



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
NEWBERRY COURTHOUSE ANNEX
1309 COLLEGE STREET, NEWBERRY, SC 29108
June 17, 2026
6:00 P.M.**

1. Call to order: Robert Shealy, Chairman.
2. Invocation and Pledge of Allegiance: Johnny Mack Scurry, Council Member.
3. Adoption of Minutes:
 - a. Newberry County Council Minutes – June 3, 2026.
4. Approval of Agenda.
5. Special Appearance:
 - a. Presentation of American Flag and Commemorative Flag – WoodmenLife.
6. Proclamations/Resolutions:
 - a. Proclamation recognizing Juneteenth in Newberry County.
7. Administrator’s Report:
 - a. Employee Recognition: Keith Suber (20 years, Public Works).
 - b. Project Updates
8. Chairman’s Comments.
9. Public Comments Regarding Items on the Agenda (three minutes).
10. Old Business:
 - a. Third Reading – Ordinance 05-02-2026. Rezoning property at the corner of Wise Street and Wilson Road, consisting of one acre from GC-General Commercial to R2-Rural. (TMS No. 399-56).
 - b. Third Reading – Ordinance 05-04-2026. Rezoning property at 5576 SC Hwy 121-34, Newberry, consisting of 10 acres from R2-Rural to RS-Single Family Residential. (TMS No. 295-39).
 - c. Second Reading – Ordinance 06-01-2026 to provide for a limited and temporary moratorium on Data Centers in Newberry County and invoking application of the Pending Ordinance Doctrine.

11. New Business:

- a. Consideration and approval for consulting services at the Newberry County Airport (RFP 2026-05).
- b. Consideration and approval for a bid for Gallman Place roof replacement (RFP 2026-02).
- c. Consideration and approval of a bid for the Public Safety Complex (2022 CPST) (RFP 2026-06).
- d. Consideration and approval of a bid for the Newberry County Airport Taxiway A rehabilitation (RFP 2026-08).
- e. Consideration and approval of a bid for Scurry Church Road and Henry Longshore Road improvements (RFP 2026-07).
- f. Consideration and approval for HVAC maintenance for Newberry County Facilities (RFP 2026-09).

12. Appointments:

13. Adjournment.

Future Meetings:

- a. Newberry County Council Work Session – July 1 at 5 p.m. CANCELLED.
- b. Newberry County Council – July 1 at 6 p.m. CANCELLED.
- c. Newberry County Council Work Session – July 15 at 5 p.m.
- d. Newberry County Council – July 15 at 6 p.m.

**NEWBERRY COUNTY COUNCIL
MINUTES
June 3, 2026**

Newberry County Council met on Wednesday, June 3, 2026, at 6:00 p.m. at the Newberry Opera House at 1201 McKibben Street, Newberry, SC, for a regular scheduled meeting.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Leon Fulmer, Council Member
Todd Johnson, Council Member (virtual)
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Karen Brehemer, Deputy County Administrator
Major Ben Chapman, NCSO
Debbie Cromer, Finance Director
Sheriff Lee Foster, NCSO
Eric Nieto, IT Director
Josh Rowe, Public Works Director
Katie Werts, Planning and Zoning Director
Andrew Wigger, Clerk to Council/PIO

MEDIA: Tanner Gilmartin, WIS

1. Call to order: Robert Shealy, Chairman.

- Mr. Shealy called the meeting to order at 6 p.m.

2. Invocation and Pledge of Allegiance: Travis Reeder, Council Member.

- Mr. Reeder led the invocation and Pledge of Allegiance.

3. Adoption of Minutes:

- a. Newberry County Council Work Session Minutes – May 20, 2026.
- b. Newberry County Council Minutes – May 20, 2026.

- Mr. Reeder made a motion to accept the minutes as presented; Mr. Fulmer provided the second and the motion carried 7-0.

4. Approval of Agenda.

- Mr. Sease made a motion to accept the agenda as presented; Mr. Scurry provided the second and the motion carried 7-0.

5. Special Appearance:

- There were no special appearances.

6. Administrator's Report:

- Mr. Luckadoo forwent his report until the June 17, 2026, meeting.

7. Chairman's Comments.

- Mr. Shealy said he appreciated everyone in attendance and that they care for Newberry County, as he does.

8. Public Hearings:

- a. Ordinance 05-02-2026. Rezoning property at the corner of Wise Street and Wilson Road, consisting of one acre from GC-General Commercial to R2-Rural. (TMS No. 399-56).

- There were no public comments for this ordinance.

- b. Ordinance 05-04-2026. Rezoning property at 5576 SC Hwy 121-34, Newberry, consisting of 10 acres from R2-Rural to RS-Single Family Residential. (TMS No. 295-39).

- Ms. Kathey Lindsay spoke against the ordinance.

9. Public Comments Regarding Items on the Agenda (three minutes).

- The following residents spoke against a data center in Newberry County: Abby Griffin, Amanda Moss, Lillie Hunter, Julia Pinckney, Tracy Clifford, Sophie Egleston, Emily Poole, Lorri Shannon, Kathleen Erickson, Chuck Fellows, Rhonda Johnson, Vicki Bilka, Steve McKean, Charlie Stuck, Mark Mickey, Philip Armstrong, Eric Alford, Karen Johnson, Ken Bradley, Fran Smitherman, Tony Caldwell, Becky Boland, Constance Ravell, Michael Alfaro, John Ellison, Megan Setzler.
- Ms. Engle Thompson spoke on the residency of the County Administrator.

10. Old Business:

- a. Third Reading – Ordinance 03-01-2026. allowing Newberry County to enter into an option and purchase agreement with Project Altair for Economic Development Purposes.
 - With no member of council making a motion to accept, the ordinance failed.
- b. Second Reading – Ordinance 05-02-2026. Rezoning property at the corner of Wise Street and Wilson Road, consisting of one acre from GC-General Commercial to R2-Rural. (TMS No. 399-56).
 - Mr. Reeder made a motion to accept second reading; Mr. Fulmer provided the second and the motion carried 7-0.
- c. Second Reading – Ordinance 05-04-2026. Rezoning property at 5576 SC Hwy 121-34, Newberry, consisting of 10 acres from R2-Rural to RS-Single Family Residential. (TMS No. 295-39).
 - Mr. Reeder made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 5-2 with Mr. Fulmer and Mr. Sease voting against.
- d. Second Reading – Ordinance 05-05-2026. Acceptance of Goggans Drive, Goggans Court, and Fawn Court into the Newberry County Roads System.

- Mr. Fulmer made a motion to postpone second reading until December 16, 2026, in order for Newberry County to secure the rights-of-way; Mr. Reeder provided the second and the motion carried 5-2 with Mr. Sease and Mr. Scurry voting against.

