC | Charlotte, NC | Columbia, SC | Greenville, SC

SECTION 00 11 16

INVITATION TO BID

**MARSH COVE ROADWAY IMPROVEMENTS LOCATED IN UNINCORPORATED JASPER COUNTY,  
SOUTH CAROLINA FOR JASPER COUNTY**

**Project Description:** Jasper County is soliciting sealed Bids for Marsh Cove Roadway Improvements located in unincorporated Jasper County, South Carolina as outlined in the attached Plans and Specifications. The proposed improvements generally include the following: Provide all required materials, equipment, labor, and supplies necessary to complete construction to pave Marsh Cove from its intersection with Lowcountry Drive (SC Highway 482) to approximately 300-feet east of the intersection, including intersection modifications at Lowcountry Drive, located in unincorporated Jasper County, South Carolina. Site construction will include drainage improvements, pavement construction, striping, relocation of signage, site controls, and other work as shown on the construction plans and described in the construction specifications. Some of the major improvements consist of constructing approximately 750 square yards of new asphalt pavement, overlaying and widening the existing gravel/dirt roadway. General site work will involve clearing, grubbing, earthwork, grading, drainage, environmental controls, and other project related activities. The Bids must be received by mail or hand delivered to Jasper County, 358 Third Avenue, Post Office Box 1149, Ridgeland, SC 29936, prior to the specified time on the advertisement.

**Bids Opened in Public:** Separate sealed bids for the Marsh Cove Roadway Improvements located in unincorporated Jasper County, South Carolina project owned by the Jasper County, South Carolina will be publicly opened at the Jasper County Government Building, located at 358 Third Avenue, Ridgeland, South Carolina 29936 on June 16, 2022 at 2:30 PM. Bidders are invited to be present at the public opening of bids.

**Owner Contact:** All Contractors are instructed to email all inquiries regarding this Bid to Mr. Bret Godwin, P.E. at bgodwin@allianceCE.com. All requests to schedule a site visit shall be directed to the Jasper County Council, Attn. Mr. Russell Wells, Fire Chief, 1509 Grays Highway, Post Office Box 1509, Ridgeland, SC 29936, telephone number (843) 726-7607, between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.

**Plans, Specifications, and Contract Documents:** Drawings, Specifications and Contract Documents may be obtained from the office of Alliance Consulting Engineers, Inc., Post Office Box 8147, Columbia, South Carolina 29202-8147 upon a non-refundable payment of \$150 for each set. When requesting drawings, specifications or contract documents, provide the following information about your company: Mailing address; street (FedEx) address; telephone number; FAX number (if applicable) and email address.

Bidders must deposit security with all bids. Security shall be in the form of a certified check or bid bond made payable to the Owner and shall be for an amount equal to not less than five percent (5%) of the amount of the bid. Provisions of the security shall be as described in the Information for Bidders.

**Special Conditions:** None.

**Conditions of Work:** The Contractor must have informed himself fully of the conditions relating to the construction of this project and the employment of labor thereon, to have inspected the site, and to have read and become familiar with all the bid documents, contract documents, and plans/sketches. Failure or omission to do so will not relieve a successful bidder of his obligation to furnish all material, equipment, and labor necessary to carry out the provisions of his contract. Insofar as possible, the Contractor in carrying out his work must employ such methods and/or means as will not cause any interruption of or interference with the work of other contractors.

**Restrictions:** Contractor will need to work within the easements and right-of-way. Coordination shall be through the Engineer's Office.

**Safety Devices:** Contractor shall provide all needed barricades and signs for safety and remove trash and debris from the work area daily.

**Damage to Property:** Contractor shall be responsible for and immediately take action to repair or replace any damage adjacent to existing owner property for any reason.

**Utilities:** Any needed utilities shall be at the expense of the Contractor.

**References:** References shall be provided upon request to confirm that the successful bidder is capable of performing and completing this project in a timely manner under specified conditions.

**Warranty Period:** The warranty period for this project is one (1) year on labor and materials against defects and workmanship. This warranty period shall commence upon owner's final approval of the entire work.

**Licenses & Permits:** The Contractor is to obtain any licenses or permits required to perform this work at no additional expense to the Owner.

**Insurance:** Proof of Liability Insurance and Workmen's Compensation Insurance must be provided prior to commencing work.

**Sketches:** Sketches are provided for the purpose of bidding and not necessarily for detailed construction. All materials to be used are to be approved by the Engineer prior to installation. In the case of an inconsistency between the sketches and specifications or within either document, the better quality or greater quantity of work shall be provided in accordance with the interpretation of the Engineer.

**Time of Completion:** The time of completion is (60) calendar days, and availability of all items must be confirmed prior to commencing work. Liquidated damages are five hundred (\$500.00) dollars per calendar day. Written requests for additional time caused by unforeseen delays will be considered only if submitted in writing within ten (10) calendar days of event causing the delay. The work must commence on or before a date to be specified in a written "Notice to Proceed" from the Owner. The Contractor is expected to fully complete the project within the consecutive days thereafter, excluding major holidays.

**Waiver of Lien:** At the completion of the project, a Waiver of Lien (form provided by the Engineer) shall be submitted to the Engineer with the final Pay Request.

**Security for Faithful Performance:** For those contracts more than \$ 50,000.00 in value, a Bid Bond of 5% of the Bid, a Performance Bond of 100% of the Bid, and a Payment Bond for 100% of the Bid shall be required. The Owner shall retain and hold ten (10) percent from each pay request until all work has been completed and approved by the Engineer and a Waiver of Lien submitted stating that all vendors have been paid for materials, labor, and supplies.

**ENGINEER**

Alliance Consulting Engineers, Inc.  
Attn: William B. Godwin, P.E.  
23 Plantation Park Drive – Suite 204  
Bluffton, South Carolina 29910-6072  
Phone: 843-757-5959 Fax: 843-757-6659  
Email: bgodwin@allianceCE.com

**OWNER**

Jasper County  
Attn: Andrew P Fulghum, County Administrator  
Post Office Box 1149  
Ridgeland, SC 29936  
Phone: 843-717-3690 Fax: 843-726-7637  
Email: afulghum@jaspercountysc.gov

**SECTION 00 41 13**

**BID FORM**

**MARSH COVE ROADWAY IMPROVEMENTS LOCATED IN UNINCORPORATED JASPER COUNTY  
FOR  
JASPER COUNTY, SOUTH CAROLINA**

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**ARTICLE 1 - BID RECIPIENT**

1.01 This Bid is submitted to:  
Jasper County  
358 Third Avenue  
Post Office Box 1149  
Ridgeland, South Carolina 29936

1.02 Bids are to be delivered to:  
Jasper County  
358 Third Avenue  
Post Office Box 1149  
Ridgeland, South Carolina 29936

1.03 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

**ARTICLE 2 - BIDDER'S ACKNOWLEDGEMENTS**

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

**ARTICLE 3 - BIDDER'S REPRESENTATIONS**

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged.

<u>Addendum No.</u>	<u>Addendum Date</u>	<u>Initials</u>
_____ none _____	_____	none _____
_____	_____	_____
_____	_____	_____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities), which have been identified in Paragraph 4.02 of General Conditions, and (2) reports and drawings of Hazardous Environmental Conditions that have been identified in Paragraph 4.06 of General Conditions.

E. Bidder has obtained and carefully studied (or accepts the consequences for not doing so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site, which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.



- F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
- I. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
- K. Bidder will submit written evidence of its authority to do business in the state where the Project is located not later than the date of its execution of the Agreement.

