

2022

Capital Project Sales Tax Commission  
Project Proposal Submission Form

Submitted by

**Building Thriving Communities  
Foundation**

**“Gallman Place”**

March 18, 2022

BUILDING THRIVING  
COMMUNITIES FOUNDATION  
P.O. BOX 300 NEWELL, SOUTH CAROLINA

---

March 18, 2022

To the Capital Sales Tax Commission:

Attached please find our project proposal for Phase 1 of the Gallman Place project to be included in the Capital Projects Sales Tax referendum.

The Building Thriving Communities Foundation affirms that it will:

- (1) own the project during the life of the capital project sales tax;
- (2) fund any cost overruns beyond balloted amounts, through funds already raised to date, through funds raised in the community and corporate campaigns, and through grants; and
- (3) fund ongoing operating and maintenance costs of the project after its completion. Our ongoing fundraising activities, described in #2 above, will provide the capacity to absorb such costs.

Respectfully Submitted,

Ms. Patricia Caldwell, Chair

*Patricia Caldwell*

Mr. Joe McDonald, Secretary

*Joe McDonald*

2022  
Capital Project Sales Tax Commission  
Project Proposal

**Building Thriving Communities Foundation**  
*Gallman Place (Phase 1)*

1. **Project Description** – Gallman Place

A. The Mission of Gallman Place is to be a resource and education center at the Gallman School that provides services and activities enabling individuals and families to be informed, healthy, productive, and engaged members of their community.

Components of Gallman Place:

- ***Space for Existing Social Programs***

The following have expressed interest in providing programming at Gallman Place: Newberry County Literacy Council, Living Hope Foundation, Newberry College, First Steps, Newberry Family Literacy, Newberry Family Y, Newberry County Adult Education Program, Newberry Arts Center, DSS, GLEAMNS, and Westview. Letters from these programs and others follow **Appendix F**.

- An ***Academic Center*** for adults and children, offering after-school tutoring, interesting courses for adults, a book club, and summer enrichment camps.
- A ***Community Gathering Place***: a place for interest groups, clubs, and organizations to hold meetings and events.
- A ***History and Archives Room***, to document and display the rich history of Gallman High School and the surrounding neighborhood.

Population served by Gallman Place:

Open to all across Newberry County who have needs for social services and interests in educational, recreational, cultural, and civic opportunities. Of special interest are those who have been underserved.

Site: the old Gallman High School, located at 240 Brantley St. in Newberry.

B. **SECTION 4-10-330 of the South Carolina Code of Laws:** Our project qualifies under the following section: "Contents of ballot question; purpose for which proceeds of tax to be used. (c) cultural, recreational, or historic facilities, or any combination of these facilities." Found at: [Code of Laws - Title 4 - Chapter 10 - Local Sales And Use Tax \(scstatehouse.gov\)](https://www.scstatehouse.gov/code/t04c010.php)

In addition, our project is sponsored by the City of Newberry and the County of Newberry. The Memorandum of Understanding is in Appendix A.



## 2. Site Acquisition and Preparation Budgeting

### A. Plats/Maps of property involved:

- Parcel ID: 343-8-8-21. Aerial maps in **Appendix A** indicate the shape of the building and the roads around the building that have provided parking spaces over the years.
- The Alliance Engineering drawing in **Appendix B** shows the interior spaces of the building to be renovated (in green—Phase 1) with CPST money.

B. The Building Thriving Communities Foundation, designated a 501(c)(3) organization by the IRS in July of 2020, owns the building. The deed is in **Appendix C**.

C. Access points to be used by the public are indicated in red on the drawing in **Appendix A**. No encroachment permits or turning lanes are needed as the building has been a school for 70 years.

D. Utilities serving the building – electricity, water, sewer, 5 light poles, and garbage pickup have been provided by the City of Newberry over the life of the school and are all being provided now. They will be sufficient to serve our project. The School District is in the process of transferring these services to our Foundation at a cost of \$125.

E. No site preparation is needed for the project. All renovation is to internal spaces.

F. This site and building have been in continuous use as a school since 1954 in a stable residential neighborhood. There are no “red flags” about environmental concerns so we have not had a Phase One Environmental Assessment. We will have lead and asbestos assessment at an estimated cost of \$15,000, which is part of the Alliance estimated costs. The Building Thriving Communities Foundation will be responsible for cost overruns related to this assessment.

G. The building will continue to be used as an educational center. There are no covenants, easements, setbacks, or other restrictions that prevent this use. As a former public school, the building is surrounded by a residential neighborhood. The proposed use will involve fewer people than when it was a school which, at times, served 600 students with a staff of 30. So, there are no anticipated spillover effects.

H. Peak usage, once programs are established and running, will be 300 people and 50 vehicles.

I. Our estimate above applies to the use of the entire building. Since we will renovate in phases, we will build up to those numbers which will allow us to expand the programs we offer. The building will easily serve 300 people since it served 600 as a high school.



### 3. Construction Planning and Budgeting

A. The old Gallman High building will be renovated in accordance with the plan and estimates from Alliance Engineering. Alliance divided needed renovations into five phases as indicated on the diagram in **Appendix B**. We are asking for funding for *Phase 1* (in green), approximately 10,000 square feet of a building of 50,000 square feet. Renovation consists of upgrades identified in the Alliance plan, to include:

- electrical panel upgrades;
- refurbishing of four classrooms with new tile floors, lighting, window units, and painting;
- modernizing (and making ADA compliant) four restrooms with new stalls, floors, lighting, painting, and fixtures;
- improvements to the kitchen and cafeteria including new flooring, lighting, painting, and wall-mounted heating and cooling;
- and roof repairs.

This plan and the detailed cost estimates for phase one are in **Appendix D**. Estimated cost per square foot is \$145. Total cost is \$1,450,000. This renovation will enable us to begin and manage extensive programming.

B. Estimated cost for engineering/design and construction management services (as provided by Alliance) is \$160,000.

C. Exterior lighting, fencing, security systems, utility connections, fiber/connectivity, and landscaping:

- Exterior lighting is provided by five light poles that are part of the building grounds and by streetlights on Brantley, McSwain, and Langford Streets.
- No fencing.
- We will consider security systems once renovation is under way. Security when it was a school was through cameras.
- Utilities are connected and working, provided by the City of Newberry. Transferring to our Foundation will cost \$125.
- WC Fiber will provide phone, internet, and wireless for \$174 a month.
- Estimated cost of landscaping, from Alliance, is \$20,000, which is included in the cost estimate.

D. Furnishings, Computers, Equipment, and Appliances

- Adult Ed left many desks, tables, chairs, bookcases, and file cabinets, worth several thousand dollars. We will use these in turning classrooms into spaces for programs and activities serving our clients. We anticipate other donations of tables and chairs from local businesses.

- ArctiChill has donated 16 office cubicles with desks and cabinets at an estimated value \$28,000. They will be used as workspaces in classrooms.
- Kraft Heinz is donating the kitchen equipment, valued at \$50,000.
- Computers for use in classes and the computer lab will be sought through a corporate sponsorship campaign.
- Desks, chairs, tables, shelving, computers, and printers for three offices used by staff for administration will cost \$15,000.

E. We anticipate design work beginning in January of 2023 and ending In April. We anticipate construction beginning in May, finishing by December of 2023.