11. New Business:

- a. Discussion and possible vote of Ordinance 06-01-2026 to provide for a limited and temporary moratorium on Data Centers in Newberry County and invoking application of the Pending Ordinance Doctrine – First Reading by Title Only.
 - Mr. Johnson lost connection and was no longer present during the meeting.
 - Mr. Sease made a motion to accept first reading in title only; Mr. Fulmer provided the second.
 - Mr. Fulmer asked for clarification that they would be able to extend the moratorium after 12 months. Mr. Shealy said that is correct, and that they cannot pass a moratorium without a timeline, per state law.
 - The motion carried 4-2, with Mr. Reeder and Mr. Scurry voting against.

12. Appointments:

- There were no appointments.

13. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Scurry provided the second and the motion carried 6-0.

NEWBERRY COUNTY COUNCIL

Robert Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

DRAFT

recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing uses of the properties located at the corner of Wise Street and Wilson Road, Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 399-56 totaling one (1) acre located at the corner of Wise Street and Wilson Road, Newberry, as more particularly shown on the plat accompanying the submitted “Official Zoning Map Amendment Application” included in the submitted Planning Commission report attached hereto, R2-Rural from GC-General Commercial.

A. That the proposed map amendment does promote the implementation of the Comprehensive Plan in the area.

B. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 399-56 totaling one (1) acre real estate parcel as acted on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

_____.

AND IT IS SO ORDAINED by Newberry County Council this _____ day of

_____, 2026 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Robert Shealy, Chairman

Attest:

Andrew Wigger, Clerk to Council

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA03-05-19-26 by owner Antonio Alvarez. This request is to rezone one (1) property totaling one (1) acre from GC-General Commercial to R2 - Rural for a residence.

Application Number : MA03-05-19-26

Property Owner: Antonio Alvarez

Location Address: Corner of Wise Street & Wilson Road

Tax Map Number(s): 399-56

Lot Size: 1 acre

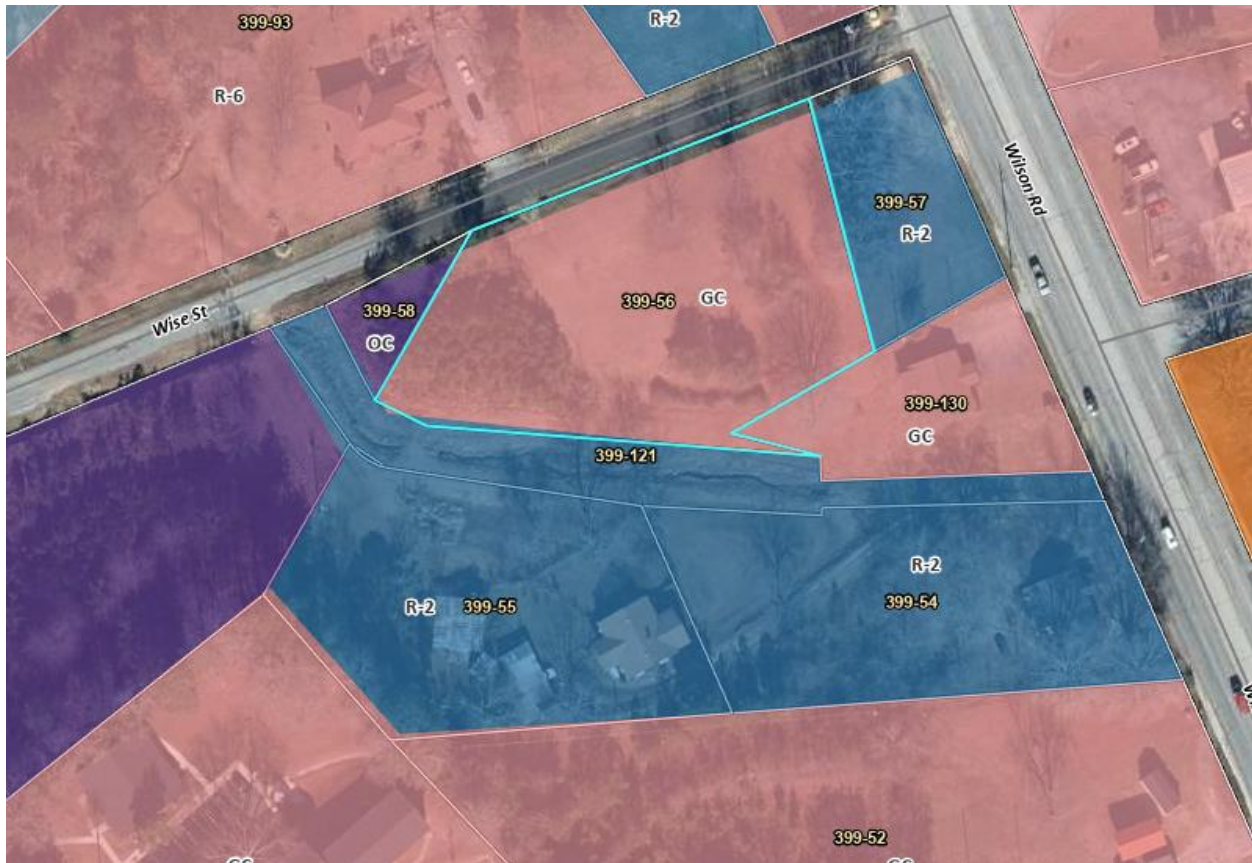
Current Land Use: Vacant

Proposed Land Use: Residential

Current Zoning District: GC-General Commercial

Proposed Zoning District: R2-Rural

Comprehensive Plan Designation: Transitional

Current Zoning Map:**Current Zoning District**

GC – General Commercial: The GC district is intended to accommodate a variety of general commercial and non-residential uses characterized primarily by retail, including shopping centers; wholesale; offices; educational institutions; healthcare, including hospitals; arts and entertainment; and service establishments in commercially-oriented areas.

Proposed Zoning District

R2-Rural: The R2-Rural district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

Future Land Use Map:**Future Land Use Designation Definition**

Transitional (TR) – Land undergoing, or with the potential to undergo, a transition from one major land use to another, primarily from rural or residential to commercial or office uses. Such land is in proximity to developed areas, municipalities, or Development (DEV) areas and/or to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within Transitional areas will provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities could make these areas attractive for a range of uses, as appropriate and compatible with adjacent uses, including light commercial, office, public and institutional uses, and higher density residential development.

Analysis:

Rezoning request MA03-05-19-26 by property owner Antonio Alvarez. This request is to rezone one (1) property totaling one (1) acre located at the corner of Wise Street & Wilson Road, from GC-General Commercial to R2-Rural. The proposed use of this property is for residential.

The Comprehensive Plan identifies this property and the surrounding area as transitional, which supports this rezoning.