#### **ARTICLE 4 - FURTHER REPRESENTATIONS**

##### **4.01 Bidder further represents that:**

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation.
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding.
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D"
  - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
  - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
  - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
  - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

**ARTICLE 6 - BASIS OF BID**

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following unit price(s):

<b>MARSH COVE ROADWAY IMPROVEMENTS LOCATED IN UNINCORPORATED JASPER COUNTY FOR JASPER COUNTY, SOUTH CAROLINA</b>					
<b>Item No.</b>	<b>Item Description</b>	<b>Est. Qty.</b>	<b>Unit</b>	<b>Bid Unit Price</b>	<b>Bid Extension</b>
1	Mobilization / Demobilization / Bonding.	1	LS	<u>\$87,500.00</u>	<u>\$ 87,500.00</u>
2	Traffic Control (In accordance with SCDOT standards and encroachment permit).	1	LS	<u>\$88,400.00</u>	<u>\$ 88,400.00</u>
3	Install and Maintain Silt Fence (per Detail and Specification).	800	LF	<u>\$ 4.00</u>	<u>\$ 3,200.00</u>
4	Install and Maintain Sediment Tube Inlet Protection (per Detail and Specification).	2	EA	<u>\$ 260.00</u>	<u>\$ 520.00</u>
5	Install and Maintain Construction Entrance(s) (per Detail and Specification).	1	EA	<u>\$9,000.00</u>	<u>\$ 8,000.00</u>
6	Clearing/Grubbing: Includes the entire limits of disturbance within the right-of-way and outside the existing roadway, to remove the top soil layer, as shown in the drawings and according to the specifications.	0.25	AC	<u>\$210,000.00</u>	<u>\$ 52,500.00</u>
7	On-Site Earthwork (Excavate\Haul\Backfill\Scarification\Compaction\Soil Amendments) -All work for preparing and finalizing a finished subbase surface to the elevation shown on the drawings. This is inclusive of a 12-inch Compacted Subbase, temporary and permanent stormwater facilities/ditches/trenches/swales, and all shoulder work outside of the roadway per the specifications. Also includes maximizing the balance of all cut and fill so as to minimize the need for off-site borrow material. (Not to include top soil layer for clearing and grubbing. All excavated soils may be used as trench backfill and topsoil provided all soil characteristics and amendments meet all specifications. Any remaining unsuitable soil, or stockpiled soil, must be removed off-site prior to substantial completion).	1	LS	<u>\$114,500.00</u>	<u>\$ 114,500.00</u>
8	Remove and Relocate Signage.	1	LS	<u>\$ 1,000.00</u>	<u>\$ 1,000.00</u>

9	Demo All Existing 15-inch Reinforced Concrete Storm Drainage Piping, as shown in the drawings.	1	LS	\$ 6,500.00	\$ 6,500.00
10	Install 15-inch Reinforced Concrete Storm Drainage Piping (Class IV) under roadway apron.	41	LF	\$ 226.00	\$ 9,266.00
11	Install Permanent Grassing: Includes the Installation and Preparation of the Top Soil Layer with all Soil Amendments (Paid Separately) per Specifications in Order to Establish Permanent Vegetation.	0.2	AC	\$ 1,805.00	\$ 361.00
12	Install 6-inch Graded Aggregate Base Course.	265	SY	\$ 126.00	\$ 33,390.00
13	Install 1.5-inch Type C Asphalt Binder Course	645	SY	\$ 22.00	\$ 14,180.00
14	Install 1.5-inch Type C Asphalt Surface Course	645	SY	\$ 24.00	\$ 15,480.00
15	Install 5.5-inch Asphalt Aggregate Base Course.	35	SY	\$ 178.00	\$ 6,230.00
16	Install 2.5-inch Type II Asphalt Binder Course	90	SY	\$ 62.00	\$ 5,580.00
17	Install 2-inch Type B Asphalt Surface Course	90	SY	\$ 59.00	\$ 5,310.00
18	Install Pavement Striping and Stop Sign.	1	LS	\$ 3,100.00	\$ 3,100.00

**TOTAL BASE BID \$ 456,027.00**

Four hundred fifty six thousand and twenty seven Dollars zero Cents

Amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

The above unit prices shall include all labor, materials, bailing, shoring, removal, overhead, profit, insurance, etc., to complete the finished work as stipulated in the Bid Documents.

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

**ARTICLE 6 - BASIS OF AWARD**

6.01 The Basis of Award will be to the lowest acceptable Bidder meeting all requirements set forth in these Contract Documents. Furthermore, Bidder acknowledges that the Contract for this Project will be awarded based the lowest "Total Base Bid".

**ARTICLE 7 - TIME OF COMPLETION**

7.01 Bidder agrees that the Work: Marsh Cove Roadway Improvements Located in Unincorporated Jasper County for Jasper County, South Carolina is to be completed within 60 days after the Notice to Proceed has been issued.

7.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the Contract dates in the amount of \$500 per day for each calendar day required to complete the work in the manner and within the dates as stated in Paragraph 6.01 above.

**ARTICLE 8 - ATTACHMENTS TO THIS BID**

8.01 The following documents are attached to and made a condition of this Bid:

- A. Required Bid security in the form of a bid bond (EJCDC No. C-430) or certified check in the amount of five percent (5%) of the total bid amount;
- B. Power of Attorney; ✓
- C. List of Proposed Subcontractors;
- D. List of Proposed Suppliers;
- E. List of Project References;
- F. Evidence of authority to do business in the State of South Carolina, or written covenant to obtain such license within the time frame for acceptance of Bids;
- G. Contractor License Number or evidence of bidders' ability to obtain a State Contractor's License and covenant by Bidder to obtain said license within the time for acceptance of Bids;
- H. Required Bidder and Proposed Subcontractor Qualification Statement with Supporting Data;
- I. South Carolina Illegal Immigration Reform Act Contractor Certification (Section 00 45 36.13);

**ARTICLE 9 - DEFINED TERMS**

9.01 The terms used in this Bid with initial capital letters have the meanings stated in the Information to Bidders, the General Conditions.

**ARTICLE 10 - BID SUBMITTAL**

10.01 This Bid submitted by:

If Bidder is:

**An Individual**

Name (typed or printed): \_\_\_\_\_

By: \_\_\_\_\_ **N/A** (SEAL)  
*(Individual's signature)*

Title: \_\_\_\_\_

Doing business as: \_\_\_\_\_

**A Partnership**

Partnership Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ **N/A**  
*(Signature of general partner -- attach evidence of authority to sign)*

Title: \_\_\_\_\_

Name (typed or printed): \_\_\_\_\_

**A Corporation**

Corporation Name: **APAC-Atlantic, Inc.** (SEAL)

State of Incorporation: **Georgia**

Type (General Business, Professional, Service, Limited Liability): **General Contractor**

By: \_\_\_\_\_  
*(Signature -- attach evidence of authority to sign)*

Name (typed or printed): **William Evans**

Title: **Sr. Estimator** (CORPORATE SEAL)

Attest \_\_\_\_\_  
Date of Authorization to do business in ~~South Carolina~~ **June 1980**

**A Joint Venture**

Name of Joint Venture: \_\_\_\_\_

First Joint Venturer Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ **N/A**  
*(Signature of first joint venture partner -- attach evidence of authority to sign)*

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

Second Joint Venturer Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
*(Signature of second joint venture partner -- attach evidence of authority to sign)*

Name (typed or printed): \_\_\_\_\_

Title: \_\_\_\_\_

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address

**APAC-Atlantic, Inc.**

**47 Telfair Place**

**Savannah GA 31415**

Telephone No. 912-443-3400 Fax No. 912-443-0114

SUBMITTED on June 16, 2022.

State Contractor License No. G12050

**Bid Opening Proceedings**  
**Marsh Cove Roadway Improvements**  
**in unincorporated**  
**Jasper County, South Carolina**  
**June 16, 2022 – 2:30 PM**

**Bid Opening Meeting Location:** Jasper County Government Building  
358 Third Avenue  
Ridgeland, South Carolina 29936

**Attendees:** Ms. Kimberly Burgess, CPA, CGFO, Jasper County  
Mr. Trey Evans, APAC Atlantic Inc.  
Mr. Harold Lee, Cumming Management Group  
Mr. William B. Godwin, P.E., Alliance Consulting Engineers, Inc.