#### 4. Project Cost Summary

\* Indicates not part of CPST funding

Site Acquisition	\$ 0
Clearing/Grading/Drainage Site Preparation	\$ 0
Paving	\$ 0
Construction/Renovation	\$ 976,000
Engineering/Design/Construction Management	\$ 160,000
Testing (lead/asbestos)	\$ 15,000
Phase One Environmental Testing	\$ 0
Environmental-related Development Costs	\$ 0
Utility Connections	[\$ 125*]
Permits	\$ 0
Landscaping (included in \$976,000 estimate)	\$ 20,000
Fencing	\$ 0
Exterior Lighting	\$ 0
Fiber/Connectivity	[\$174/month*]
Security Systems	\$ 0
Furnishings/Equipment/Computers	[\$ 15,000*]
Other	<u>\$ 299,000</u> (in Appendix E)
Total of CPST Funding	\$ 1,450,000

#### 5. Statement of Project Submission and Support

Letter in Appendix F



# Appendix A

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is hereby entered into by the County of Newberry ("County"), the City of Newberry ("City"), and the Building Thriving Communities Foundation ("BTCF") a 501 (c) (3) Organization, effective as of March 15, 2022. City, County, and BTCF are collectively referred to as "the Parties."

**WHEREAS**, the BTCF owns a parcel of land in the City, Tax Max No. 343-8-8-21, located on Bantley Street ("BTCF Parcel"), which is the site of the old Gallman School;

**WHEREAS**, the City and County support and sponsor Capital Project Sales Tax ("CPST") funds being utilized for a community center that provides social services, educational programs, and recreational, civic and cultural activities proposed by BTCF which will be presented on a referendum in November 2022 pursuant to the Capital Project Sales Tax;

**WHEREAS**, the Gallman School project will be submitted to the Capital Project Sales Tax Commission established pursuant to resolution of Newberry County Council, which has sole authority for including a particular project on the CPST ballot for the November, 2022 election;

**WHEREAS**, these parties believe that this project, if included on the CPST ballot and approved by the voters, will serve a public purpose, by enhancement of quality of life and community development. This facility will be available for public usage, civic events and church events without discrimination on the basis of race, gender, religion, etc;

**WHEREAS**, the BTCF will preserve and use the Gallman School or portions of the building improved from the use of CPST funds for recreational, cultural and civic purposes, limiting all other uses of the portions of the building improved from the use of CPST funds to less than ten (10%) per cent of the square footage of the enclosed space;

**WHEREAS**, the County, the City, and BTCF will benefit from having a clear understanding regarding the Gallman school project, assuming the referendum is adopted;

**WHEREAS**, if the Gallman school renovation project passes the CPST referendum and is implemented, these parties need to understand that each of them have benefits and obligations from the Gallman School Project and this memorandum identifies what those understandings are;

**NOW THEREFORE**, the Parties agree that their joint intentions are as follows:

1. Going forward, the County will provide assistance through the process of bidding the project and oversight of all financial reporting, recordkeeping, construction management, purchases, etc. required with expenditure of CPST funds until the time of completion of construction.



2. The City of Newberry will provide research into grants available to assist the BTCF with its activities and continue to support partnerships opportunities with BTCF.
3. The BTCF, as soon as renovation of the Gallman School is complete, will assume responsibility for the activities within the facility as well as all maintenance to maintain the facility and surrounding grounds. The BTCF will address within its incorporation documents dissolution matters to include which organization will have responsibility for the facilities if the BTCF is ever dissolved.
4. The Gallman School, if so improved, will be used solely for recreational, cultural and civic purposes, with no more than 10% of the usable square footage of the facility's portions improved by the use of CPST funds at any one time being used for any other purpose.
5. The parties agree that upon the request of the County, BTCF will, in consideration of the provision of CPST funds to it, execute and record in form satisfactory to the County restrictions as to the use of the BTCF Parcel which shall bind any successor in title thereto and which shall be enforceable by the County.

The parties execute this Memorandum of Understanding on March 15, 2022, in good faith, as we are fully supportive of this joint renovation project which will utilize properties of the County and City with benefits to all.

\_\_\_\_\_  
 County of Newberry  
 By: Christopher Eagles  
 Its: County Administrator  
 Date: 3/15/2022

\_\_\_\_\_  
 City of Newberry  
 By: Freda Senn  
 Its: Mayor  
 Date: 3/15/2022

\_\_\_\_\_  
 Building Thriving Communities  
 Foundation  
 By: Joe McDonald  
 Its: Secretary BTCF  
 Date: 3/15/2022



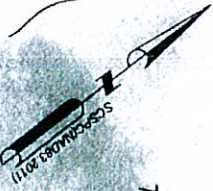
**Boundary Survey & Plat Prepared for:  
 School District of Newberry County**  
 Property located at 340, Branley Street, in the City of Newberry,  
 S.C., Newberry County, TMS# 443-8-8-1 (Portion).

Scale: 1" = 30'  
 Date: September 8, 2021  
 Thomas D. Abraham, S.C. P.L.S. # 2728  
 Dwg # 33521

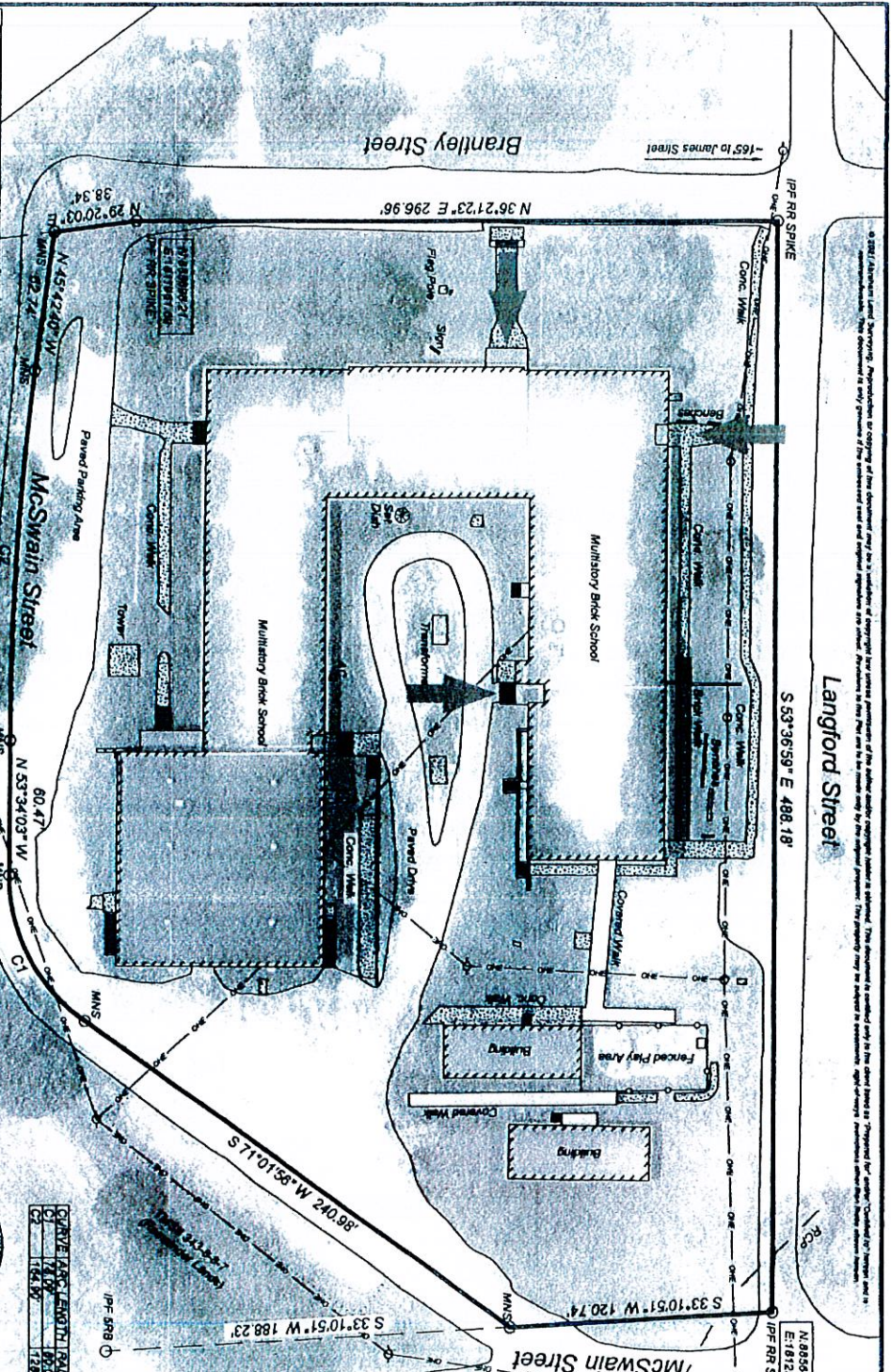
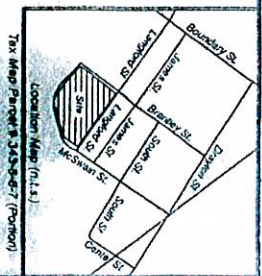