When considering a rezoning, per Title 6, Chapter 29 of the Code of Laws of South Carolina, the decision of the Planning Commission serves as a recommendation and is forwarded to County Council for review and approval.

recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing uses of the properties located 5576 SC Highway 34-121, Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 295-39 totaling ten (10) acres located 5576 SC Highway 34-121, Newberry, as more particularly shown on the plat accompanying the submitted “Official Zoning Map Amendment Application” included in the submitted Planning Commission report attached hereto, RS-Single Family Residential from R2-Rural.

A. That the proposed map amendment does promote the implementation of the Comprehensive Plan in the area.

B. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 295-39 totaling ten (10) acres real estate parcel as acted on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

_____.

AND IT IS SO ORDAINED by Newberry County Council this _____ day of

_____, 2026 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Robert Shealy, Chairman

Attest:

Andrew Wigger, Clerk to Council

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA05-05-19-26 by property owner Michael Burnside. This request is to rezone one (1) property totaling ten (10) acres from R2 – Rural to RS-Single Family Residential for a residential development.

Application Number : MA05-05-19-26

Applicant: Michael Burnside

Property Owner: Michael Burnside and Willie Davis

Location Address: 5576 SC Highway 34-121, Newberry

Tax Map Number(s): 295-39

Lot Size: 10 acres

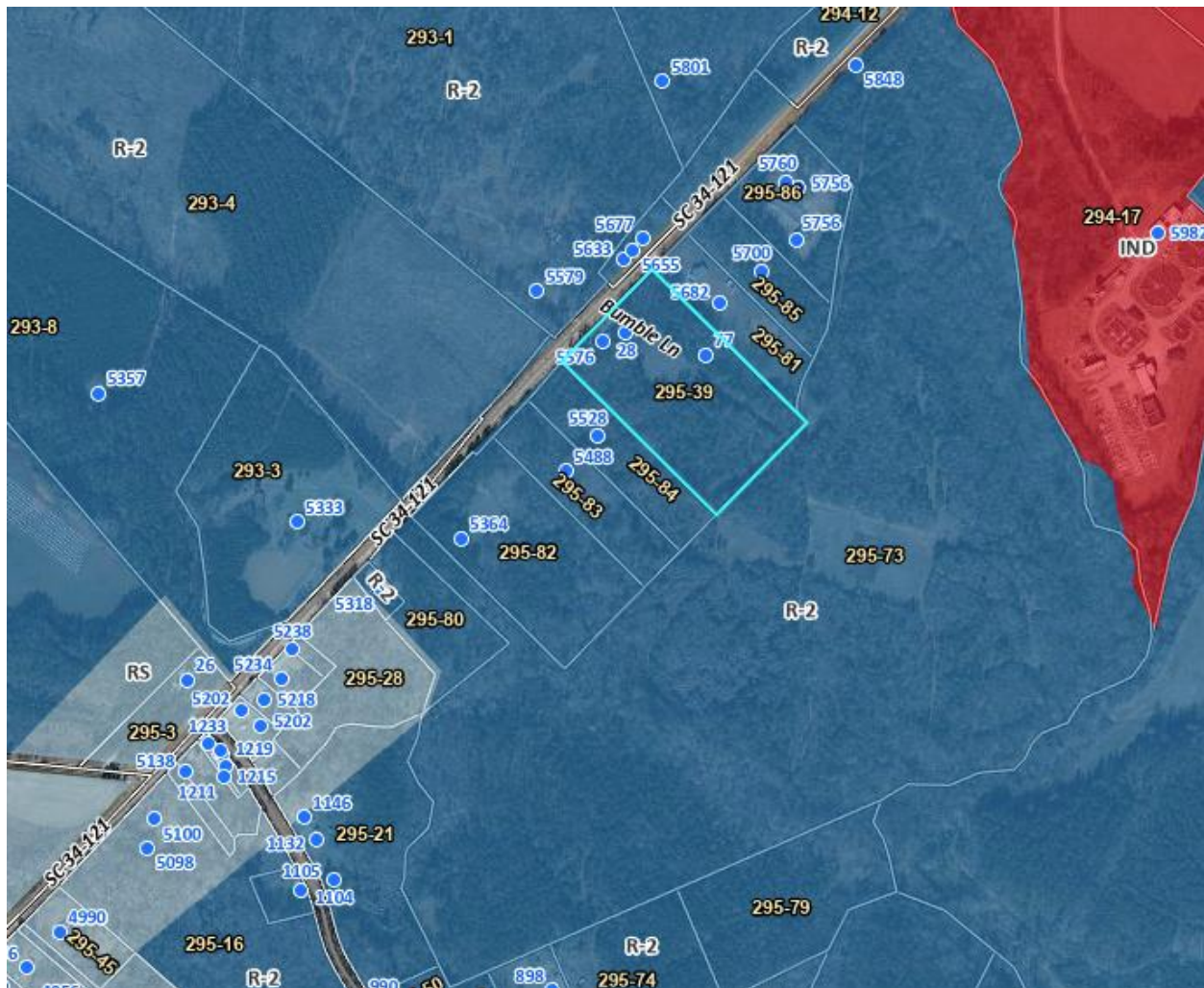
Current Land Use: Residential

Proposed Land Use: Higher Density Residential

Current Zoning District: R2-Rural

Proposed Zoning District: RS-Single Family Residential

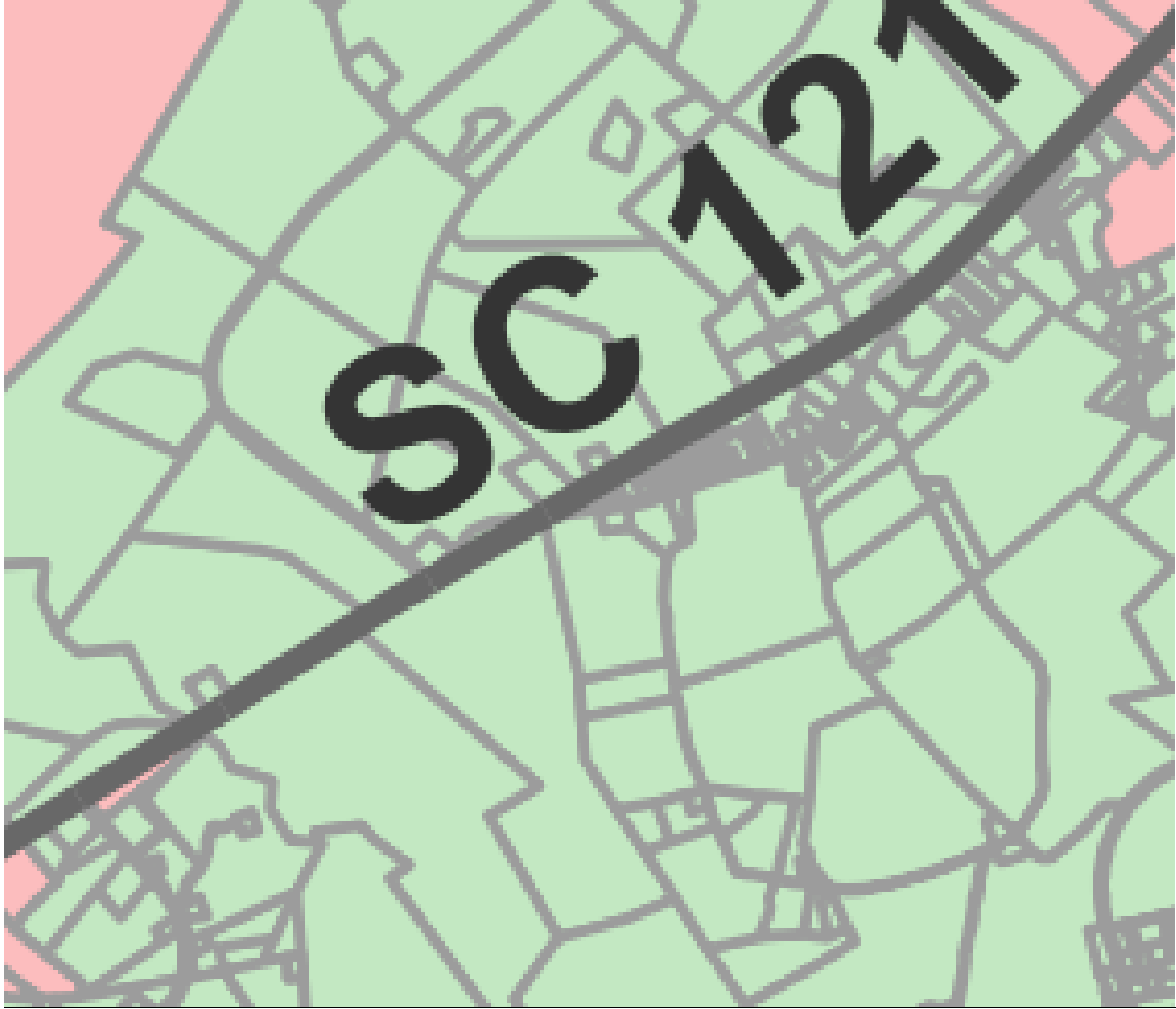
Comprehensive Plan Designation: Rural Development

Current Zoning Map:**Current Zoning District**

R2-Rural: The R2-Rural district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

Proposed Zoning District

RS – Single Family Residential: The RS district is intended to be residential with single-family, site-built dwellings and low population densities. Compatible uses such as home occupations, K-12 education, limited recreation, and religious uses are also allowed. Manufactured homes and businesses are not permitted.

Future Land Use Map:**Future Land Use Designation Definition**

Rural Development (RD) – Lands in the rural areas of the County that are primarily in use as low density residential, agriculture, or forestry, but may include other complementary and associated uses. Land in Rural Development may also include higher intensity uses on properties that are separated appropriately from residential uses and that have adequate road access. While lands in the RD areas are expected to continue to be primarily low density residential and agricultural in nature, it is anticipated that other complementary and associated uses such as public and institutional, parks and recreation, higher density residential, and light commercial and industrial uses will locate in these areas where appropriate.

Analysis:

Rezoning request MA05-05-19-26 by property owner Michael Burnside. This request is to rezone one (1) property totaling ten (10) acres located at 5576 SC Highway 34-121, Newberry, from R2-Rural to RS-Single Family Residential. The proposed use of this property is for higher density residential development.