At 2:30 P.M, Mr. William B. Godwin, P.E. with Alliance Consulting Engineers, Inc. verified the time and the Bid Opening was called to order. Mr. Godwin welcomed those in attendance to the bid opening for the Marsh Cove Roadway Improvements Project Jasper County, (Alliance Consulting Engineers, Inc. Project No. 18159-0027). The Bid Opening Sign-In Sheet was passed around the room for all attendees to sign.

Mr. Godwin began the proceedings by welcoming those present and introducing Ms. Kimberly Burgess with Jasper County and Mr. Harold Lee with Cumming Management Group. Mr. Godwin stated that Jasper County had received bids from one (1) prospective contractor and that bid would be opened.

Mr. Godwin reviewed the bid package submitted and confirmed that the pertinent information required was included on the outside cover of the sealed envelope. Mr. Godwin stated that there were no addendums issued on the project and that he would, verify that the bid bond was present and read aloud the bid amount, both in words and numbers for clarity. For the bid received, Mr. Godwin verified that the required information was present and read the bid amount aloud.

Mr. Godwin stated that the apparent bid was from APAC-Atlantic, Inc. of Savannah, Georgia with a Base Bid of \$456,027.00. Mr. Godwin stated that Alliance Consulting Engineers, Inc. would review the bid, verify that the quantities and unit prices were correct, and confirm the bid for the project. Mr. Godwin stated that Alliance Consulting Engineers, Inc. would provide a Recommendation of Award to Jasper County. Additionally, a copy of the Certified Bid Tabulation and Bid Opening Proceedings would be provided to the contractor submitting a bid.



**Bid Opening Meeting Proceedings  
Marsh Cove Roadway Improvements  
Jasper County, South Carolina  
June 16, 2022 – Page 2 of 2**

Mr. Godwin inquired if there were any other questions or comments. Upon receiving no questions, Mr. Godwin stated that on behalf of Jasper County and Alliance Consulting Engineers, Inc., he appreciated everyone's participation in preparing bids for the project. After no further questions or comments, the Bid Opening was adjourned.





**CERTIFIED AS A TRUE AND CORRECT  
TABULATION OF BIDS RECEIVED**

---

**William B. Godwin, P.E.**  
Regional Manager, LEED Green Associate

**BIDS RECEIVED**

**PROJECT: Marsh Cove Roadway Improvements in unincorporated  
Jasper County, South Carolina**

**PROJECT NO.: 18159-0027**

**PLACE: Jasper County Government Building  
358 Third Avenue  
Ridgeland, South Carolina 29936**

**DATE: Thursday, June 16, 2022 TIME: 2:30 PM**

<b>CONTRACTOR</b>	<b>AMOUNT OF BID</b>	<b>ORDER OF BIDS</b>
<b>APAC-Atlantic, Inc. Savannah, Georgia</b>	<b>\$456,027.00</b>	<b>1</b>







Dayton Gazette  
 Fort Valley News-Enterprise  
 Gainesville Herald  
 Jacksonville Herald  
 Macon Daily News  
 Marietta Daily News  
 Columbus Ledger-Enquirer  
 Macon Daily

The Herald-Examiner  
 Herald Sun - Dunwoody  
 Local Connection  
 Island Packet  
 Valdosta City Star  
 Waynesboro Daily News  
 Macon Daily Star  
 Macon Daily

The Daily Herald-News  
 Marietta Daily  
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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
66597	263975	Print Legal Ad - IPL0073592		\$71.94	1	17L

**Attention:** Lisa Wagner  
 Jasper County Planning & Building Services  
 358 Third Avenue  
 Ridgeland, South Carolina 29936

**INVITATION TO BID**  
**MARSH COVE ROADWAY**  
**IMPROVEMENTS LOCATED IN**  
**UNINCORPORATED**  
**JASPER COUNTY,**  
**SOUTH CAROLINA FOR**  
**JASPER COUNTY**  
 Jasper County is soliciting sealed bids for Marsh Cove Roadway Improvements located in unincorporated Jasper County, South Carolina. The bids must be received by mail or hand delivered to Jasper County, 358 Third Avenue, PO Box 1149, Ridgeland, SC 29938 on or before June 18, 2022, at 2:30 PM. Information may be obtained from [www.vendorregistry.com](http://www.vendorregistry.com) or the Jasper County website, [www.jaspercountysc.gov](http://www.jaspercountysc.gov).  
 IPL0073592  
 May 18 2022

STATE OF )  
 SOUTH CAROLINA ) AFFIDAVIT  
 COUNTY OF BEAUFORT )

I, Tara Pennington, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

No. of Insertions: 1  
 Beginning Issue of: 05/18/2022  
 Ending Issue of: 05/18/2022

Tara Pennington

Sworn to and subscribed before me this 18th day of May in the year of 2022

Stefani Beard  
 Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**From:** [South Carolina Business Opportunities](#)  
**To:** [Kimberly Burgess](#)  
**Subject:** SCBO Advertisement Submission  
**Date:** Tuesday, May 17, 2022 10:57:51 AM

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**NOTICE:**

Please note: The SCBO advertisement deadline is 12:00 noon each weekday.  
Ads submitted after that time may not appear in SCBO until the next business day.

Your SCBO advertisement (AD# 32312) has been submitted and will be reviewed by a member of our staff prior to publication. Please retain a copy of this email to serve as a receipt of your ad submission.

Please note that ads submitted after 12:00 pm may not be reviewed/published until the next business day.

The information you submitted for the advertisement is included below:

**Category:** Construction

**Advertisement Date:** Tue, 05/17/2022 - 00:00

**Project Name:** MARSH COVE ROADWAY IMPROVEMENTS

**Project Number:**

**Project Location:** Marsh Cove Road, Jasper County

**Description of Project/Services:**

Jasper County is soliciting sealed bids for Marsh Cove Roadway Improvements located in unincorporated Jasper County, SC. Proposed improvements include materials, equipment, labor and supplies necessary to complete construction to pave 300-foot of Marsh Cove Road beginning at its intersection with Lowcountry Drive (Hwy. 462.)

**Bid/Submittal Due Date:** Thu, 06/16/2022 - 14:30

**Number of Bid/Submittal Copies:** 3

**Construction Cost Range:**

**Project Delivery Method:** Other

**Agency Project Coordinator:** Russell Wells

**Email:** [rwells@jaspercountysc.gov](mailto:rwells@jaspercountysc.gov)

**Telephone:** 8437267607

**Project Details:** <http://www.vendorregistry.com>

**Ad Creation Date:** Tue, 05/17/2022 - 10:57

# AGENDA ITEM:

## XII

New Business item D



## MEMORANDUM

To: Andy Fulghum, Jasper County Administrator  
Cc: Kim Burgess and Lisa Wagner, Jasper County  
Jennifer Roach, P.E., Kevin Smith, P.E., Thomas and Hutton  
From: Kimberly Mullinax, Community & Economic Development Specialist  
Date: August 31, 2022  
Re: Jasper County – Church Road Drainage Project, CDBG # 4-CI-20-010

---

### History

In the fall of 2017, Jasper County was awarded a \$50,000 grant with CDBG for the Southern Jasper County Drainage Study to use as a plan for future drainage improvements. Engineers with Thomas & Hutton completed the study in March 2019 and identified four areas that needed substantial drainage improvements. One of the areas, Church Road, was identified as an area that would qualify for construction using grant funds to resolve the flooding problems.