LINE	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
1	116.00	N 43° 42' 00" W	N 43° 42' 00" W	116.00
2	120.00	N 53° 34' 03" W	N 53° 34' 03" W	120.00
3	1280.43	S 71° 10' 15" W	S 71° 10' 15" W	1280.43
4	154.79	N 43° 42' 00" W	N 43° 42' 00" W	154.79

Reference made to Platbook A/E, pages 156-157.  
 Reference made to Plat by Walton B. Halverson for the  
 Newberry Co. Board of Education, dated July 1952.  
 Note: MNS denotes mag. nail set.  
 Note: Survey performed during a time when limited  
 records were available from local and state agencies  
 due to the COVID-19 Pandemic. A Title Search is also  
 recommended during this time and has not been  
 provided to us at the time of the survey.



**Total Acreage:  
 3.54 Acres**



© 2021 Abraham Land Surveying. Reproduction or copying of this document may be a violation of copyright law unless permission of the author is obtained. This document is intended solely for the client named as "prepared for" within "Contracted By" herein and is not to be used for any other purpose. The client is responsible for the accuracy of the information provided herein. The client is responsible for the accuracy of the information provided herein. The client is responsible for the accuracy of the information provided herein.





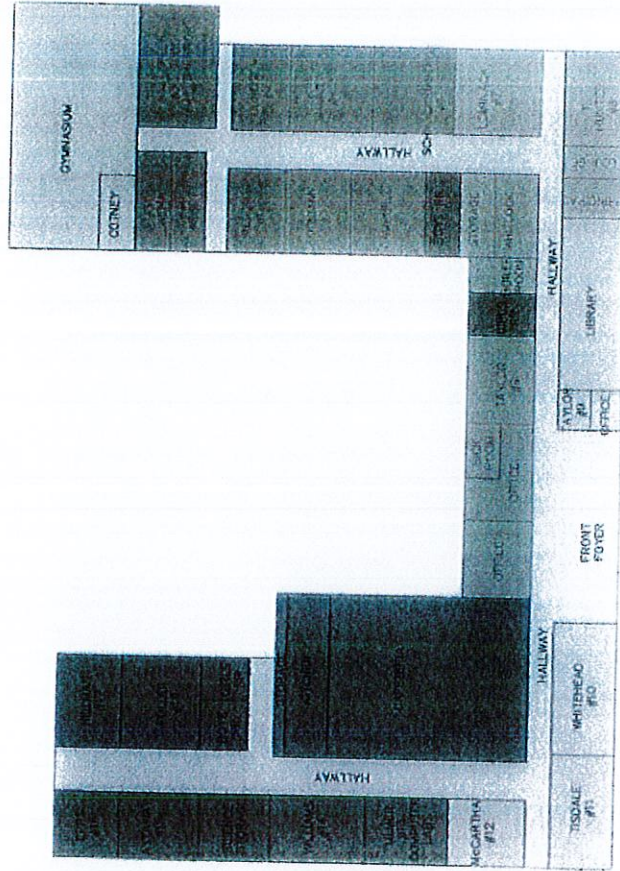
Newberry County Property Parcel



100ft

# Appendix B





**LEGEND**

[White box]	COMMON AREAS
[Light gray box]	PHASE 1 IMPROVEMENTS
[Medium gray box]	PHASE 2 IMPROVEMENTS
[Dark gray box]	PHASE 3 IMPROVEMENTS
[Black box]	PHASE 4 IMPROVEMENTS

**Phased Floor Plan  
Gallman Center  
Newberry County, South Carolina**



**ALLIANCE**  
ARCHITECTURAL  
PLANNING  
ENGINEERING  
CONSTRUCTION  
MANAGEMENT

DATE: 11/11/11  
PROJECT: 11001

# Appendix F



# The Building Thriving Communities Foundation

**Box 321**  
Newberry, SC

March 18, 2022

To the Capital Sales Tax Commission:

The Building Thriving Communities Foundation affirms that it will:

- (1) own the project during the life of the capital project sales tax;
- (2) fund any cost overruns beyond balloted amounts, through funds already raised to date, through funds raised in the community and corporate campaigns, and through grants.
- (3) fund ongoing operating and maintenance costs of the project after its completion. Our ongoing fundraising activities, described in #2 above, will provide the capacity to absorb such costs.

Ms. Patricia Caldwell, Chair

*Patricia Caldwell*

Mr. Joe McDonald, Secretary

*Joe McDonald*

# Letters of Support



President's Office



March 5, 2022

# NEWBERRY COLLEGE

To Whom It May Concern:

I am pleased to offer on behalf of Newberry College this letter of support for the Building Thriving Communities Foundation's Gallman Place Project. A key piece of our institutional mission is to cultivate our students for engaged citizenship. The partnership between Newberry College and Gallman Place promises to be a gamechanger our students, along with our staff and faculty, offering vast opportunities to become more deeply engaged in the community.

Offices and departments across the College are excited about the tremendous possibilities of this partnership. Those leading the way are:

### ***Muller Center for Exploration & Engagement***

Muller Director, Dr. Krista E. Hughes, says, "We certainly want to continue partnering with the many organizations and agencies the College already works with. But we see the establishment of Gallman Place as an opportunity to significantly grow and deepen the civic and community engagement among our students. Having a central place with steady programs makes it easier to work with faculty on developing community-based learning projects, and it allows students to establish long-term relationships."

The Muller Center serves as the connection point between the College and Gallman Place. As the facility is renovated, Muller staff—both of whom serve on the BTCF board—are playing a key role in grant-writing and identifying ways to get faculty and students involved at this stage of the project. Once the facility is able to host programs, Muller will facilitate connections between various College entities and Gallman Place, including having a regular presence on site through its Coordinator for Civic Engagement and eventually student interns who can gain professional experience while making a difference.