The Comprehensive Plan identifies this property and the surrounding area as transitional, which supports this rezoning.

When considering a rezoning, per Title 6, Chapter 29 of the Code of Laws of South Carolina, the decision of the Planning Commission serves as a recommendation and is forwarded to County Council for review and approval.

NOW, THEREFORE, BE IT ORDAINED by the County Council of the County of Newberry, in Council duly assembled this ___ day of July, 2026 that:

The Newberry County Council does hereby declare a temporary moratorium on Data Centers for twelve (12) months or less, and shall not accept any application or permit for a Data Center, nor take action on any permit or application for a Data Center which has not received final approval until the County establishes, if any, a regulatory framework or zoning ordinance structure through comprehensive oversight and approval process that is satisfactory to the Newberry County Council. First reading of this Ordinance shall invoke the Pending Ordinance Doctrine.

This prohibition may apply to an application, petition, or submission seeking approval, review or relief for a Data Center including but not limited to:

- a) A zoning map or text amendment specific to a site or user;
- b) Conditional uses, special exceptions, or variances;
- c) Land development plans or subdivision applications;
- d) A building permit or certificate tied to an approval for a Data Center when the permit or certificate requires prior land use or zoning approval.

For purposes of this Ordinance, “Data Center” shall mean a facility, campus of facilities, or array of interconnected facilities which house working servers and that are developed to cool, secure, and connect data associated with applications and servers.

This County Council shall conduct a comprehensive study of the cumulative impacts of Data Center development and shall bring forward a written report of its findings and policy recommendations for discussion by the Council. Such report shall include:

- Findings relating to the effect of Data Centers on energy consumption and grid capacity, environment and water supply, health and community well-being, residential market and housing prices; and
- Recommendations, if any, for zoning ordinances that specifies appropriate criteria for Data Center locations, which may include guidance regarding residential zones, proximity to essential

infrastructure, and minimum requirements for environmental mitigation and resource efficiency.

NEWBERRY COUNTY COUNCIL

By: _____
Robert Shealy, Chairman

(SEAL)

ATTEST:

Andrew Wigger, Clerk to Council

Approved as to form:

Joanie Winters, County Attorney

**William Theodore Luckadoo
County Administrator**

1st Reading: June 3, 2026
2nd Reading: June 17, 2026
Public Hearing: July 15, 2026
3rd Reading: July 15, 2026

Request for Qualifications				
2026-05: Consulting Services for Newberry County Airport				
Firm	Bartley	Rowe	Waldrop	
Average				
Ardurra	110	110	108	109
Michael Baker International	108	90	96	98
Parrish & Partners	104	70	87	87
Talbert, Bright & Ellington	106	95	97	99
Total possible points: 110				
Firms were evaluated on the following criteria:				
past performance, qualifications/experience of staff, ability to meet budget/contract requirements, workload of the firm, proximity to County				
Recommendation is to accept the highest ranking firm for on-call services at the Newberry County Airport				
The airport consultant assists Newberry County with reimbursements from the State Aeronautics Commission and FAA.				

