

AGENDA  
ITEM # 9C



# Jasper County Planning and Building Services

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## Jasper County Council Staff Report

<b>Meeting Date:</b>	May 18, 2026
<b>Project:</b>	Development Agreement between Jasper Telfair One, LLC and Jasper County
<b>Submitted For:</b>	3 <sup>rd</sup> Reading

**Description:** This is an Ordinance for consideration to enter into a Development Agreement between Jasper Telfair One, LLC and Jasper County. The applicant, Jasper Telfair One, LLC, proposes to develop a property at the intersection of Highway 17 and Highway 315, consisting of 340,000 square feet of warehouse space. Since the last meeting, the Development Agreement has been revised to exclude impact fees, capacity fees, and capital recovery fees that may be imposed by BJWSA as a condition of future utility service in Section 11.E (see page 9 of the DA). Also, a minor correction was made to the DA to reflect that Jasper Telfair One, LLC is a Delaware limited liability company authorized to do business in South Carolina.

**Analysis:** The Development Agreement is intended to outline how the property will be built. While it locks in zoning standards and density for the developer, it provides a timeline for Jasper County, which is projected that the development will be completed over a 5 year period. The term of the Development Agreement is for 5 years. The agreement ensures that the applicant or developer will be responsible for building the required infrastructure, including any traffic mitigation and roadway improvements as recommended in the traffic impact study. The agreement also requires the developer to pay fees for offsite and nearby roads in the amount of \$660.00 per 1,000 sq. ft. of development and \$500.00 per 1,000 sq. ft. of development for fire/public safety.

### Attachments:

1. Ordinance
2. Development Agreement with Exhibits

**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE #0-2026-08**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

APPROVING A DEVELOPMENT AGREEMENT FOR THE JASPER TELFAIR TRACT PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT AND ARTICLE IV, TITLE 20 OF THE CODE OF ORDINANCES OF JASPER COUNTY, AND AUTHORIZING THE CHAIRMAN OF JASPER COUNTY COUNCIL TO EXECUTE SAID DEVELOPMENT AGREEMENT

WHEREAS, the South Carolina Local Government Development Agreement Act, South Carolina Code of Laws, Title 6, Chapter 31 (1976, as amended) (the “Act”), authorizes local governments to enter into development agreements with a developer as therein defined; and

WHEREAS, Jasper County Council (“Council”), the governing body of Jasper County, South Carolina (the “County”) has adopted Article IV, Title 20 of the Code of Ordinances of Jasper County governing Jasper County’s participation in development agreements (the “Ordinance”); and

WHEREAS, Jasper Telfair One, LLC (the “Owner”), is the owner of, and plans to develop, certain lands suitable for development with Jasper County Tax Map Parcel Numbers 037-00-02-018, 037-00-02-014, and 037-00-02-017 (collectively, the “Property”), as more fully identified in the Development Agreement attached as Exhibit A (the “Development Agreement”); and

WHEREAS, pursuant to the Act and the Ordinance, the County is authorized to enter into binding development agreements with entities having legal or equitable interest in real property; and

WHEREAS, the County and the Owner have now concluded their negotiations with respect to the terms for a development agreement for the Property, the form of which is attached hereto as Exhibit A; and

WHEREAS, the County, which has provided for and held the statutorily required public hearings, finds that the Development Agreement is consistent with the Comprehensive Plan for the County, as amended, and the County's code of ordinances, and that approval of the Development Agreement would be in the best interests of the County.

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

1. The Development Agreement, in substantially the form attached hereto as Exhibit A, with such minor or grammatical changes as the Chairman of Jasper County Council (the "Chairman") shall approve upon the advice of the interim County Attorney and County Administrator, his execution of a definitive Development Agreement to be conclusive evidence of such approval, is hereby approved.
2. The Chairman is hereby authorized to execute and deliver, on behalf of the County, the Development Agreement and the Clerk to Council is authorized to attest the signature of the Chairman. The consummation of the transactions and undertakings described in the Development Agreement, and such additional transactions and undertakings as may be determined necessary by the County Administrator to be necessary to fully implement the Development Agreement are hereby approved.
3. If any one or more of the provisions of this Ordinance should be contrary to law, then such provision shall be deemed severable from the remaining provisions, and shall in no way affect the validity of the other provisions of this Ordinance.
4. This ordinance shall take effect immediately upon its enactment and shall be recorded, together with the form of the Development Agreement attached hereto. Thereafter, upon the final execution and delivery of the Development Agreement by the

County and the Owner, the executed Development Agreement shall be recorded by the Owner.