### ***Social & Behavioral Sciences Program***

The Social & Behavioral Sciences Program has already been involved with the project by conducting community needs assessments and holding focus groups with community members; this work will continue. The program also has a robust internship program and can envision extending that to work with organizations and agencies at Gallman Place. A newly established program in Public & Non-Profit Administration will provide ample curricular opportunities to intersect with the work of Gallman Place. Finally, faculty and students in the program are interested in facilitating wellness and mindfulness programs.



### ***Division of Health Sciences***

The Division of Health Sciences is enthusiastic about Gallman Place. As part of courses and practicums, health sciences students could provide health screenings and health fairs as well as offer courses in over-the-counter drug literacy, prescription drug literacy, asthma education, COPD information, and smoking cessation.

### ***Division of Education***

The Division of Education, which houses curricula for both classroom and physical education, already has plans to increase its students' community engagement and sees Gallman Place as a destination for a range of exciting programs, including a robust tutoring program, led by Newberry College education students but open to all students who want to participate, and physical education programs. Other possibilities include hosting a regular community reading night for people of all ages and a mentoring program for middle and high school students.

### ***Arts & Humanities Programs***

The Gallman Place Project offers students of history an opportunity for the hands-on study of researching, archiving, curating, and grant writing. Meanwhile, supported by faculty, students in English, Spanish, Music, Theatre, and Fine Arts are eager to create and deliver programs in creative writing and the arts.

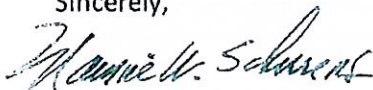
### ***Student Groups***

This newly established student-run *Community Service and Civics Club* has already toured the Gallman building and are among the most enthusiastic people on campus about both the history and the future of Gallman Place. After only one visit, they are already imagining fundraising, programming, and event possibilities. Our athletic teams and Greek organizations are already active volunteers in the surrounding Newberry community and are ready to send some energy in the direction of Gallman Place.

As you can see, we have a wide range of people on Newberry's campus who are enthusiastic about partnering with and supporting the Gallman Place Project, from getting the facility up and running, to documenting its history and envisioning how to extend that history into the future as well as creating and delivering a wide array of programs. Newberry College wholeheartedly supports this project and is ready to believe that this partnership can further enhance life-long learning and community service throughout the region.

Thank you for your consideration.

Sincerely,



Maurice W. Scherrens  
President





HENRY McMASTER, GOVERNOR  
MICHAEL LEACH, STATE DIRECTOR

February 28, 2022

To whom it may concern:

It's come to my attention in speaking with Ms. Sarah Eargle that the Building Thriving Community Foundation has acquired the "Old Gallman" school and the vision is to create an amazing space in the interest of our community here in Newberry. When Ms. Eargle mentioned this great opportunity, we here at DSS thought of some useful ways in which it could be of benefit to our most vulnerable families. I have compiled a list of items/activities in which DSS and others may be able to utilize the space if allowed to do so.

- Clothing closet for our foster children and needy families;
- Space for holding Child & Family Team Meetings (CFTM) to avoid children coming into foster care;
- If children are not able to safely remain in their homes they will need a kid friendly space to allow DSS to supervise parent/child visitations and/or sibling visitations when children are not placed together. Most visits occur within the DSS office so having another place to go would be awesome.
- A place where parents can get onto a computer or have a computer for court or for other purposes.
- Due to the limited providers in Newberry, we oftentimes must seek out services in neighboring counties. Having a space for providers to travel to Newberry to meet with clients would be beneficial to our families and assist with reuniting children with their parents quicker; types of services needed include parenting classes; DV classes etc.
- We also work with vulnerable adults and having an adult day program would benefit the community as well.
- Exercise room at low or no costs for adults to avoid the premium costs at the YMCA;
- After school program or "hang out" area for children to keep them busy and out of trouble. Possibly ask vendors to donate arcade games and if they've read a book or two for the week they get free coins to play the arcade games;
- Tutoring space for children and or a mentor program for boys & girls.
- DSS currently has a group of church volunteers who manages a food bank at our local offices. called the Manna House. They are only operational twice a week at one-hour intervals. Moving the Manna House to a larger location with more staff, may allow them to serve more people if they are operating five days a week.

If needed, it would be my pleasure to explore and collaborate more ideas with this great initiative.

Respectfully submitted,

*Antionette Alston*

Antionette Alston

Newberry County Director

(803) 768-8411





3419 Main St. • PO Box 718 • Newberry, SC 29108 • (803) 321-2600 • FAX (803) 321-2604

March 8, 2022

To Whom It May Concern:

It is my pleasure to provide this letter of support for the nonprofit Building Thriving Communities to be placed on the list for the 2022 Newberry County Penny Sales Tax Commission (Capital Sales Tax Project) in order to begin renovations at the Gallman School Center.

The potential partnerships to expand afterschool and summer programs for our students are exciting and will better serve our students and families of Newberry County. Newberry County School District has worked closely with the nonprofit Building Thriving Communities and the transference of the Gallman Property for a purpose such as this. We are excited to be included in this opportunity and the planning for how the facility will be best utilized to maximize the benefits to our community.

The Newberry County School District is in full support of the request of Building Thriving Communities and look forward to our partnership to better meet the needs of our community.

Sincerely,

Alvin D. Pressley  
Superintendent



# LIVING HOPE FOUNDATION

*"To serve the needs of the community and its people"*

P O BOX 1205  
NEWBERRY, SC 29108  
803-924-4104 or 803-924-5211

JOHN L. GLASGOW  
EXECUTIVE DIRECTOR

## BOARD OF DIRECTORS

Dr. John Lesane, Chairman  
Lynn Miller, Treasurer  
Dr. Peter Winder, Secretary  
John L. Glasgow, Finance Chairman  
Lillie Bates  
Alan Davis  
Lary Leonard  
Liz Rivera  
Andy Husk  
Alyde Stronnet  
Patsy Wells

March 10, 2022

To whom it may concern:

As a locally involved community operation, The Living Hope Foundation fully supports The Gallman Project and the Building Thriving Communities Foundation in their efforts to rehabilitate the old Gallman High School building. The efforts of the group will be a benefit to the local neighborhood and Newberry County as a whole.

Living Hope sees the promise of this community center and recognizes the need for the resources the Gallman building can offer. This project will truly improve the quality of life in the Newberry community.

Sincerely,

Living Hope Foundation

John L. Glasgow  
Executive Director

*About the foundation: The Living Hope Foundation was established in 2003 as a 501(c)3 organization. The organization is comprised of an Executive Director, Board of Directors and over 50 volunteers. The food pantry, which is the major function of the Living Hope Foundation, was established in 2005.*





FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

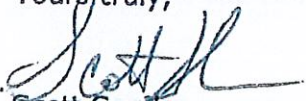
To Whom it May Concern:

The Newberry County Family YMCA is veery excited to part of the Gallman community center project. This project would enable the YMCA to reach a population and assist in addressing needs that we cannot currently accomplish. Through these partnerships we can share our assets and support those in need by building a network that strategically creates avenues for families to move the needle in areas of education, child wellbeing, senior health, and fiscal sustainability.

The YMCA mission is: To put Christian principles into practice through programs that promote Healthy Spirit, Mind, and Body, for All.

The last two words of our mission are critical to this project in that we need partners like the Gallman Project to reach populations that we otherwise do not; thus, helping us truly be "For All".

Yours truly,



Scott Sandor

Chief Executive Officer



March 1, 2022

To whom it may concern:

Please accept this letter in support of the Gallman Place renovation project. The Building Thriving Communities Foundation has a vision to create a community hub where organizations, community groups, individuals, and agencies can come together to provide services and programs for people in Newberry County.