Notice of Intent to Award

Date: 11 June 2026

Agency: Newberry County

Project: Newberry County Gallman Place Roof Replacement
ID Number: 23234-A
Newberry County RFP Number: 2026-02

To All Bidders:

The agency has determined that the below-named bidder is responsible in accordance with the requirements of the bidding documents and has submitted the lowest responsive bid. The agency hereby announces its intent to enter into a contract with the bidder for the construction of the above-named project, subject to the provisions of SC law.

Name of Bidder: Summers Roofing Co. Inc.
Alpharetta, GA

Date Bids Were Received: May 7th, 2026

Amount of Base Bid: \$361,500.00

Right to Protest:

Any actual bidder, offeror, contractor, or subcontractor who is aggrieved in connection with the intended award or award of this contract may protest to Barnwell County in accordance with the Barnwell County Procurement Code, within 10 calendar days of the date the bids are received. Such protest must be in writing and must state the reasons for which the protest is being made.

Signature of Architect:

Michael T. Pry, AIA
DP3 Architects, Ltd.



DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.8200

www.DP3architects.com

Please advertise in the newspaper on Wednesday, June 17, 2026, newspaper.

NOTICE IS HEREBY GIVEN that the Newberry County Council, State of South Carolina, will conduct the following public hearings at its meeting on the 15th day of July 2026, to be held in the Newberry County Council Chambers, 1309 College Street, Newberry, South Carolina, at 6:00 p.m.:

1. ORDINANCE 06-01-2026: AN ORDINANCE AUTHORIZING THE COUNTY OF NEWBERRY, BY NEWBERRY COUNTY COUNCIL TO DECLARE A TEMPORARY MORATORIUM ON DATA CENTERS IN NEWBERRY COUNTY, SOUTH CAROLINA.

At the time and place fixed for said public hearings, all taxpayers, residents or other interested persons who appear will be given an opportunity to express their views for or against the adoption of each Ordinance. A copy of the proposed Ordinance is available for inspection in the County Administrator's office located in the Courthouse Annex at 1309 College Street, Newberry, South Carolina, during its regular business hours. Assistance is available for those who are visually or hearing-impaired. For assistance, Andrew T. Wigger, Clerk to Council/PIO, at (803)-321-2100.

BID TABULATION FORM

BID OPENING		BID TABULATION FOR:				APPARENT LOW BIDDER	
BID DUE DATE:	7-May-26 3:00 PM	Newberry County Gallman Place Roof Replacement	CONTRACTOR: Carolina Made Construction		BASE BID AMOUNT: \$310,000		
ARCHITECT:	DP3 Architects, Ltd.	7-May-26	PROJECT MGR: David Hammer				
OWNER PROJECT NO:	2026-02	ADDENDA DATES:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
ARCHITECT NO:	23234-A	4/1/2026					
DOCUMENTS DATE:	10-Apr-26	4/10/2026					
CONTRACT COMPLETION DATE:	90 Days	4/16/2026					
		4/24/2026					
		ALTERNATES:	NO <input type="checkbox"/> YES <input type="checkbox"/>				
CONTRACTOR	BASE BID	BID BOND (Y/N)	ADDENDA 1-4 ACKNOWLEDGED (Y/N)	PAYMENT/ PERFORMANCE BOND (Y/N)	(LIABILITY INSURANCE INCLUDED) (Y/N)	(LICENSE NUMBER INCLUDED) (Y/N)	TOTAL
IES Roofing Services	\$458,350.00	Y	Y	Y	Y	Y	
Vivid Group	\$970,000.00	N	Y	N	Y	Y	
AAR North Carolina Inc.	\$530,975.00	Y	Y	Y	Y	Y	
Carolina Made Construction	\$310,000.00	Y	Y	Y	N	Y	Schedule of Values Not Included
Southern Roofing Services	\$716,700.00	Y	Y	N	Y	Y	
Porter Roofing Contractors, Inc	\$498,000.00	Y	Y	Y	Y	Y	
Land Roofing Company	\$576,000.00	Y	Y	Y	Y	Y	
Benton Roofing Inc.	\$776,121.00	Y	Y	Y	Y	Y	
Frizzell Construction Company Inc.	\$628,000.00	Y	Y	Y	Y	Y	
Pickens Contracting Inc	\$506,762.00	Y	Y	Y	Y	Y	
Watts & Associates	\$667,000.00	Y	Y	Y	Y	Y	
Summers Roofing Co. Inc.	\$361,500.00	Y	Y	Y	Y	Y	

Newberry County
Gallman Place Roof Replacement
DP3 Project Number: 23234-A



Monetary value differs in numerical and descriptive text.
Schedule of Values Included

Recommendation of Award

Date: 17 June 2026

Agency: Newberry County

Project: Newberry County Public Safety Complex
DP3 Project #: 23232
Newberry County RFP #: 2026-06

Bids were received and opened on this project on May 20th, 2026, at 1:00 PM EST.
Bids were received from nine contractors.

The apparent low bidder is as follows:

Name of Bidder: Dunbar Construction Company, Inc.
Spartanburg, SC

Amount of Base Bid: \$6,914,423.00

Alternates Accepted: 1 – Add \$0.00
2 – Add \$5,170.00
3 – Subtract \$6,380.00
4 – Add \$20,526.00

Total Amount of Base Bid
Plus Accepted Alternates: \$6,933,739.00

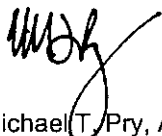
DP3 Architects has reviewed the bid and the contractor license information and has determined that the above-named bidder is responsible in accordance with the requirements of the bidding documents and has submitted the lowest responsive bid.

We hereby recommend award to Dunbar Construction Company in the amount of \$6,933,739.00.

Right to Protest:

Any actual bidder, offeror, contractor, or subcontractor who is aggrieved in connection with the intended award or award of this contract may protest in writing to the purchasing director of Newberry County within 10 calendar days of the notification of intent to award or statement of award. Such protest must be in writing and must state the reasons for which the protest is being made.

Signature of Architect:



Michael T. Pry, AIA
Principal
DP3 Architects, Ltd.

DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.8200

www.DP3architects.com

NEWBERRY COUNTY PUBLIC SAFETY COMPLEX

BID TABULATION

BID DUE DATE:	MAY 20, 2026	ADDENDA:	YES X	BIDS OPENED BY:	JARED SANG
TIME:	1:00 PM	ADDENDUM #1		BIDS WITNESSED BY:	CRYSTAL WALDROP
ARCHITECT:	DP3 ARCHITECTS	ADDENDUM #2		APPARENT LOW BIDDER	
DP3 PROJECT #:	23232	ADDENDUM #3		CONTRACTOR:	DUNBAR
DOCUMENTS DATE:	27 MAR 2026	ADDENDUM #4		BASE BID:	\$6,914,423
CONTRACT COMPLETION DATE:	420 DAYS	ALTERNATES:	YES X	TOTAL ALTERNATES:	\$19,316

CONTRACTOR	BASE BID	ALT #1	ALT #2	ALT #3	ALT #4	UNIT #1 \$/CY	UNIT #2 \$/CY	UNIT #3 \$/CY	BID BOND (Y/N)	ADDENDA 1-4 ACKNOWLEDGED (Y/N)	SCHEDULE OF VALUES (Y/N)	PAYMENT/PERFORM. BOND (Y/N)	BIDDERS & NON-COLLISION AFFIDAVITS (Y/N)	LIABILITY INSURANCE (Y/N)
DUNBAR CONSTRUCTION	\$6,914,423	\$0	\$5,170	-\$6,380	\$20,526	\$8.00	\$30.00	\$150.00	Y	Y	Y	Y	Y	Y
SOLID STRUCTURES	\$7,080,635	\$0	\$17,339	-\$6,000	\$29,080	\$20.00	\$52.00	\$335.00	Y	Y	Y	Y	Y	Y
PLACE SERVICES INC.	\$7,581,000	\$0	\$28,976	-\$8,467	\$55,969	\$24.00	\$30.00	\$110.00	Y	Y	Y	Y	Y	Y
EDCON INC.	\$7,890,000	\$0	\$105,677	-\$6,800	\$34,000	\$9.00	\$35.00	\$275.00	Y	Y	N	Y	Y	Y
GILLAM & ASSOCIATES	\$8,071,870	\$0	\$10,500	-\$8,100	\$30,785	\$7.50	\$30.00	\$250.00	Y	Y	N	Y	N	Y
CELY CONSTRUCTION	\$8,494,320	\$0	\$23,500	-\$8,100	\$36,610	\$11.00	\$27.50	\$192.50	Y	Y	Y	N	Y	Y
BRANTLEY CONSTRUCTION	\$8,604,000	\$0	\$57,000	-\$6,500	\$30,000	\$12.50	\$47.50	\$356.00	Y	Y	Y	Y	Y	Y
MMMS CONTRACTING	\$8,740,000	\$0	\$24,000	-\$6,000	\$31,000	\$12.50	\$46.00	\$330.00	Y	Y	N	Y	Y	Y
REEVES + YOUNG	\$8,999,999	\$27,413	\$63,166	-\$17,344	\$83,087	\$17.25	\$28.75	\$207.00	Y	Y	N	Y	Y	Y



May 28, 2026

Mr. Ted Luckadoo
County Administrator
Newberry County
1309 College Street, P.O. Box 156
Newberry, SC 29108

**RE: Recommendation of Award
Newberry County Airport (EOE)
Taxiway A Rehabilitation
Newberry County Bid No. 2026-08
ARD Project No. 20230001.00.CA
FAA AIP No. 3-45-0066-015-2022 & 3-45-0066-017-2025**

The bid packages submitted on May 21, 2026, for the Base Bid - Taxiway A Rehabilitation project and the Bid Additive – Terminal Parking Lot Improvements at the Newberry County Airport have been reviewed and summarized on the enclosed Bid Tabulation. Two bid proposals were submitted by Satterfield Construction Company, Inc. and Palmetto Corp of Conway. The bid packages were reviewed for completeness and accuracy.

After review of the submitted bid packages, it is apparent that Satterfield Construction Company's bid is both reasonable, based on our evaluation of other bids from similar projects, and responsible. A breakdown of the project elements and prices is shown below.

Bid Element	Satterfield Construction Company, Inc.	Palmetto Corp of Conway
Base Bid - Taxiway A Rehabilitation	\$1,267,425.00	\$1,529,255.00
Bid Additive - Terminal Parking Lot Improvements	\$186,852.75	\$322,922.50
Grand Total	\$1,454,277.75	\$1,852,177.50

As of the date of this letter, Satterfield Construction Company has an active South Carolina general contractor's license and is a pre-qualified SCDOT contractor. Satterfield Construction Company's proposal meets the advertised Disadvantaged Business Enterprise (DBE) participation amount of 0.0%.

Based on this information, we recommend that Newberry County award the subject contract in the amount of **\$1,267,425.00** for the Base Bid (Taxiway A Rehabilitation) and **\$186,852.75** for the Bid Additive (Terminal Parking Lot Improvements) to Satterfield Construction Company, Inc.

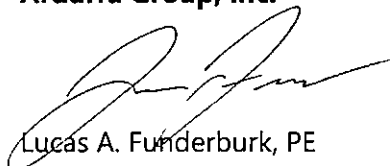
We appreciate the opportunity to provide this service for Newberry County and the Newberry County Airport, and we are available to answer any questions you may have.



If you have any questions, please contact me at 803-747-5679.

Please carefully examine these documents and contact us if you have any questions.

Sincerely,
Ardurra Group, Inc.



Lucas A. Funderburk, PE
Senior Project Engineer

Enclosures
Certified Bid Tabulation Summary

cc: Crystal Waldrop, Newberry County
Josh Rowe, Newberry County
Andy Busbee, Ardurra
Bri Barrineau, Ardurra

BID TABULATION SHEET
 OWNER: Newberry County Airport (FOA)

PROJECT: Taxway A Rehabilitation
 LOCATION: Newberry County
 1309 College Street
 Newberry, SC 29108
 DATE: Thursday, May 21, 2026

Please note that items that have been bolded, highlighted and italicized are mathematical corrections.

