

Recommendation of Award

Date: 27 August 2026

Agency: Newberry County

Project: Gallman Place Renovations
ID Number: 23234-B
Newberry County RFP Number: 2026-10

Bids were received and opened on this project on July 29th, 2026, at 3:00 PM EST.
Bids were received from seven contractors.

The apparent low bidder is as follows:

Name of Bidder: Cinderella Partners, Inc.
Monroe, NC

Amount of Base Bid: \$1,929,330.00

Alternates Accepted: \$33,125.00

Total Amount of Base Bid
Plus Accepted Alternates: \$1,962,455.00

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 Cinderella Partners, Inc. in the amount of \$1,962,455.00.

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.

DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com



Signature of Architect:

A handwritten signature in black ink, appearing to read "M. Pry", with a stylized, looping flourish at the end.

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

Attachments: Bid Tabulation Form
Schedule of Values Comparison
LLR License Lookup

DP3 Architects, Ltd.
15 South Main Street
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Greenville, SC 29601
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BID TABULATION FORM

BID DUE DATE: 29-Jul-26 3:00 PM		BID OPENING Newberry County Gallinan Place Renovation Newberry, SC		BID TABULATION FOR:										CONTRACTOR: CINDERELLA PARTNERS, INC.	
ARCHITECT: DP3 Architects, Ltd.		ADDENDA: 7/22/2026 7/29/2026 7/31/2026 7/24/2026		YES X NO										PROJECT MGR:	
OWNER PROJECT NO: 2025-10 23234-B		DOCUMENTS DATE: 28-May-26		CONTRACT COMPLETION DATE: 300 Days										BASE BID AMOUNT: \$1,929,330	
CONTRACTOR	BASE BID	ALTERNATE 1: KITCHEN EQUIPMENT AND EXTENDED MEP SCOPE	ALTERNATE 2: RELOCATION OF WATER SERVICE	ALTERNATE 3: ACCESSIBLE PARKING UPGRADES	ALTERNATE 4: CORRIDOR AND CLASSROOM FINISH	ALTERNATE 5: KITCHEN FLOOR FINISH	BID BOND (Y/N)	ADDENDUM 1-4 ACKNOWLEDGED (Y/N)	PAYMENT/ PERFORMANCE BOND (Y/N)	LIABILITY INSURANCE INCLUDED (Y/N)	(LICENSE NUMBER INCLUDED) (Y/N)	TOTAL			
CINDERELLA PARTNERS, INC.	\$1,929,330.00	\$234,403.00	\$15,625.00	\$33,125.00	\$30,525.00	\$23,853.00	Y	Y	Y	Y	Y				
WE BAKER AND SONS	\$2,105,795.00	\$272,166.00	\$16,850.00	\$19,300.00	\$51,185.00	\$26,150.00	Y	Y	Y	Y	Y				
TYLER CONSTRUCTION GROUP, INC. (w/ Schedule of Values)	\$2,289,505.00	\$318,832.00	\$50,000.00	\$15,790.00	\$48,772.00	\$26,240.00	Y	Y	Y	Y	Y				
SPRINGHILL CONSTRUCTION COMPANY, LLC	\$1,950,000.00	\$244,200.00	\$4,100.00	\$24,200.00	\$16,500.00	\$20,800.00	Y	Y	Y		Y				
CELEY CONSTRUCTION, INC. (w/ Schedule of Values)	\$2,242,910.00	\$313,629.00	\$16,837.00	\$31,748.00	\$13,092.00	\$24,168.00	Y	Y		Y	Y				
CONTRACT MANAGEMENT, INC.	\$2,121,000.00	\$350,000.00	\$124,000.00	\$25,688.00	\$54,105.00	\$33,745.00	Y	Y	Y		Y				
SOLID STRUCTURES	\$2,185,000.00	\$258,000.00	\$38,200.00	\$37,000.00	\$19,750.00	\$25,000.00	Y	Y			Y				
BIDS OPENED AND READ BY: Laurel Gelly															
BIDS WITNESSED BY: Crystal Watson															