In the fall of 2020, Jasper County was awarded a \$1,022,023 grant with CDBG to correct the drainage problems on Church Road, just outside of Hardeeville. However, the service area is much larger than the project area. The project will benefit 180 units with 471 (68% low-to-moderate income) people. The construction work to be done in this project includes making improvements to the existing Church Road drainage system between Stiney Road and Sanders Road. Proposed improvements consist of installing curb and gutter, storm drainage infrastructure, removing and relocating the existing sidewalk, roadway paving, water utility relocation, and associated demolition and erosion control. There are some areas which overlap with this project and the Church Stiney Neighborhood Revitalization CDBG \$500,000 grant which addresses demolition, public safety, and street improvements.

### Construction Bid

This project advertised for construction bids in September 2021 with a bid opening on October 25, 2021. Only one bid was received from APAC-Atlantic for the amount of \$2,598,858. Since there was no competition, the engineers reviewed the plans to see if it could be split into phases or changes to be more feasible. It was advertised again in November with a bid opening of January 5, 2022. This time there was one “no bid” and one bid, creating competition. The bid from was again from APAC-Atlantic for \$2,749,970 (up 5%). We began reviewing all of the documentation to find funding to complete the project.

### Funding Available

The current CDBG budget includes \$919,380 in construction; \$52,843 in acquisition; and \$50,000 in administration. The engineers have determined there is no need for acquisition in this project, so that can be reallocated into construction. Due to all of the changes encountered, the engineering and administration will increase as well. On the local side, Jasper County originally committed to \$120,000 and added another \$380,000 in March 2022. After making these adjustments, we have \$1,522,223 in CDBG and Jasper County funds.



### Funding Needed

Since the construction must be advertised again, we expect the bid to go up again. We are updating the cost estimate to account for additional construction costs, engineering design, permit/grant coordination, and geotechnical investigation associated with the SCDOT maintenance work that has occurred within the project corridor, and adding contingency costs for an expected total of \$3,951,500.00. In order to meet the estimated contract amounts, an additional \$1,649,277 is needed. We have been in discussions with several agencies to help fill this need. We reached out to SC Department of Commerce - Grants Administration (GA) asking for an additional award of \$780,000. They have given a verbal commitment with the formality yet to be done. GA obviously believes in the projects they have funded in this area. SC Department of Transportation (SCDOT) was contacted to determine if there is an opportunity to cost share based on their maintenance plan in the same area. They would not cost share; however, they did ultimately honor the original encroachment permit for this project. We applied with SC Rural Infrastructure Authority (SCRIA) for a basic infrastructure grant in March and were not funded at that time. Now, we are planning to apply for funds through SCRIA in a program called the South Carolina Infrastructure Investment Program (SCIIP) created using 2021 American Rescue Plan Act (ARPA) funds. The SCIIP maximum award available is up to \$10,000,000 and the application is due September 12. We will be asking for the difference in the estimated cost and the money already committed. Depending on the funds available and the applications they receive, we expect them to award the full amount or notify us of the amount they are willing to fund if it's less than the requested amount. SCIIP is expected to make awards in the first quarter of 2023. The bid would be revised as needed and advertised soon after. If the construction bid comes back within the new budget, we can proceed with construction. CDBG requires a minimum 10% match which is met by Jasper County. SCIIP requires a match of 15%, which would be covered by the CDBG funds. If any commitment falls through, or if the estimate is still more than available, the grant can be terminated due to financial concerns without a penalty. If the grant is terminated, it could be applied for in the future; however, we still anticipate needing several funding sources for a project of this magnitude.

If all funding is secured as requested, the sources would be:

CDBG	\$1,802,223	(\$1,022,223 committed + \$780,000 verbal commitment)
Jasper County	\$500,000	
SCIIP	\$1,649,277.00	
<b>Total Project</b>	<b>\$3,951,500.00</b>	

# AGENDA ITEM:

## XII

New Business item E



# Jasper County



## Human Resources Department

### JOB DESCRIPTION

**TITLE:** Building Maintenance Technician  
**DEPARTMENT:** Public Works  
**REPORTS TO:** Building Maintenance Manager  
**FLSA Status:** Non-Exempt  
**SUPERVISES OTHERS:** No

#### **POSITION SUMMARY:**

This position is responsible for the maintenance of county buildings.

#### **MAJOR DUTIES:**

- Completes work orders; estimates material needs; completes required reports; order supplies.
- Completes installation, repair, and maintenance of lighting systems; change light bulbs and replaces ballasts.
- Installation, repair, and maintenance of doors, door knobs, and locks.
- Installation, repair, and maintenance of electrical systems; runs electrical wires; replaces breakers.
- Installation, repair, and maintenance of HVAC systems; installs ductwork and vents; changes filters.
- Installation, repair, and maintenance of plumbing systems; repairs leaks; cleans drains.
- Carpentry construction-- maintenance, and repair; builds shelves; constructs furniture.
- Prepares equipment and supply specifications; makes purchases.
- Performs other related duties as assigned.

#### **KNOWLEDGE REQUIRED:**

- Knowledge of the techniques, equipment, and supplies used in building maintenance activities.
- Knowledge of department and safety policies and procedures.
- Knowledge of plumbing, electrical, carpentry, and HVAC installation, repair, and maintenance procedures.
- Knowledge of county policies and procedures, including purchasing.
- Skill in the use of hand tools and other job related equipment.
- Skill in interpersonal relations.
- Skill in oral and written communication.

**MINIMUM QUALIFICATIONS:**

- Knowledge and level of competency commonly associated with completion of specialized training in the field of building maintenance, in addition to basic skills typically associated with a high school education.
- Experience sufficient to thoroughly understand the work of subordinate positions to be able to answer questions and resolve problems, usually associated with one to three years' experience or service.
- Possession of or ability to readily obtain a valid driver's license issued by the State of South Carolina for the type of vehicle or equipment operated.

**SUPERVISORY CONTROLS:**

The Building Maintenance Manager assigns work in terms of general instructions. The supervisor spot-checks completed work for compliance with procedures, accuracy, and the nature and propriety of the final results.

**SUPERVISORY AND MANAGEMENT RESPONSIBILITY:**

This position has no direct supervision over assigned personnel.

**GUIDELINES:**

Guidelines include South Carolina building and fire safety codes, and county and department policies and procedures. These guidelines require judgement, selection, and interpretation in application.

**COMPLEXITY:**

The work consists of related supervisory and technical duties relating to building maintenance activities. The need to perform activities in occupied buildings contributes to the complexity of the work.

**SCOPE AND EFFECT:**

The purpose of this position is the maintenance of county buildings. Successful performance results in well maintained county buildings and properties.

**PERSONAL CONTACTS:**

Contacts are typically with co-workers, other county personnel, vendors, and members of the general public.

**PHYSICAL DEMANDS:**

The work is typically performed while intermittently sitting, bending, crouching, stooping, standing or walking. The incumbent lifts light and heavy objects, climbs ladders, uses tools or equipment requiring a high degree of dexterity, and distinguishes between shades of color.

**WORK ENVIRONMENT:**

This work is typically performed indoors and outdoors. The employee may be exposed to noise, dust, dirt, grease, and machinery with moving parts, and cold, hot or inclement weather. The work may require the use of protective devices such as masks, goggles, or gloves.

**PREFERRED EDUCATION AND EXPERIENCE:**

- High School Diploma, GED or technical training and certificates.

**Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.**

**Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.**

**Employee signature: \_\_\_\_\_ Date: \_\_\_\_\_**

# AGENDA ITEM:

## XIV

Council Members Comments

# AGENDA ITEM:

## XV

### Administrator's Report



## OFFICE OF THE JASPER COUNTY ADMINISTRATOR

358 Third Avenue - Courthouse Square - Post Office Box 1149  
Ridgeland, South Carolina 29936 - 843-717-3690 - Fax: 843-726-7800

Andrew P. Fulghum  
County Administrator  
[afulghum@jaspercountysc.gov](mailto:afulghum@jaspercountysc.gov)

### **Administrator's Report September 6, 2022**

---

1. **Keep Jasper County Beautiful Program (KJCB):**  
Latest update follows this report.
2. **County-Wide Impact Fee Study:**  
I will provide a brief status update on this project.
3. **Purchase of Cardiac Monitors:**  
The Emergency Services Division was recently able to purchase five (5) E5 cardiac monitors, identical to the ones they currently use, from an EMS service in Georgia. The total cost was \$65,000.00 and saved the County approximately \$150,000.00 if we would have had to purchase new units. Thanks to Chief Wells and Ms. Burgess for working together creatively to enable the purchase. Details follow this report.
4. **Leadership and Governance Exercise for County Council and Senior Staff:**  
Staff appreciates your time given to consultant Mr. Lyle Sumek who is working with the County on a leadership and governance exercise that will span the next few months. The next step in the process is to set up a Council workshop.

***The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.***

## Andrew Fulghum

---

**From:** Lyn Tindal  
**Sent:** Tuesday, August 30, 2022 5:05 PM  
**To:** Andrew Fulghum  
**Subject:** Litter Crew July & August Report

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

### Litter Crew Report:

July 16-17, 2022: Highway 17 North at Hwy. 170 to Highway 278 East. The litter crew split the pick-up in to 2 days with 6 hours and 6.4 hours.

225 bags = 3375 lbs.

4 tires = 92 lbs.

20" TV = 73lbs.

Dishwasher = 160lbs.

Metal: 6 yards = 750 lbs.

4 automobile batteries = 160 lbs.

Carpet: 147 lbs.

Queen mattress = 75 lbs.

4832 lbs. of litter = 2.42 tons of litter and debris

August 2022: Highway 170 @ 278 East to Lemon Island Bridge

211bags = 3165 lbs.

4 /30-gallon bags of aluminum cans = 120 lbs.

Chair = 40lbs.

Car bumper = 50lbs. (?)

\*\*This was mostly litter due to an Adopt A Highway group picks up 4x annually.

3375 lbs. of litter = 1.68 tons of litter and debris

September litter pick up will be in Hardeeville. The County looks littered more so these days due to rain and all the litter rises to the top of the ditches. We are keeping on target and hopefully our citizens are recognizing our efforts.

We have 3 litter drives scheduled for September. KICB and Keep Beaufort County Beautiful are partnering with Open Land Trust for a BEAUFORT JASPER RIVER SWEEP on Oct. 1, 2022. I have SCDNR partnering with KICB to pick up in the Jasper County waterways. I will be going out with them in their boats to pick up in the rivers.

I am out of the office September 6-9, 2022, attending Palmetto Pride's annual conference. We have been nominated for another award!!!!

Thank you,  
Lyn

**Lyn Boyles**

Executive Director

321 Bailey Lane

Ridgeland, South Carolina 29936

## **Andrew Fulghum**

---

**From:** Andrew Fulghum <afulghum@jaspercountysc.gov>  
**Sent:** Monday, August 22, 2022 7:07 PM  
**To:** Russell Wells  
**Cc:** Kimberly Burgess  
**Subject:** Re: acquisition of 5 cardiac monitors/defibrillators

Chief:

I am most impressed. Thank you and Kim for your good work. I will include this in my report to County Council.

—Andy

Andrew P. Fulghum  
County Administrator  
Jasper County, SC  
(843) 717-3690

On Aug 22, 2022, at 5:12 PM, Russell Wells <rwells@jaspercountysc.gov> wrote:

Good afternoon Sir,

I wanted to take a moment and provide you some information on the items pictured below. Our Medical Logistics Officer Firefighter/Paramedic Chad Recchia received word that a private EMS service in Southern Georgia was liquidating assets and ceasing operations. During the course of equipment being liquidated it was learned that they were selling 5 cardiac monitors identical to the ones we utilize. He was able to obtain all documents and staff assessed them line by line and determined that a need to acquire would be appropriate to our needs. This is in part to the forthcoming deployment of two additional advanced life support ambulances in January; as well as the ability to retain these monitors on reserve ambulances as well as hold one for the training division for advanced cardiac life support continuing education, and future deployment if needed.

The total cost of this investment was \$65,000.00 This acquisition saved the county approximately \$150,000.00 if we would have had to purchase new units. We worked with Director Burgess on expediting processing the funds and dispatched Chad to secure the items. These cardiac monitors were a very hot commodity and being sought by numerous agencies. Director Burgess and her staff's ability to process and assist us in this acquisition gave us the upper hand on securing the equipment.

We just wanted to update you on an expenditure that was exceptionally time sensitive; was a tremendous investment and yielded monumental cost savings to our citizens. Great work by all of those involved.







***Russell W. Wells***, Director  
**Jasper County Emergency Services**  
1509 Grays Hwy  
Ridgeland, SC 29936  
843-726-7607 – Office  
843-726-7966 – Fax  
843-263-1316 – Cell  
[rwells@jaspercountysc.gov](mailto:rwells@jaspercountysc.gov)

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*Special Accommodations Available Upon Request to Individuals with Disabilities.*

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## OFFICE OF THE JASPER COUNTY ADMINISTRATOR

358 Third Avenue - Courthouse Square - Post Office Box 1149  
Ridgeland, South Carolina 29936 - 843-717-3690 - Fax: 843-726-7800

Andrew P. Fulghum  
County Administrator

[afulghum@jaspercountysc.gov](mailto:afulghum@jaspercountysc.gov)

### **Progress Report August 16, 2022 - September 6, 2022**

---

1. **County-wide Impact Fee Study:**  
Second round meeting with municipalities to gain consensus on road projects scheduled for Sept. 8.
2. **Rt. 462 and Knowles Island Road Intersection:**  
SCDOT report received and follows this report. Next step is to schedule a meeting of all parties to discuss.
3. **Engineering Services:**  
Consultant has completed first task order items. Will report results to County Council on Sept. 6.
4. **Affordable Housing:**  
Materials from function hosted by Jasper County Neighbors United (JCNU) entitled "Jasper County Housing Data Walk" follow this report.
5. **Ridgeland-Claude Dean Airport:**  
Received and reviewed two (2) requests for ground leases.
6. **Various Development Projects:**  
Attended meetings with County staff, SCA staff, and outside counsel on August 17, 24, and 31 to review active economic development projects. Various calls and meetings re: Exit 3, meeting with County staff to review and prepare comments for Forino Towne Park development proposal (comments follow this report).
7. **Jasper County v. Western Surety Company.**  
Attended mediation in Charleston on August 23.

8. Public Facilities:

Staff completed review of MB Kahn contract for Construction Manager at Risk services. Awaiting execution by both parties.

9. Other Meetings/Events Attended or Scheduled to Attend:

Celebration luncheon on August 19 for outgoing Executive Director of the SC Aeronautics Commission, Mr. James Stephens, Speaking engagement at Hilton Head Lakes on August 24, SCA luncheon on August 31, and Slater Tract Tour on Sept. 2



SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION  
HIGHWAY MAINTENANCE MANAGEMENT SYSTEM

Routed 8/15  
AP

Work Request Report

Work Request No. 616856 Date: 09-AUG-22 Time: 8:17 AM

Requested Work: MISSING SPEED LIMIT SIGN REPLACEMENT ON S-19 (KNOWLES ISLAND RD)

Activity: 603 SIGNS Work Descr: NEW INSTALL Priority: 30 DAYS

Directions: NEAR THE INTERSECTION OF SC 462 AND S-19 (KNOWLES ISLAND RD) SOUTHEAST OF RIDGELAND.