**JASPER COUNTY COUNCIL**

By: \_\_\_\_\_  
**W. J. Rowell, III**  
**Chairman**

**ATTEST:**

\_\_\_\_\_  
**Wanda H. Giles, Clerk to Council**

<b>First Reading:</b>	<u>10.21.2024</u>
<b>Public Hearing:</b>	<u>11.04.2024</u>
<b>Second Public Hearing:</b>	<u>11.18.2024</u>
<b>Second Reading:</b>	<u>03.16.2026</u>
<b>Third Reading:</b>	<u>05.18.2026</u>
<b>Enacted:</b>	<u>05.18.2026</u>

It is required that the Development Agreement be attached as Exhibit A prior to Second Reading.

Reviewed for form and draftsmanship by the interim Jasper County Attorney:

\_\_\_\_\_  
Pope Flynn, LLC

\_\_\_\_\_  
Date

**EXHIBIT A**  
Jasper Telfair One, LLC  
Development Agreement  
Jasper Telfair Tract



**WHEREAS**, this Agreement is being made and entered by and between Owner and the County, under the terms of the Act, for the purpose of providing assurances to Owner and future Developers that development of the Property may proceed under the terms of this Agreement, and consistent with the Zoning Regulations (as hereinafter defined) without being materially affected by subsequent changes in applicable laws that would impair the ability to develop the Property. This Agreement also serves to protect the natural environment, support the County’s long term financial stability, buttresses its tax base, and establishing certain funding mechanisms and sources to assist the County in meeting the public service and infrastructure needs associated with the development authorized hereunder; and,

**WHEREAS**, the County conducted three readings regarding its consideration of this Agreement on October 21, 2024, March 16, 2026, and May \_\_, 2026, after publishing and announcing notice in accordance with the Act; and,

**WHEREAS**, County Council adopted Ordinance Number 0-2026-08 on May \_\_, 2026, (a) determining that this Agreement is consistent with the County Comprehensive Plan, the Act, and the County’s code of ordinances, and (b) approving this Agreement.

**NOW THEREFORE**, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both the County and Owner by entering into this Agreement, and to encourage well planned development by Owner, the receipt and sufficiency of such consideration being hereby acknowledged, the County and Owner hereby agree as follows:

**1. INCORPORATION.**

The above recitals are hereby incorporated into this Agreement, together with the findings as set forth in Section 6-31-10(B) of the Act.

**2. DEFINITIONS.**

As used herein, the following terms mean:

“**Act**” means the South Carolina Local Government Development Agreement Act, as codified in Sections 6-31-10 through 6-31-160 of the Code of Laws of South Carolina (1976), as amended; incorporated herein by reference.

“**Adjacent Land**” shall mean any real property adjacent to the Property.

“**Agreement**” shall mean this Development Agreement as amended by the County and Owner or Developer, as applicable, in writing from time to time.

“**Association**” shall mean one (1) or more property owners’ associations that may be established to maintain portions of the Property if such is ever formed which is not expected if the Property is not subdivided.

“**BJWSA**” shall mean Beaufort-Jasper Water and Sewer Authority, its successors or assigns.

**“Concept Plan”** is a generalized plan depicting the proposed layout, land uses, densities, and major features of a development within the PDD Standards. Unlike the Site Plan, the Concept Plan is not intended to be rigid, exact site development plan for the Project.

**“County”** means Jasper County, South Carolina, a political subdivision of the State of South Carolina.

**“County Council”** means Jasper County Council, as the governing body of the County.

**“Developer”** means Owner, or a successor in title or lessees of the Owner, that undertake Development of the Property and who are transferred all or portions of the Development Rights in writing from the Owner, or a successor or assigns.

**“Development”** means the development of portions of the Property and construction of improvements thereon as contemplated in the Zoning Regulations.

**“Development Fees”** shall have the meaning set forth in Section 11.A.

**“Development Rights”** means all rights provided to the Owner or a Developer to undertake Development of the Property in accordance with the Zoning Regulations and this Development Agreement.

**“Land Development Regulations”** means ordinances and regulations enacted by County Council for the regulation of any aspect of Development and include County zoning, rezoning, subdivision, building construction, sign regulations or any other regulations controlling the Development or use of real property. The Land Development Regulations in existence as of the date hereof are currently codified in the County Code of Ordinances at Appendix B, the current version of which is fully incorporated herein by reference.

**“Owner”** means Jasper Telfair One, LLC, its successors and any assignee, whereby such interest is assigned in whole or in part in writing.