Newberry County First Steps serves families and children in Newberry County and is excited by the opportunities Gallman Place will provide. The building is accessible and has great spaces within the structure. A few of the ways we might make use of the building include:

- Early Childhood classes and programs.
- Parenting Programs
- Special events for families
- Great place to provide nutrition and cooking activities for families and children
- Early Childhood Educator trainings and meetings.
- Recreational and physical activities
- Access to local agency satellite offices that will benefit our clients

The above is just a few thoughts on the opportunities that will be provided by the creation of Gallman Place. I look forward to exploring and collaborating with the Building Thriving Communities Foundation to build on this initiative.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Sarah Eargle".

Sarah Eargle  
Executive Director  
Newberry County First Steps



# GLEAMNS HUMAN RESOURCES COMMISSION

February 22, 2022

**RE: Old Gallman School Community Center Project**

To Whom It May Concern:

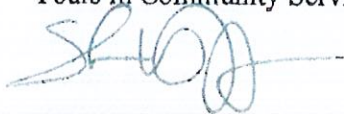
Please accept this letter of support in Building Thriving Communities' efforts to obtain funding from Newberry County to revitalize and transform the Old Gallman School into a hub for community needs and services. As a community action agency dedicated to disrupting poverty in Newberry County, GLEAMNS Human Resources Commission, Inc. (GLEAMNS) commits our partnership in helping to serve Newberry County residents with GLEAMNS programs at this facility.

As you are aware, GLEAMNS operates a number of programs dedicated to uplifting families and transforming impoverished communities. Our collective wisdom, of operating anti-poverty programs for more than 50 years, has taught us that rarely does one crisis cause a family or generation of families to live in poverty. Likewise, rarely will one program or service aid a family in lifting itself out of poverty. To this effort, we recognize our strength, for achieving results that reflect true self-sufficiency, is in bundling our services.

At the Old Gallman School Community Center, we commit to collaborating with Building Thriving Communities in an effort to bring GLEAMNS programs to this facility. After renovated, we believe the Old Gallman School Community Center would be a vibrant community hub for programs such as Head Start and Early Head Start, Community Services (utilities, rental assistance, and educational support), and Workforce Development services. Because of the size of the facility, we commit to meeting with various stakeholders to discuss inviting other community partners to provide services at the facility. With transportation continuing to be a major concern for low-income families in Newberry County, creating a "one-stop shop" for multiple services will prove extremely valuable for the community.

We fully support the effort to receive funding from Newberry County to revitalize this facility. Please do not hesitate to contact me to further discuss. You may reach me at 864-229-8801 or [sjeter@gleamnshrc.org](mailto:sjeter@gleamnshrc.org). Best wishes!!

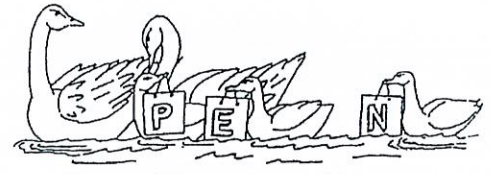
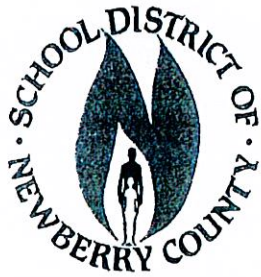
Yours in Community Services,



Shunna V. Jeter  
Chief Executive Officer

Abbeville • Anderson • Cherokee • Edgefield • Fairfield • Greenwood • Laurens • Lexington • McCormick  
Newberry • Oconee • Pickens • Richland • Saluda • Spartanburg





Parent Education in Newberry

March 1, 2022

To Whom It May Concern:

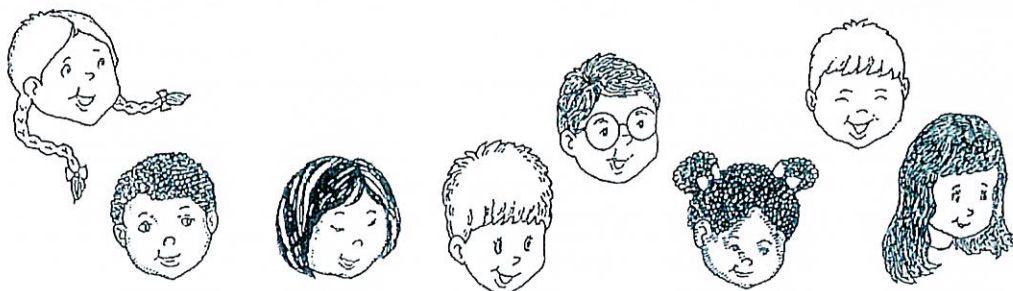
This letter is in regard to support of restoration of Newberry's Gallman High School to the Building Thriving Communities Foundation. Additionally, we wish to support funding so that it can support the growth of educational support and help those in Newberry County be informed, healthy, and engaged in the community.

This Foundation's goal to restore Gallman High School will be a tremendous resource for early childhood, youth services, and various services for senior citizens. One of the most positive aspects of this program is that the staff will be made up of people who have been working with and serving Newberry County for many years. They have a true vested interest in improving the livelihood of the community and all of its people. Parents and children in Newberry County will be able to accomplish much with the support that those who are their "actual" neighbors will provide.

Continued use will ensure that this project will provide services that will benefit many in the years ahead, and support will be given to aid in future endeavors to assist its mission. Our program supports what the Building Thriving Communities Foundation strives to accomplish and hopes that the value in both their work and mission is supported by all community and state leaders and organizations.

Respectfully Submitted,

Emily R. Crump-Saddler  
Newberry Family Literacy Coordinator





# Westview Behavioral Health Services

Executive Director

Hugh B. Gray, Jr., MNM CKM CPPS

...a CARF accredited agency

carf INTERNATIONAL

Board Chair

Robert W. Chapman, Jr.

February 18, 2022

To whom it may concern,

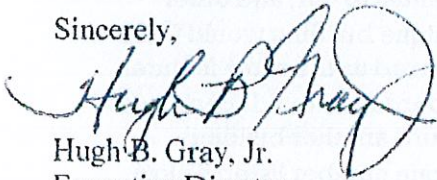
I would like to fully encourage the support of the Building Thriving Communities Foundation.

I easily foresee requesting the use of the Gallman Place facility and look forward to the opportunity it presents as we conduct services within the communities of Newberry County. Whether we are providing outreach or education, it is critically important that we are able to have entre into communities and neighborhoods to help connect those in need with the services we provide.

The neighborhood and the Newberry Community as a whole will benefit from the opportunities available the Building Thriving Communities Foundation and Gallman Place.

I appreciate the leadership shown by the Foundation. Should you have any questions, please feel free to contact me.