<u>District</u>	<u>Work County</u>	<u>Cong. Dist.</u>	<u>Road Name</u>				
6	JASPER	6	KNOWLES ISLAND ROAD				
<u>Type</u>	<u>Route</u>	<u>Aux</u>	<u>Begin MP</u>	<u>End MP</u>	<u>Dir.</u>	<u>Position</u>	<u>Off System Description</u>
S	19	00	4.69	4.69	S	SHOULDR	

Reported By: ADAM BISHOP

Address:

City: State: SC Zip:

Home Phone: Work Phone:

Assessment: REFER TO ATTACHED DIAGRAM:

1. REPLACE MISSING 55 MPH SPEED LIMIT SIGN (R2-1-24-55)

<u>Assessed by</u>	<u>Meets Objective</u>	<u>Recommend for Approval</u>	<u>SCDOT Approval</u>
PAYNE	YES		YES

Date Certified: PE# PE Name:

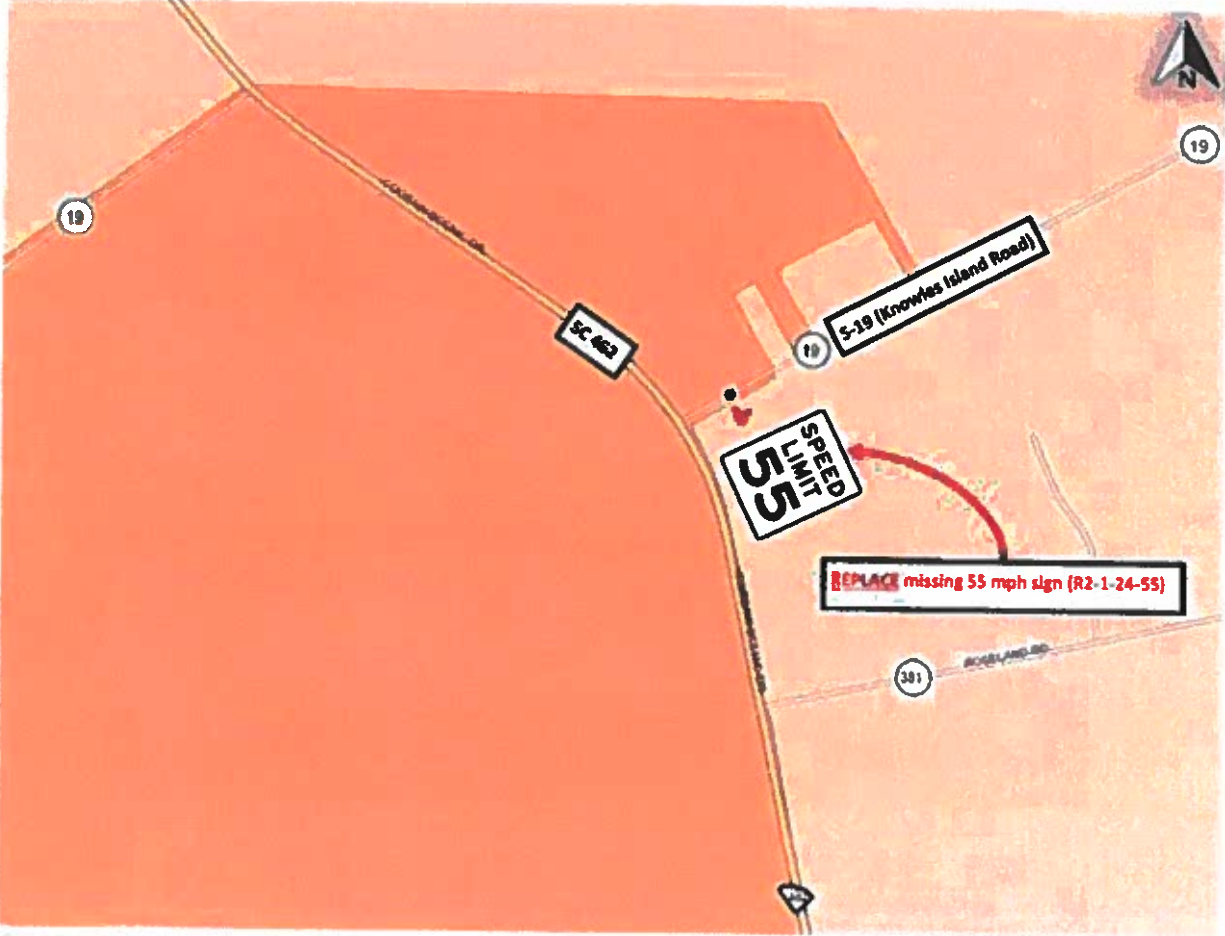
Responsible Org: 68601-DISTRICT 6 OFFICE Closed:

09-AUG-22 10:08:08

**HMMS 616856\_S-19 (Knowles Island Rd)**

- 1. **REPLACE** missing 55 mph speed limit sign (R2-1-24-55)

*See below for signage location*



Routed 8/15  
AP

**SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION  
HIGHWAY MAINTENANCE MANAGEMENT SYSTEM**

**Work Request Report**

Work Request No. 616861      Date: 09-AUG-22      Time: 8:25 AM

Requested Work: **SPEED LIMIT SIGNAGE RELOCATION ON SC 462 NEAR INTERSECTION WITH S-19 (KNOWLES ISLAND RD)**

Activity: 603 SIGNS      Work Descr: REVISE (BY RE      Priority: 30 DAYS  
Directions: SC 462 FROM S-19 (RICE SHIRE RD) TO S-381 (ROSELAND RD).

<u>District</u>	<u>Work County</u>	<u>Cong. Dist.</u>	<u>Road Name</u>
6	JASPER	6	COOSAW SCENIC DRIVE

<u>Type</u>	<u>Route</u>	<u>Aux</u>	<u>Begin MP</u>	<u>End MP</u>	<u>Dir.</u>	<u>Position</u>	<u>Off System Description</u>
SC	462	00	22.50	23.60	BOTH	SHOULDR	

Reported By: ADAM BISHOP

Address:

City:      State: SC      Zip:

Home Phone:      Work Phone:

Assessment: REFER TO ATTACHED DIAGRAM:

- RELOCATE TWO 55 MPH SPEED LIMIT SIGNS PRESENTLY LOCATED SOUTH OF INTERSECTION WITH KNOWLES ISLAND ROAD:
- 1. RELOCATE WB SIGN APPROXIMATELY 450 FT NORTH OF THE INTERSECTION WITH S-19 (RICE SHIRE ROAD).
- 2. RELOCATE EB SIGN APPROXIMATELY 1,000 FT SOUTH OF CURRENT LOCATION NEAR THE INTERSECTION WITH S-381 (ROSELAND ROAD).