**“PDD Standards” or “Planned Development District Standards”** means the Planned Development District Standards approved by the County contemporaneously herewith, and attached hereto as **Exhibit C** and incorporated herein by reference.

**“Project”** means the Development that will occur on the Property.

**“Property”** means that certain tract of land described on **Exhibit A**, as may be amended or supplement with the written approval of the County and Owner.

**“Site Plan”** means the detailed, engineered plan for the development of the Project that depicts the precise layout and design of improvements on the Property as approved by the County. The Site Plan shall include building locations and dimensions, parking and circulation, access points, utilities, drainage, grading, landscaping, lighting, and other infrastructure, and is prepared in sufficient detail to allow for regulatory review, permitting, and construction. Further, the Site Plan must conform to the applicable PDD Standards.

**“Temporary Use”** means a period of one year or less.

**“Term”** means the duration of this Agreement as set forth in Section 3 hereof.

**“Zoning Ordinance”** means the County’s zoning regulations in existence as of the date hereof of currently codified in the County Code of Ordinances at Appendix A, the current version of which is fully incorporated herein.

**“Zoning Regulations”** means (a) PDD Standards enacted to establish a planned development district for the Property, and all the attachments thereto, including but not being limited to the Concept Plan, all narratives, applications, and site development standards thereof, all as same may be hereafter amended by mutual agreement of the County and the Owner, or its successors or assigns, as applicable; (b) this Agreement; and (c) the Zoning Ordinance and Land Development Regulations. In the event of conflicts, the terms of the Development Agreement shall take precedence, followed by the PDD Standards, and then the Zoning Ordinance and Land Development Regulations.

### **3. TERM.**

The term of this Agreement shall commence on the date this Agreement is executed by both the County and Owner and terminate five (5) years thereafter (the “Term”); provided however, that the terms of this Agreement may be considered by the County, in its discretion, for an extension of the Term in accordance with §6-31-60 of the Act absent a material breach of any terms of this Agreement by the Owner or any Developer during the initial term, or any subsequent extension.

### **4. DEVELOPMENT OF THE PROPERTY.**

The Property shall be developed in accordance with the Zoning Regulations and this Agreement. All costs charged by or to the County for reviews required by the Zoning Ordinance shall be paid by the Owner or a Developer or other party applying for such review as generally charged throughout the County for plan review. The County shall, throughout the Term, maintain or cause to be maintained, a procedure for the processing of reviews as contemplated by the Zoning Regulations and this Agreement.

### **5. CHANGES TO ZONING REGULATIONS.**

The Zoning Regulations relating to the Property subject to this Agreement shall not be amended or modified during the Term, without the express written consent of the Owner, except in accordance with the procedures and provisions of Section 6-31-80(B) of the Act, which Owner shall have the right to challenge. Owner, for itself and its successors and assigns, including Developers and notwithstanding the Zoning Regulations, agrees to be bound by the following:

A. The Owner shall be required to notify the County, in writing, as and when Development Rights are transferred to any other party. Such information shall include the identity and address of the acquiring party, a proper contact person, the location and number of acres of the Property transferred, and the number of residential units and/or commercial acreage and associated square footage of structure, as applicable, subject to the transfer. Developers

transferring Development Rights to any other party shall be subject to this requirement of notification, and any entity acquiring Development Rights hereunder shall be required to provide the County an acknowledgment of this Agreement and a commitment to be bound by it.

B. The Owners and Developers, and their respective heirs, successors and assigns agree that all Development, with the exception of irrigation, incidental maintenance facilities, earthwork and similar amenities which exist from time to time, and facilities existing at the date of this Agreement will be served by potable water and sewer prior to occupancy, except as otherwise provided herein for Temporary Use. Septic tanks and/or wells may be allowed with the written permission of BJWSA, where such utility service is not otherwise available and there is a specific finding by BJWSA that such use for specific portions of the Property will comply with the overall environmental standards.

## **6. DEVELOPMENT SCHEDULE.**

The Property shall be developed in accordance with the development schedule, attached as **Exhibit B**, or as may be amended by Owner or Developer(s) in the future to reflect actual market absorption. Pursuant to the Act, the failure of the Owner and any Developer to meet the initial development schedule shall not, in and of itself, constitute a material breach of this Agreement. In such event, the failure to meet the development schedule shall be judged by the totality of circumstances, including but not limited to the Owners and Developer(s) good faith efforts to attain compliance with the development schedule. These schedules are planning and forecasting tools only, and shall not be interpreted as mandating the development pace initially forecast or preventing a faster pace if market conditions support a faster pace. The fact that actual development may take place at a different pace, based on future market forces, is expected and shall not be considered a default hereunder. Development activity may occur faster or slower than the forecast schedule, as a matter of right, depending upon market conditions. Furthermore, periodic adjustments to the development schedule which may be submitted unilaterally by Owner / Developers in the future shall not be considered a material amendment or breach of the Agreement. Notwithstanding the foregoing, any changes to the development schedule shall not affect the Term, or result in any automatic extensions of changes to the same.