Sincerely,



Hugh B. Gray, Jr.  
Executive Director

*Each day is a new beginning.*

P.O. Box 738, 800 Main Street, Newberry, SC 29108  
204 N. Ramage Street, Saluda, SC 29138

803.276.5690 (t)  
864.445.2968 (r)

803.321.2234 (f)  
864.445.9592 (f)

[www.westviewbehavioral.org](http://www.westviewbehavioral.org)



# NEWBERRY POLICE

---

## DEPARTMENT

To: Ms. Patricia Caldwell  
Date: 02/14/2022  
Re: Continued Use of the Old Adult Education Center  
From: Captain Michael P. Kennedy

To Whom it May Concern,

The Newberry Police Department as well as the State Law Enforcement Division's SWAT team and Newberry County Sheriff's Office have had the pleasure of using the old Adult Education building, formerly the Gallman Elementary School, as a training site for the last several years. This building provides our, and other agencies, a unique opportunity to train our officers in, but not limited to; Large Structure Clearing, Active Shooter/Threat Response and Dynamic and Tactical Entries. This building's design is unique, in that it has both, a multi-leveled section as well as a single level section to it. With this unique design, this building provides us with a tight stairwell, long hallways, offset doors, large and small rooms, and an office building layout. All these features create an environment with extremely complex tactical angles that force officers to process and adapt to an ever-changing environment. The continued use of this building is essential to our, and other agencies, training programs. The loss of the ability to use this unique building would force us to go outside of the city to find another similar building that offered us the same features that this unique structure. This would also increase the financial burden to our departments overall budget by the increased fuel usage and rental fees to secure another building. Please feel free to contact me if there are any questions at the phone number listed below.

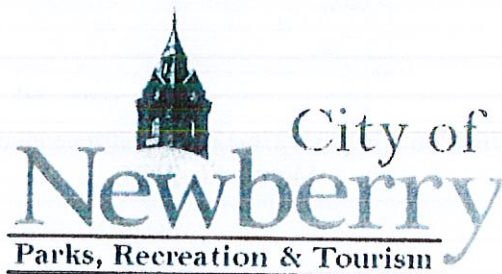
Sincerely,

*M. P. Kennedy*

Michael P. Kennedy  
Police Captain  
Newberry Police Department  
1507 Nance Street  
Newberry SC, 29108  
mkennedy@cityofnewberry.com  
Office - (803) 321-3707  
Fax - (803) 321-1004







To whom it may concern:

My name is Johnnie Caldwell and I am the Program Manager of athletics with the City of Newberry Parks, Recreation and Tourism Department. On the department's behalf, I would like to express the value and gratitude of past, present and future use of the Historic Gallman Gymnasium that is located at 540 Brantley Street in Newberry, SC. First of all, this facility is an important landmark for the black community, with being that it was the black high school in the City of Newberry for our much older and respected generation. For years the school district has allowed the city recreation department use of the gymnasium to house the community youth and adult basketball leagues. The gym is also being used for summer leagues, day camp programs, volleyball leagues and talent shows. With the city recreation department not having a gymnasium of their own, this facility is very important to the department and the Newberry community. The department really hope's that we can continue working together on the use of this facility, to strengthen the unity of our community.

Sincerely,

A handwritten signature in black ink that reads "Johnnie Caldwell". The signature is written in a cursive style.

Johnnie Caldwell, Program Manager

City Of Newberry Park, Recreation and Tourism

Wayne K. Pratt, Sr., CFSP, CPC  
Jean H. Pratt CFSP, CPC



601 South Street  
Newberry, South Carolina 29108

P: (803) 276-1206 • F: (803) 276-1287 • prattfuneralhome@gmail.com  
March 11, 2022

Dear Sir/Madam,

Please accept this letter as my support for The Gallman Place.

My name is Wayne K. Pratt, Sr., Owner of Pratt Funeral Home. I am a lifelong resident of Newberry and the Gallman Place community . The Gallman( the Gallman High School ) has a rich history in Newberry and Newberry County. Many graduated from the Gallman High School to become great leaders in our community.

The primary function of the Gallman Place will be to contribute to the improvement and quality of life for all residents of Newberry County. The Gallman place will bridge the gap within the community that have not been extended via city, county and state. These services will provide job training, summer camps , tutorial and educational enrichment opportunities for our youth and seniors alike.

We have within our power to control the destiny of our children and enrich the lives of our seniors. Please help us to overcome the many obstacles that are ahead of us in the refurbishment and funding needs to make this possible.

Best regards,

  
Wayne K. Pratt, Sr., CFSP, CPC, CCO



To Whom It May Concern:

I am a PROUD graduate of the original Gallman High School on Brantley St. in Newberry. In fact, I was valedictorian of the Class of 1970, the last class to graduate from Gallman as a High School. Almost everything that I needed to know about life, I learned as a student during my time at Gallman. Gallman is an important part of the history of Newberry County education. Drayton Street School preceded Gallman as a high school for the Black community. Drayton was down the street from where Gallman was built. Drayton Street was from elementary level to eleventh grade. There were multiple buildings to keep the grades separate. Some of the former students of Drayton School told me that some of their classmates found a home in town to put them up with room and board so they could attend school in town. They told me that they received credit for their church training. Drayton Street school's highest level was eleventh grade. So, when Gallman High was built, then Drayton Street ceased to have high school classes and became solely an elementary school. The cafeteria-gym remains of Drayton Street Elementary. The remainder of the land is now the location of Drayton Street Village apartments for senior citizens. I am one of many concerned citizens and former student who does not want to lose the site and history of Gallman High School. My church member is a member of the Gallman High class of 1958. She first began at Elisha Elementary school, the current site of Senn Trucking. She walked to school until bus routes were established. She had to bring her own lunch. Their books were the recycled books from the White schools. All of the areas of Newberry County such as Pomaria, Prosperity, Silverstreet, and Bush River filtered all Black students to Gallman High. Gallman High was the pride of the community. Very few of the teachers drove from out of town. Most of the teachers lived in the community. They also went to the local churches. Thus, they knew our parents. There was no escape for us kids if we were trying to hide something. The classroom often ended up being a lesson about life, how to handle your finances, how to do your taxes, how to dress for a job, how to get in college, how to take care of your family, how to further your education, etc. I do my own taxes to this day because of Mrs. Earline Gary, my algebra teacher. I received comfort and sympathy when my grandmother died from my homeroom teacher, Mrs. Weaver. I know the basics of football rules to this day because my gym teacher decided that we girls would not be football widows. That is, while our husbands were watching football, we could also enjoy watching the game. Thanks, Mrs. Genice McIver Thompson. My fingers can fly on a computer keyboard today because of typing on an old-fashioned typewriter taught by Mrs. Coleman. There was a sense of family and emotional support even after we graduated because most of the faculty and staff lived in the community, attended local churches and were part of our lives. We attended many programs in the community involving our teachers. Our teachers were our mentors in many organizations. Gallman High is a Beacon of the community. It has been the starting point for so many of our jobs and furthering our education. There has been no limit to what the Gallman graduates have accomplished in life. My position in class allowed me to have a full scholarship at the college of my choice-Benedict College. My classmate went on to practice dentistry-Dr. Bennie Joe Goggans. Gallman High has produced proud graduates who have contributed to the



community and to the world. Gallman graduates are part of the work force and management in many states and countries. My husband, James Arthur Hunter, attended Gallman. There have also been marriages between classmates that have endured to this day. Unemployment was not a career choice for us because of the love and support we received for our future.

I am asking for everyone to be able to recognize this gem of a historic site that Newberry possesses at the Gallman High school site. Separate but equal was the law of the times. The early history of the school was deep in the Jim Crow era. We do not want to lose another symbol of the proud heritage that the community made into a success story despite the race relations of its early history. Newberry can be proud of where we came from to where we are and where we are evolving as a community. There is a Gallman High reunion committee who held reunions every two years before the pandemic. It was so uplifting to see that the graduates from the 1950s had a good attendance. We want to preserve this historic site to further serve the community. There are many graduates still in Newberry who appreciate the beginning of their adulthood at Gallman High. There are so many possibilities to what our community can do with a familiar site as its home base. The pandemic has hit many families with death and devastation. A community center for the help of the general population will serve this community beyond my years on Earth and will be an asset for grandchildren, great-grandchildren and beyond.