<u>Assessed by</u>	<u>Meets Objective</u>	<u>Recommend for Approval</u>	<u>SCDOT Approval</u>
PAYNE	YES		YES

Date Certified:      PE#      PE Name:

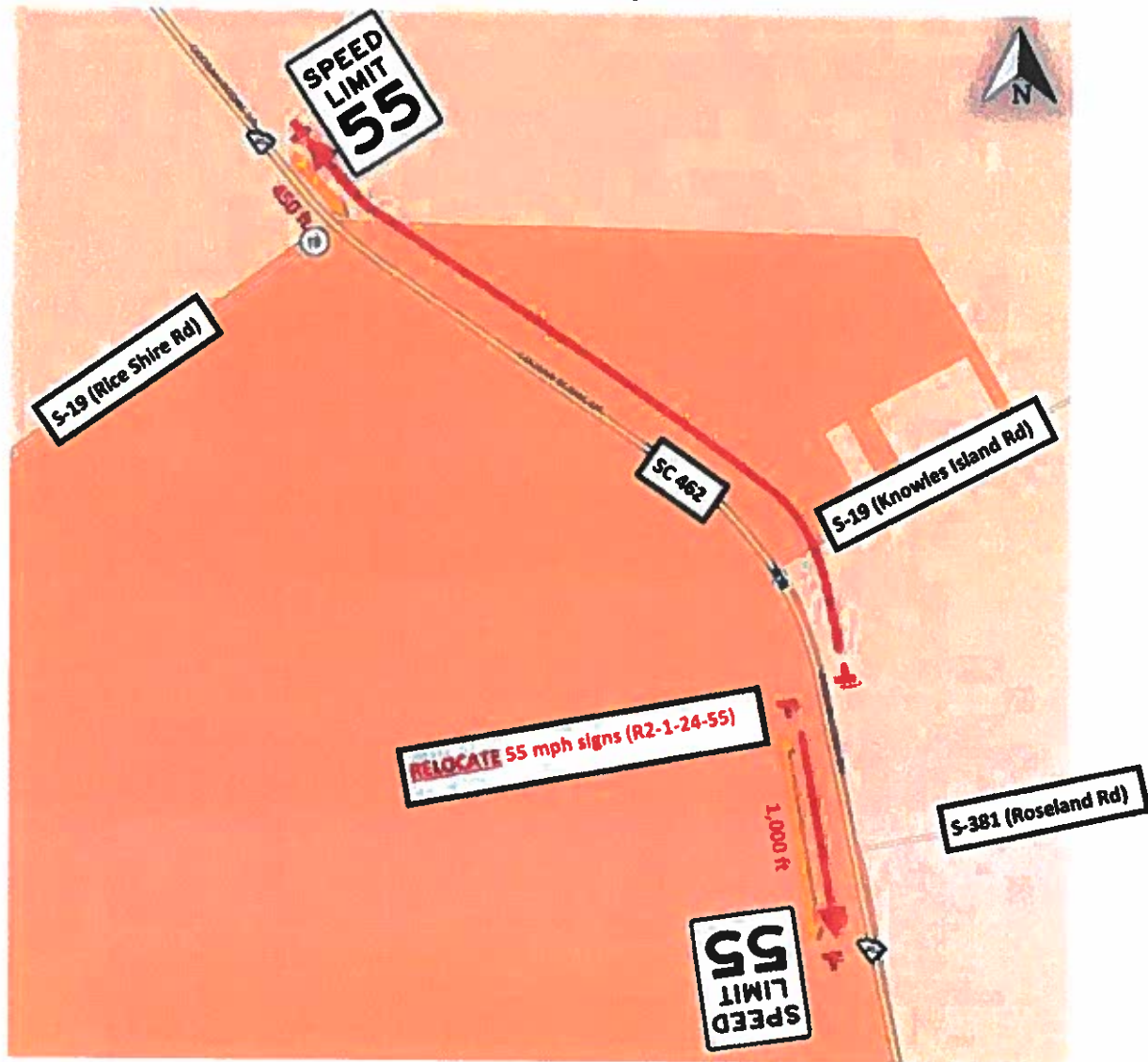
Responsible Org: 68601-DISTRICT 6 OFFICE      Closed:

09-AUG-22 10:09:47

**HMMS 616861\_SC 462**

- **RELOCATE** two 55 mph speed limit signs presently located south of intersection with Knowles Island Road:
  1. **RELOCATE** WB sign approximately 450 ft north of the intersection with S-19 (Rice Shire Road).
  2. **RELOCATE** EB sign approximately 1,000 ft south of current location near the intersection with S-381 (Roseland Road).

*See below for signage locations*





SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION  
HIGHWAY MAINTENANCE MANAGEMENT SYSTEM

Routed 8/15  
AP

Work Request Report

Work Request No. 616865 Date: 09-AUG-22 Time: 8:32 AM

Requested Work: VEGETATION REMOVAL ON SC 462 NEAR INTERSECTION WITH S-19  
(KNOWLES ISLAND RD)

Activity: 405 LIMB MANAGEMENT Work Descr: LIMB MANAGEME Priority: 30 DAYS

Directions: SC 462 NEAR INTERSECTION WITH S-19 (KNOWLES ISLAND RD) SOUTHEAST OF  
RIDGELAND.

<u>District</u>	<u>Work County</u>	<u>Cong. Dist.</u>	<u>Road Name</u>				
6	JASPER	6	COOSAW SCENIC DRIVE				
<u>Type</u>	<u>Route</u>	<u>Aux</u>	<u>Begin MP</u>	<u>End MP</u>	<u>Dir.</u>	<u>Position</u>	<u>Off System Description</u>
SC	462	00	23.00	23.30	E		RIGHTWY

Reported By: ADAM BISHOP

Address:

City: State: SC Zip:

Home Phone: Work Phone:

Assessment: REFER TO ATTACHED DIAGRAM:

1. REMOVE VEGETATION WITHIN ROW NORTH OF INTERSECTION WITH KNOWLES ISLAND RD.

Assessed by    Meets Objective    Recommend for Approval    SCDOT Approval

PAYNE

Date Certified: PE# PE Name:

Responsible Org: 68601-DISTRICT 6 OFFICE Closed:

09-AUG-22 10:07:08

1 of 1

**HMMS 616865\_SC 462**

1. **REMOVE** vegetation within ROW north of intersection with Knowles Island Rd.

*See below for vegetation clearing locations*



**Jasper County Housing Data Walk**

**Thursday, August 25<sup>th</sup>, 2022**

**Hardeeville Recreation Center, Hardeeville, SC**

**10:45 AM: *Registration and lunch***

**11:05 AM: *Welcome, Background & Introduction***

**Tedd Moyd**

**11:11 AM: *Welcoming words***

**Chairwoman Barbara Clark**

**11:13 AM: *Welcoming words***

**Mayor Harry Williams**

**11:16 AM: *Overview of Data Walk purpose, Process & Ground rules***

***Share County Data and move to first station***

**Harold Tessendorf**

**11:32 AM: *Station 1***

**Station Hosts**

**11:47 AM: *Station 2***

**Station Hosts**

**12:03 PM: *Station 3***

**Station Hosts**

**12:18 PM: *Station 4***

**Station Hosts**

**12:33 PM: *Station 5***

**Station Hosts**

**12:48 PM: *Closing Table Question***

***Which stakeholders and groups should work together to address our community's housing priorities?***

**12:55 PM: *Closing & Thank you***

**Tedd Moyd**

lowcountry

RURAL HOUSING

task **FORCE**



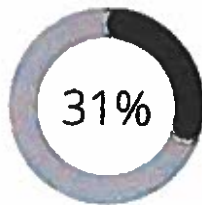
Jasper Count

Data Point	Jasper	Chester	South Carolina
Population (2021)	31,923	52,124	5,190,705
Pop. Growth Rate over previous decade	28%	-3%	1%
Total Housing Units	11,865	14,755	2,286,826
Occupied Units	10,269	12,053	1,921,862
Vacant Units	1,595	2,102	364,964
Owned with Mortgage	40%	31%	53%
Owned (mortgage paid off)	32%	43%	42%
Rented Units	28%	24%	30%
Homeownership Rate	72%	76%	70%
Median Home Value (2021)	\$166,200	\$95,600	\$170,100
Median Home Value (March 2022)	\$201,309	\$124,973	\$200,718
Cost Burden Rate amongst Renters	52%	59%	24%
Cost Burden Rate amongst Homeowners	26%	18%	24%
Subsidized rental housing units per 100 renters	24	22	25
# of low-income renters in unsubsidized housing	1,226	1,634	295,112

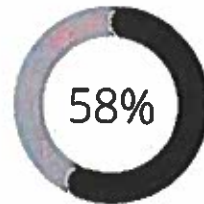
### Owned with Mortgage



Jasper

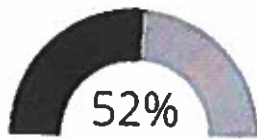


Chester



South Carolina

### Cost Burden Rate amongst Renters



Jasper



Chester



South Carolina

### Cost Burden Rate amongst Homeowners



Jasper



Chester



South Carolina



# Lowcountry Rural Housing Task Force is made up of the following participants:



**SOUTHEASTERN**  
HOUSING AND COMMUNITY DEVELOPMENT



and South Carolina Regional CDC

Want to keep up to date with what we are doing?  
Ask us about joining our listserv!