ITEM NO.	PAYMENT SPECIFICATION	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID: Taxway A Rehabilitation								
A1	C-100-1	Contractor Quality Control Program (CQCP)	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 125,000.00	\$ 125,000.00
A2	C-102-1	Temporary Stabilized Construction Entrance (Installation, Maintenance, and Removal)	2	EA	\$ 22,500.00	\$ 45,000.00	\$ 25,000.00	\$ 50,000.00
A3	C-102-2	Temporary Silt Fence (Installation, Maintenance, and Removal)	1,500	LF	\$ 7.50	\$ 11,250.00	\$ 4.50	\$ 6,750.00
A4	C-102-3	Temporary Compost Filter Sock (Installation, Maintenance, and Removal)	2,000	LF	\$ 9.20	\$ 18,400.00	\$ 8.00	\$ 16,000.00
A5	C-102-4	Temporary Filter Sock Inlet Protection (Installation, Maintenance, and Removal)	7	EA	\$ 575.00	\$ 4,025.00	\$ 125.00	\$ 875.00
A6	C-102-5	Channel Mating (Frosion Repair at Existing Drop Inlet)	350	SY	\$ 5.00	\$ 1,750.00	\$ 2.50	\$ 875.00
A7	C-105-1	Mobilization (10% Maximum)	1	LS	\$ 125,800.00	\$ 125,800.00	\$ 152,000.00	\$ 152,000.00
A8	C-105-2	Airport Safety and Phasing (Flagging, Kales, Barricading, Signage, etc)	1	LS	\$ 41,000.00	\$ 41,000.00	\$ 114,000.00	\$ 114,000.00
A9	P-101-1	Asphalt Milling (0.5' Depth)	21,200	SY	\$ 3.15	\$ 66,780.00	\$ 2.95	\$ 62,540.00
A10	P-101-2	Asphalt Milling: Variable Depth at Transitions (0.5' to 2')	1,000	SY	\$ 9.00	\$ 9,000.00	\$ 21.10	\$ 21,100.00
A11	P-101-3	Asphalt Crack Repair: 18" Width Milling not Including Asphalt Replacement (for Cracks >1.5' Wide)	6,100	LF	\$ 9.25	\$ 56,425.00	\$ 16.40	\$ 100,040.00
A12	P-101-4	Pavement Marking Removal	3,250	SF	\$ 4.90	\$ 15,925.00	\$ 3.20	\$ 10,400.00
A13	P-152-1	Unclassified Embankment from Ditch (Frosion Repair and Grading at Existing Drop Inlets)	400	CY	\$ 40.00	\$ 16,000.00	\$ 85.00	\$ 34,000.00
A14	SC-404-1	Hot Mix Asphalt Surface Course (2" Thickness)	3,400	TON	\$ 174.00	\$ 591,600.00	\$ 190.80	\$ 648,720.00
A15	P-605-1	Emulsified Asphalt Tack Coat	3,000	GAJ	\$ 7.00	\$ 21,000.00	\$ 5.00	\$ 15,000.00
A16	P-605-1	Joint Sealer (for Asphalt Cracks 0.25" to 1.5" Wide)	12,000	LF	\$ 2.00	\$ 24,000.00	\$ 1.86	\$ 22,320.00
A17	P-620-1	Pavement Markings: Temporary, Yellow	9,300	SF	\$ 2.75	\$ 25,575.00	\$ 1.25	\$ 11,625.00
A18	P-620-2	Pavement Markings: Permanent, Yellow, Reflective, Including Microbeads	9,300	SF	\$ 3.85	\$ 35,805.00	\$ 1.75	\$ 16,275.00
A19	P-620-3	Pavement Markings: Permanent, Black Outline, Non-Reflective, Including Microbeads	3,500	SF	\$ 0.75	\$ 2,625.00	\$ 1.50	\$ 5,250.00
A20	T-901-1	Permanent Seeding and Mulkings	4.0	ACR	\$ 4,500.00	\$ 18,000.00	\$ 3,640.00	\$ 14,560.00
A21	T-904-1	Soeding (Includes Watering Until Established)	650	SY	\$ 16.50	\$ 10,725.00	\$ 8.00	\$ 5,200.00
A22	T-905-1	Topsoil from Ditch (Variable Depth at Pavement Edge and Frosion Repair)	200	CY	\$ 93.50	\$ 18,700.00	\$ 160.00	\$ 32,000.00
A23	Plans	Drainage Inlet Repair (Includes Removal of Existing Concrete Apron, Flowable-Fill Around Structure to Repair Washout and Raising Frame and Grate)	2	EA	\$ 9,120.00	\$ 18,240.00	\$ 7,000.00	\$ 14,000.00
A24	Plans	Demolition of Existing Inlet Position Sign Concrete Foundation and Relocation of Existing Sign onto new Concrete Base (Complete)	1	LS	\$ 38,400.00	\$ 38,400.00	\$ 40,000.00	\$ 40,000.00
A25	SCDOT 7011400	New Concrete Apron on Raised Drop Inlet	2	EA	\$ 4,200.00	\$ 8,400.00	\$ 6,500.00	\$ 13,000.00
					BASE BID TOTAL	\$ 1,267,425.00		\$ 1,329,255.00

Firm: Satterfield Construction Company
 Address: PO Box 279
 Greer, SC 29648
 General Contractors License No. C12030

Firm: Lucas A Funderburk, P.E.
 Address: Ardura Group

Firm: Palmatic Corp of Conway
 Address: 3873 HWY 201 N
 Conway, SC 29526
 General Contractors License No. C14514

I Certify that this is a true and corrected record of bids received.
Lucas Funderburk
 Lucas A Funderburk, P.E.
 Ardura Group

Palmatic Corp of Conway
 3873 HWY 201 N
 Conway, SC 29526
 General Contractors License No. C14514

BID TABULATION SHEET
Newberry County Airport (FDE)

I Certify that this is a true and corrected record of bids received.

PROJECT: Highway A Rehabilitation
LOCATION: Newberry County
1399 College Street
Newberry, SC 29108
DATE: Thursday, May 21, 2026

Lucas A. Funderburk, P.E.
Ardurra Group

Please note that items that have been bolded, highlighted and italicized are mathematical corrections.

ITEM NO.	PAYMENT SPECIFICATION	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ADD BID #1: Terminal Parking Lot Improvements								
B1	C-102-1	Temporary Construction Entrance (Installation, Maintenance, and Removal)	1	EA	12,500.00	12,500.00	14,000.00	14,000.00
B2	C-102-2	Temporary Compast Filter Sock (Installation, Maintenance and Removal)	170	LF	9.20	1,564.00	8.00	1,360.00
B3	C-102-3	Temporary Filter Sock Check Dam (Installation, Maintenance and Removal)	2	EA	600.00	1,200.00	125.00	250.00
B4	C-105-1	Airport Safety and Phasing Coordination (Flagging, Kados, Barricading, Signage, etc)	1	LS	10,000.00	10,000.00	50,000.00	50,000.00
B5	P-101-1	Remove Existing Sign	1	EA	4,000.00	4,000.00	2,000.00	2,000.00
B6	P-101-2	Full Depth Pavement Removal (includes sawcut)	1,400	SY	9.25	12,950.00	45.30	63,420.00
B7	P-101-3	Remove Existing Driveway Pipe	25	LF	75.00	1,875.00	135.00	3,375.00
B8	P-101-4	Demolish and Remove Existing Stone Directional Beason (MDB), Complete	1	LS	4,200.00	4,200.00	7,500.00	7,500.00
B9	P-101-5	Remove and Replace Existing Flag Pole (includes new concrete foundation)	1	LS	10,000.00	10,000.00	98.50	19,700.00
B10	P-152-1	Unclassified Excavation	200	CY	92.50	18,500.00	201.45	40,290.00
B11	SCDOT 3060106	Aggregate Base Course - 6" Thickness	250	CY	141.00	36,000.00	266.00	66,550.00
B12	SC-404-1	Hot Mix Asphalt Surface Course - 1.5" Depth	120	TON	187.00	22,440.00	255.00	30,600.00
B13	SC-404-2	Hot Mix Asphalt Intermediate Course - 1.5" Depth	120	TON	183.00	21,960.00	9.70	1,164.00
B14	P-602-1	Emulsified Asphalt Prime Coat	350	GAL	8.00	2,800.00	7.00	2,450.00
B15	P-603-1	Emulsified Asphalt Tack Coat	100	GAL	10.00	1,000.00	5.00	500.00
B16	P-620-1	Pavement Markings, Permanent, Yellow, Non-reflective	70	SF	6.05	423.50	5.00	350.00
B17	P-620-2	Pavement Markings, Permanent, White, Non-reflective	100	SF	6.05	605.00	5.00	500.00
B18	P-620-3	Pavement Markings, Permanent, Blue, Non-reflective	60	SF	6.05	363.00	5.00	300.00
B19	SCDOT 7204100	4" Thick Concrete Sidewalk	80	SY	118.00	9,440.00	151.50	12,120.00
B20	T-901-1	Permanent Seeding and Mulching	100	AC	4,600.00	4,600.00	3,640.00	3,640.00
B21	T-905-1	Topsowing (stripping, stocking and final placement)	75	CY	100.00	7,500.00	160.00	12,000.00
B22	Plans	Concrete Wheel Stop	2	EA	250.00	500.00	1,075.00	2,150.00
B23	Plans	Accessible Parking Signage, Installed Complete	1	EA	1,656.00	1,656.00	750.00	750.00
B24	Plans	Roadway Stop Sign, Installed Complete	1	EA	776.25	776.25	750.00	750.00
ADD BID #1 TOTAL:						186,852.25		322,922.50
BASE BID:						1,267,425.00		1,267,425.00
BID ADD #1:						186,852.25		322,922.50
TOTAL:						1,454,277.25		1,590,347.50