If we keep studying our history, then we will wake up and be very proud of who we are.

Please make Gallman a live and vibrant part of Newberry again.

Thank you.

Lillie Yvonne Bobb Hunter, Class of 1970



2300 Johnstone Street  
Newberry, SC 29108  
March 3, 2022

To Whom It May Concern:

This letter is in support of using CPST funding for the Gallman Place project. The realization of this project will be a major asset to the citizens of Newberry County in numerous ways. Please reference the justifications below:

I am a lifelong resident of Newberry County and a proud graduate of Gallman High School. This former high school is so important to all of us who attended. After all, that was our launching pad as we headed into the world of adulthood. The contributions made by Gallman High students have impacted this county, this state, and the nation. Some of us even went on to work internationally. We are spread out around the world!!

There is such rich history when it comes to Gallman High School. Having knowledge of this wealth of history, the Gallman Place project will be an excellent tribute to the school and its students.

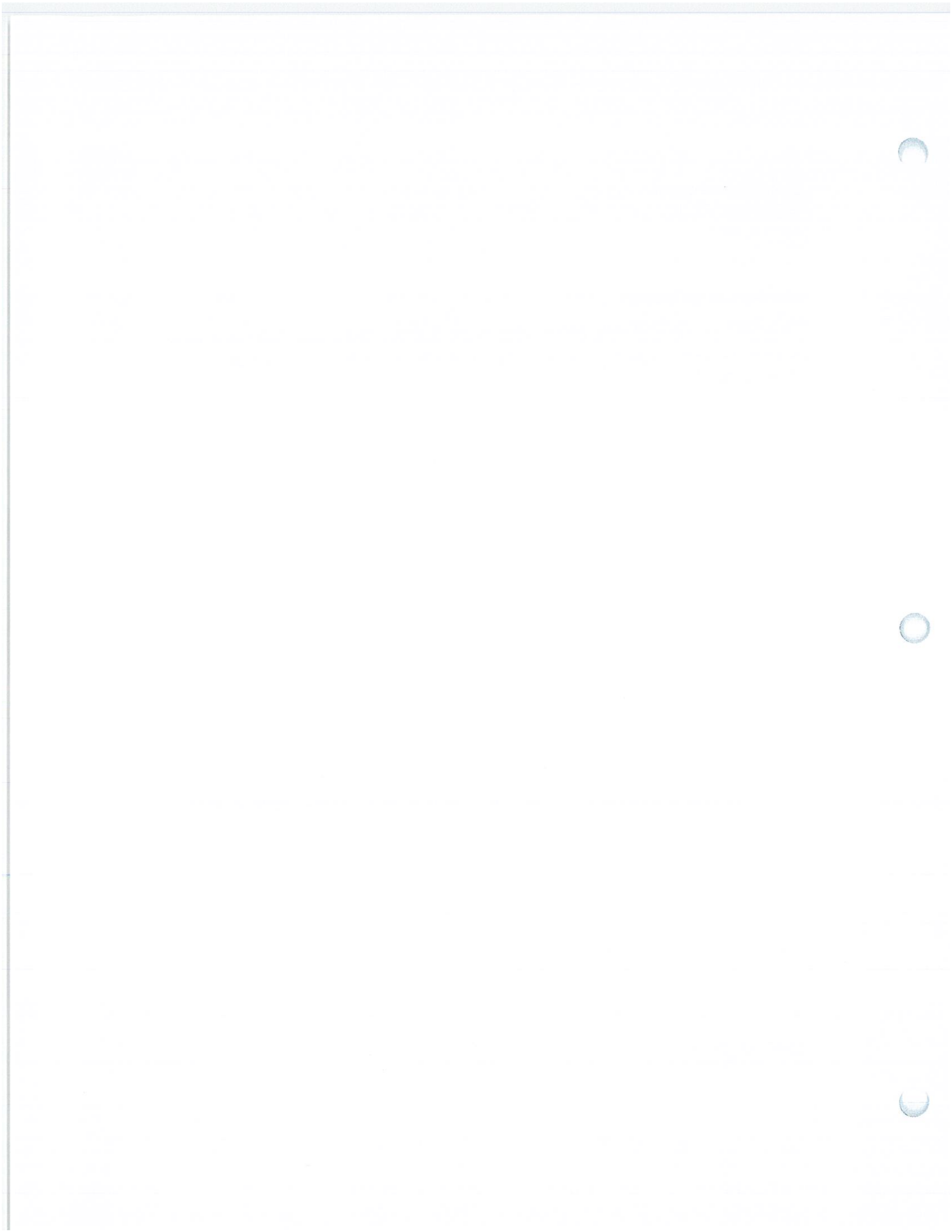
The Gallman High School building can continue to play a vital role in the community and continue to be a contributing factor once the Gallman Place project receives needed renovation funds. So many services will be realized. Two services that I am very passionate about:

- Early Childhood and Youth Services - Our future leaders! The Gallman Place project will provide additional and needed services to our children.
- Various Services for the senior Citizens - They took care of the current leaders. We need to take care of them now. The Gallman Place project will provide additional and needed services for the senior citizens.

Again, I highly support the Gallman Place project. Thank you for your time and attention.