---

**Jasper County**



## Jasper County Planning Department

358 Third Avenue  
Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner  
Director of Planning and Building Services  
[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

August 25, 2022

City of Hardeeville  
Ms. Brana Snowden, Planning Director  
205 Main Street  
Hardeeville, SC 29927

Re: Towne Park Development by Forino Co, L.P.

Dear Ms. Snowden,

Jasper County had the opportunity to review the Towne Park development proposed by Forino Co, L.P. Jasper County has two primary concerns. One is the road in which the development will gain access from and the other is their stormwater management plan, which are both discussed below along with recommendations by Jasper County.

According to the Towne Park development plans, access to their property is shown from Medical Center Drive. The portion of Medical Center Drive north of the intersection of Red Dam Road is owned by Jasper County. An encroachment permit has not been issued for the Towne Park project nor has Jasper County received an application for an encroachment permit. Medical Center Drive is located within the City of Hardeeville and the road is not being used by Jasper County to serve any unincorporated Jasper County properties, so the County Administration would propose the County deed the road to the City of Hardeeville, which would eliminate the need for a Jasper County encroachment permit for this project and any future development that may be permitted through the City of Hardeeville.

Additionally, Jasper County understands that the stormwater from the Towne Park project will ultimately discharge into a pond at Jasper Sergeant Park, a public recreational asset. Given the exceptional natural resource value of the Park and its water amenities, Jasper County respectfully requests that the City of Hardeeville require the Stormwater Management Plan for this project to be designed at a minimum to conform to Jasper County's Stormwater Ordinance dated August 17, 2020, which we understand to contain stricter standards in important areas. Jasper County's Stormwater Ordinance and general requirements can be found here:

<https://www.jaspercountysc.gov/pdfs/LandDevelopmentRegulations.pdf> (See Chapter 10),

Jasper County's Stormwater Design Requirements are:

- Control the post-development peak runoff discharge rate for the 2-, 10-, and 25-year, 24-hour design storm events to pre-development discharge rates. The 100-year, 24-hour



storm event shall be accommodated through the development without causing damage to on-site and offsite structures.

- Engineered stormwater collection, conveyance, and storage systems shall be designed using criteria established in the Jasper County Stormwater Management Design Manual; and

Jasper County's Water Quality Requirements for Development includes:

- Storm Water Runoff Volume - the development shall maintain the pre-development hydrology of the site for the 85th percentile storm event.
- A stormwater management system is presumed to comply with this criteria if it includes practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the Stormwater Design Manual, sound engineering practice, and other information as approved by the DSR; and it is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the stormwater Design Manual.

Jasper County's Stormwater Design Manual can be found here:

<https://www.jaspercountysc.gov/pdfs/StormwaterManual10311.pdf>

Ideally, the storm water standards developed by SOLOCO would be applied to provide better protection to the receiving waters of the Park; is there an opportunity to incorporate those standards and Best Management Practices into the plan and agreements for this project?

Please let me know if the City of Hardeeville will favorably consider these recommendations.

Respectfully,

*Lisa Wagner*

Lisa Wagner, CFM  
Director of Planning and Building Services



***Blue Skies!***  
**Celebration Luncheon**  
**Honoring James Stephens**  
**Friday, August 19, 2022**  
**12:00 p.m.**

**Welcome**

***Zach Nelson, Aviation Planning Manager,  
McFarland Johnson***

**Lunch**

**AMT of the Year Presentation**

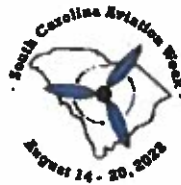
***Chris Bethea, District 7, SC Aeronautics Commission***

**Aviation Success in the Statehouse**

***Ben Homeyer, SCAA Lobbyist***

**Testimonials & Recognition of James Stephens**

***Commissioners, Staff, Corporate Partners,  
SC Aviation Association***



---

SC Aeronautics Commission  
2553 Airport Boulevard, West Columbia, SC 29170

## **Andrew Fulghum**

---

**From:** Val Dgal <gopatriot59@gmail.com>  
**Sent:** Wednesday, August 24, 2022 10:48 PM  
**To:** Andrew Fulghum  
**Subject:** Presentation at Hilton Head Lakes

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening Andy

It was great putting a face to the name! The presentation by your Staff and yourself was excellent based on the feedback! The residents who attended it were very happy to attend and get an understanding of the tax process. They are looking forward to the next one! Let's try to pin down a date for the next Presentation, hopefully before the actual tax bill comes out.

Moving on to my running for a seat on the Hardeeville City council, I have attached a few questions regarding fire/rescue, as this is one of my platforms and a subject that is very near and dear to my heart. I am looking for facts I can present to the audience. I understand Hardeeville is a Municipality within the County, but Hardeeville does not have a single ambulance and I want to know how this ties into the provision of this service to citizens across the board.

The problem of homelessness is another issue I want to tackle. This population is exploding exponentially. I understand that Jasper County and the City of Hardeeville do not have any type of shelters or Missions to house these folks. From a County level, is everything being done to access/leverage federal dollars to battle this issue? Perhaps pool County/City resources to build a facility.

I look forward to hearing from you as soon as possible.

With best regards

Valarie Guzman  
53 Needlegrass Lane  
Hardeeville, SC 29927  
540-907-8134



# SOUTH CAROLINA ASSOCIATION OF COUNTIES

Debra B. Summers, President  
*Lexington County*

Timothy C. Winslow  
*Executive Director*

August 15, 2022

Mrs. Barbara B. Clark  
Council Chairwoman  
Jasper County  
PO Box 1149  
Ridgeland, SC 29936-2620

Dear Mrs. Clark,

On behalf of the Board of Directors and staff of the South Carolina Association of Counties, we want to congratulate you on your election to the SCAC Board of Directors.\* You have demonstrated your dedication to improving county government in South Carolina and your ability to work with county officials from all aspects of local government to achieve this goal. We look forward to you sharing these talents with the leadership of this association.

As always, we hope you will feel free to call on us any time when we may be of assistance to you. We welcome your input and ideas and we are always available to work with you on issues which involve county government in South Carolina.

Again, congratulations on your election! We look forward to your continued leadership and guidance in this association as we try to "build stronger counties in South Carolina" throughout the coming year.

Sincerely,

Timothy C. Winslow  
Executive Director

cc: Mr. Andrew P. Fulghum, Jasper County Administrator  
Ms. Wanda Simmons, Jasper County Clerk to Council

\* Elected to a term commencing 1/1/2023 and expiring on 12/31/2026.



## OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building  
358 Third Avenue – Courthouse Square – Post Office Box 1149  
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800*

Andrew P. Fulghum  
County Administrator

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August 30, 2022

Mr. Jim Stritzinger, Director  
SC Broadband Office  
SC Office of Regulatory Staff  
1401 Main Street, #900  
Columbia, South Carolina 29201

Re: Letter of Support / Broadband Grant Program

Dear Mr. Stritzinger:

Jasper County would like to support the efforts of Comcast, to expand rural broadband in our County. Having access to high-speed, affordable broadband service would not only help change our community but also attract families and industries.

While we continue to strive in the ability to attract more Economic Development to our County by providing access to better educational opportunities and healthcare, quality broadband would be a great resource to meet these goals and build more in the future.

Sincerely,

Andrew P. Fulghum, ICMA CM