Firm Address:
Satterfield Construction Company
PO Box 279
Greer SC 29648
General Contractors License No. G12030

Palmetto Corp of Conway
3873 HWY 701 N
Conway SC 29526
General Contractors License No. G1514

**SUMMARY OF GRANT COSTS
TAXIWAY A REHABILITATION & TERMINAL BUILDING PARKING LOT RECONSTRUCTION
NEWBERRY COUNTY AIRPORT**

	AIP FUNDING	AIG FUNDING	
	TAXIWAY A REHABILITATION (CONSTRUCTION)	TERMINAL BUILDING PARKING LOT RECONSTRUCTION (CONSTRUCTION)	TOTAL
PRORATION OF COMBINED PROJECT	87%	13%	100%
<u>Line Item 1 - Administrative Expense</u>			
Administrative Expense	\$8,715	\$1,285	\$10,000
	\$8,715	\$1,285	\$10,000
<u>Line Item 4 - A/E Basic Fees</u>			
Project Mgt & Construction Administration	\$82,127	\$12,108	\$94,235
	\$82,127	\$12,108	\$94,235
<u>Line Item 5 - Other A/E Fees</u>			
Grant Administration Services	\$24,339	\$3,588	\$27,927
Closure of Inactive Monitoring Wells	\$32,422	\$4,780	\$37,202
	\$56,761	\$8,368	\$65,129
<u>Line Item 6 - Project Inspection Fees</u>			
Construction Observation	\$97,067	\$14,310	\$111,377
Quality Assurance Testing	\$70,654	\$10,416	\$81,070
	\$167,720	\$24,727	\$192,447
<u>Line Item 11 - Construction</u>			
Taxiway A Rehabilitation (Satterfield Bid)	\$1,267,425	-	\$1,267,425
Terminal Building Parking Lot Recon (Satterfield Bid)	-	\$186,853	\$186,853
	\$1,267,425	\$186,853	\$1,454,278
TOTAL PROJECT	\$1,582,749	\$233,340	\$1,816,089
FAA ELIGIBLE	\$1,582,749	\$233,340	
AIP NPE Available:	\$581,346	-	
AIP Discretionary Request:	\$922,265	-	
AIG Available:	-	\$140,019	
FAA SHARE	\$1,503,611	\$140,019	\$1,643,630
STATE SHARE	\$39,568	\$55,256	\$94,824
SPONSOR SHARE	\$39,570	\$38,065	\$77,635

2026-07 IFB Scurry Church Road and Henry Longshore Road Repairs			
May 20, 2026 @ 3:00 p.m.			
Bidder			
	Henry Longshore Road Base Bid	Scurry Church Road Base Bid	Bid Bond
Satterfield Construction	\$54,500.00	\$219,800.00	yes
Steed Paving	\$64,795.00	\$249,059.00	yes
	2" overlay/ 1450'2,255 SY	Full depth 4: patching, "C" asphalt	
Amount allocated from CTC Fund (P044770)			
	\$322,000.00		
Staff Recommends acceptance of Satterfield Construction Bid for these road repairs			
Crystal Waldrop, Purchasing Director			

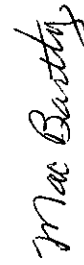
5/20/26 *C Waldrop*

2026-09 HVAC Maintenance Services for County Facilities					
Committee Evaluation					
Vendor	Bartley	Sawyer	Waldrop	Total	
Carolina Chillers	90	95	83	89	
Fulmer Heating and Cooling	100	100	97	99	
ProKitchen LLC	95	95	90	93	
WB Guimarin & Co. Inc.	93	95	93	94	
Staff Recommends the highest ranked firm: Fulmer Heating and Cooling					

2026-09 HVAC Maintenance Services
Committee Evaluation Sheet

Vendor	Qualifications of Company (25%)	Experience (25%)	References (25%)	Costs (25%)	Total (100%)
	25	25	25	25	100
Carolina Chillers	25	25	25	15	90
Fulmer Heating and Cooling	25	25	25	25	100
ProKitchen LLC	25	25	25	20	95
WB Guimarin & Co. Inc.	25	25	25	18	93

Name of Committee Evaluator
Mac Bartley



2026-09 HVAC Maintenance Services
Committee Evaluation Sheet

Vendor	Qualifications of Company (25%)	Experience (25%)	References (25%)	Costs (25%)	Total (100%)
	25	25	25	25	100
Carolina Chillers	25	25	25	20	95
Fulmer Heating and Cooling	25	25	25	25	100
ProKitchen LLC	25	25	25	20	95
WB Guimarin & Co. Inc.	25	25	25	20	95

Name of Committee Evaluator

Scott Sawyer



I feel like they can all do the job. The familiarity with Fulmer and the cost amount they noted, simply makes them the best choice to me.

If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link

2026-09 HVAC Maintenance Services
Committee Evaluation Sheet

Vendor	Qualifications of Company (25%)	Experience (25%)	References (25%)	Costs (25%)	Total (100%)
	25	25	25	25	100
Carolina Chillers	23	22	23	15	83
Fulmer Heating and Cooling	25	25	22	25	97
ProKitchen LLC	23	22	25	20	90
WB Guimarin & Co. Inc.	25	25	25	18	93

Name of Committee Evaluator

Crystal Waldrop