Sincerely,

Mattie Leaks Dillon



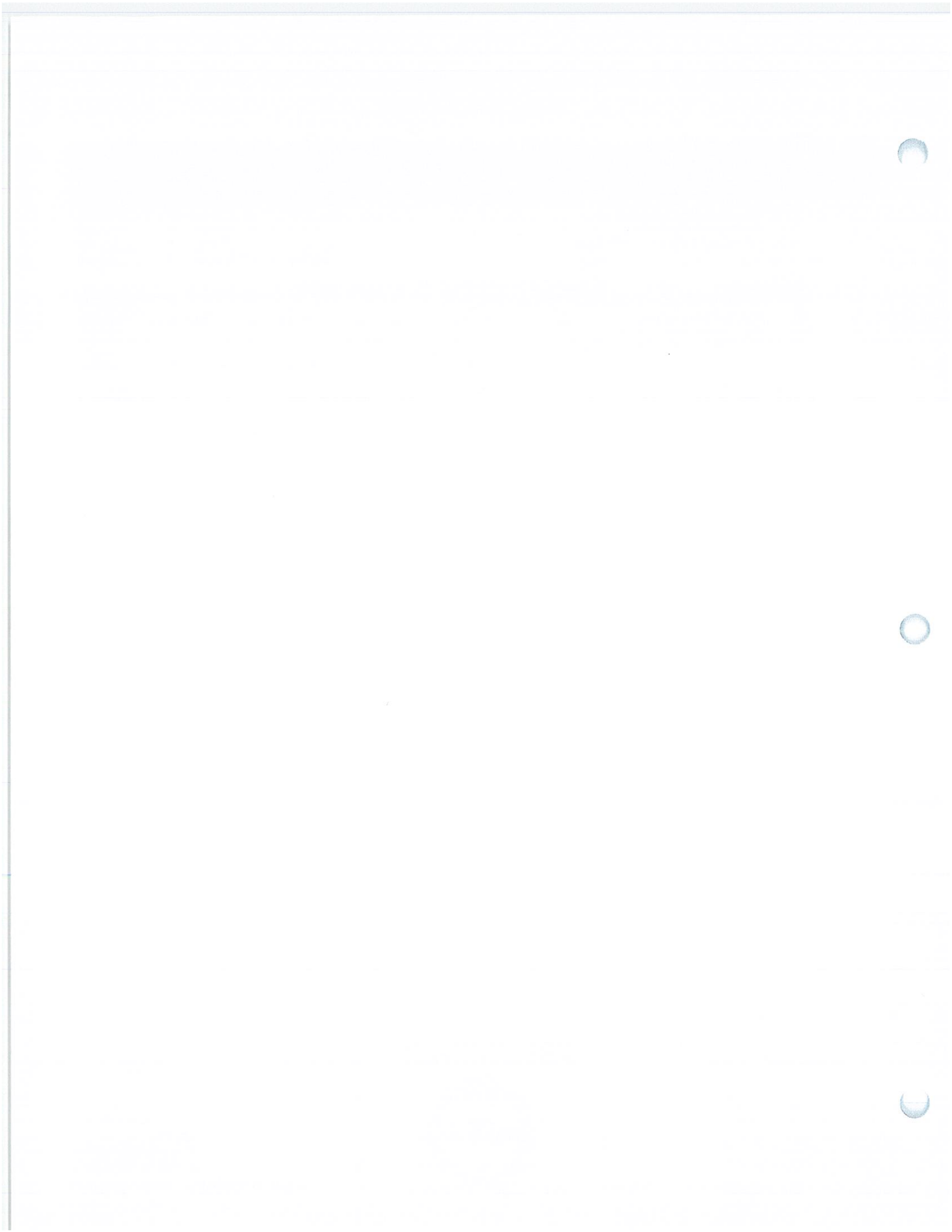


Preliminary Cost Opinion  
Phase I Gallman Center Renovations  
Newberry County, South Carolina

<b>Four (4) Classrooms, Kitchen Renovations, Cafeteria Improvements, Administration Area with Two (2) Offices, Roof Repairs, Restroom Improvements, Electrical, and HVAC Improvements</b>					
No.	Quantity	Unit	Item Description	Unit Price	Total
<b>Overall Improvements</b>					
1	1	LS	Mobilization and Bonds	\$ 40,000	\$ 40,000
2	1	LS	Asbestos Remediation	\$ 100,000	\$ 75,000
3	1	LS	Electrical Panel Improvements	\$ 100,000	\$ 100,000
<i>Sub-Total for Overall Items:</i>					\$ 215,000
<b>Classrooms (1,000 SF Each and Four (4) in Total)</b>					
4	4,000	SF	Floor Removal and Replacement (Vinyl Composition Tile)	\$ 10	\$ 40,000
5	56	EA	Florescent Lighting	\$ 500	\$ 28,000
6	10,400	SF	Painting (Walls and Ceiling)	\$ 6	\$ 62,400
7	4	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000	\$ 40,000
<i>Sub-Total for Classrooms:</i>					\$ 170,400
<b>Restroom Improvements (1,500 SF)</b>					
8	1,500	SF	Floor Removal and Replacement (Ceramic Tile)	\$ 25	\$ 37,500
9	1,200	SF	Wall Tile Removal and Replacement (Ceramic Tile)	\$ 25	\$ 30,000
10	10	EA	Florescent Lighting	\$ 500	\$ 5,000
11	3,400	SF	Painting (Walls and Ceiling)	\$ 6	\$ 20,400
12	20	EA	Restroom Stall Partitions	\$ 1,000	\$ 20,000
13	35	EA	Plumbing Fixtures	\$ 600	\$ 21,000
<i>Sub-Total for Classrooms:</i>					\$ 133,900
<b>Administration Area with Two (2) Offices (1,100 SF)</b>					
14	1,100	SF	Floor Removal and Replacement (Vinyl Composition Tile)	\$ 10	\$ 11,000
15	8	EA	Florescent Lighting	\$ 300	\$ 2,400
16	1100	SF	2-FT x 4-FT Drop Ceiling Grid	\$ 10	\$ 11,000
17	2,300	SF	Painting (Walls and Ceiling)	\$ 6	\$ 13,800
18	1	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000	\$ 10,000
<i>Sub-Total for Administration Area:</i>					\$ 48,200
<b>Kitchen and Pantry Area (1,200 SF)</b>					
19	1,200	SF	Floor Removal and Replacement (Ceramic Tile)	\$ 25	\$ 30,000
20	1	LS	Electrical Improvements	\$ 75,000	\$ 75,000
21	15	EA	Lighting	\$ 500	\$ 7,500
22	1	EA	Floor Sink	\$ 1,500	\$ 1,500
23	1	EA	Plumbing Modifications (Connect Floor Sink to Existing Floor Drain)	\$ 3,000	\$ 3,000
24	1	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000	\$ 10,000
25	2,250	SF	Painting (Walls and Ceiling)	\$ 6	\$ 13,500
<i>Sub-Total for Kitchen:</i>					\$ 140,500

PRELIMINARY







Preliminary Cost Opinion  
Phase I Gallman Center Renovations  
Newberry County, South Carolina

Cafeteria Improvements (1,900 SF)					
26	1,900	SF	Floor Removal and Replacement (Vinyl Composition Tile)	\$ 10	\$ 19,000
27	20	EA	Florecent Lighting	\$ 500	\$ 10,000
28	20	EA	Ceiling Fans	\$ 750	\$ 15,000
29	4,000	SF	Painting (Walls and Ceiling)	\$ 6	\$ 24,000
30	2	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000	\$ 20,000
<i>Sub-Total for Cafeteria:</i>					\$ 88,000
Exterior Improvements					
31	1	LS	Roof Repair (Phase I Area)	\$ 40,000	\$ 40,000
32	1	LS	Roof Repair (Gymnasium)	\$ 75,000	\$ 75,000
33	9,000	SF	Exterior Painting (Phase I Perimeter and Front of Building)	\$ 5	\$ 45,000
34	1	LS	Landscaping Improvements	\$ 20,000	\$ 20,000
<i>Sub-Total for Exterior:</i>					\$ 180,000
<b>Subtotal:</b>					\$ 976,000
<b>Contingency:</b>					\$ 202,500
<b>Existing Facility Survey:</b>					\$ 25,000
<b>Lead and Asbestos Assessment:</b>					\$ 15,000
<b>Architectural and Engineering Design and Permitting Services:</b>					\$ 100,000
<b>Bidding and Award:</b>					\$ 6,500
<b>Construction Administration and Observation:</b>					\$ 60,000
<b>Construction Materials Testing:</b>					\$ 40,000
<b>Record Drawings/Project Close-Out/Notice of Termination (NOT)</b>					\$ 25,000
<b>Gallman Center Improvements Total:</b>					\$ 1,450,000

**Notes:**

1. Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers.
2. Unit Prices and quantities are subject to variation upon final design.
3. Cost of Materials are based on rate of \$94/barrell on crude oil and recent bid climate in the area.
4. Preliminary Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, or Newberry County.
5. Preliminary Cost Opinion assumes that all Kitchen Equipment will be donated by Kraft Food Services
6. Preliminary Cost Opinion assumes that all Classroom Furniture will be donated by Arctic Chill
7. Preliminary Cost Opinion assumes that a Fire Sprinkler System will not have to be added for the Phase I Improvements.
8. Preliminary Cost Opinion assumes that the existing exhaust hood is in proper working order.
9. Preliminary Cost Opinion assumes typical project scope for similar development in the Newberry County area.

PRELIMINARY