## **7. DENSITY.**

Uses and density on the Property shall be the densities and uses as set forth in this Agreement, and as set forth below:

Up to a maximum of 340,000 square feet of general commercial uses as described in the PDD Standards. As long as the total square footage of allowed uses does not exceed 340,000 square feet, the Owner or Developer shall be allowed to alter location and product mix among all allowed uses under the Zoning Regulations, based upon ongoing project planning and market conditions. Any such changes to exact location, building size, or product mix shall not be considered a material amendment hereto, so long as the total allowed density is not exceeded. Such minor changes will be approved at the staff review level.

**8. RESTRICTED ACCESS.**

The Owner and/or each Developer shall have the right (but not the obligation) to restrict access within or into and out of the Property as long as such limited access does not adversely affect in any material respect adjacent traffic patterns located on public rights-of-way.

**9. EFFECT OF FUTURE LAWS.**

Owner and Developers shall have vested rights to undertake Development of any or all of the Property in accordance with the Zoning Regulations, as defined herein and modified hereby, and as may be modified in the future with the approval of the Owner or Developer, as applicable, pursuant to the terms hereof, and of this Agreement for the entirety of the Term. Future enactments of, or changes or amendments to the County ordinances, including amendments to the Zoning Ordinance or Land Use Regulations, which otherwise conflict with the Zoning Regulations shall not apply to the Property unless the procedures and provisions of §6-31-80(B) of the Act are followed, which, consistent with Section 5 above, Owner or Developer shall have the right to challenge. Notwithstanding the above, the Property will be subject to then current fire safety standards, all applicable building, housing, electrical, plumbing, maintenance, and flood codes, as well as all other state and/or federal environmental quality standards of general application.

**10. INFRASTRUCTURE AND SERVICES.**

The County and Owner recognize that the majority of the direct costs associated with the Development of the Property will be borne by the Owner and Developers, and many other necessary services will be provided by other governmental or quasi-governmental entities, and not by the County. For clarification, the parties make specific note of and acknowledge the following:

A. **Private Roads.** All roads within the Property shall be constructed by the Owner, Developer or other parties and maintained by such party(ies) and/or Association(s), or dedicated for maintenance to other appropriate entities. The County will not be responsible for the construction of any private roads within the Property unless the County specifically agrees to do so in the future.

B. **Public Roads.** All public roads outside the Property that serve the Property are under the jurisdiction of the State of South Carolina or other governmental entities regarding access, construction, improvements, and maintenance. Owner and Developer acknowledges that it must comply with all applicable state statutes and rules and regulations of the South Carolina Department of Transportation (“SCDOT”) or its successor regarding access and use of such public roads. Owner or a successor Developer shall be responsible for the provision of funds for the construction of improvements to Highway 17 and Highway 315 in addition to property access improvements, all as required by SCDOT or the County, as applicable, in conjunction with County approved traffic mitigation plans. Upon completion of construction of any such improvements within the SCDOT right of way, and acceptance by SCDOT, the SCDOT shall maintain all roadway improvements within the public road right of way. Notwithstanding the foregoing, the County disclaims any duty, responsibility, or obligation to maintain any roadway improvements within the public right of way. Further provisions regarding traffic management and mitigation are contained in Section 10.N below.

C. **Potable Water.** Potable water will be supplied to the Property by BJWSA or some other legally constituted public or private provider allowed to operate in the County. The County shall not be responsible for any construction, treatment, maintenance or costs associated with water service to the Property unless the County elects to provide such services with the agreement of the applicable utility authority then providing such service to the Property. Owner will construct or cause to be constructed all related infrastructure improvements within the Property, which will be maintained by it or the service provider as provided in any utility agreement between Owner or Developer and the service provider.

D. **Sewage Treatment and Disposal.** Sewage treatment and disposal will be provided by BJWSA or some other legally constituted public or private provider allowed to operate in the County. The County will not be responsible for any treatment, maintenance or costs associated with sewage treatment within the Property, unless the County elects to provide such service with the agreement of the applicable utility authority then providing such service to the Property. Nothing herein shall be construed as precluding the County from providing sewer services to its residents in accordance with applicable provisions of law. Owner or Developer will construct or cause to be constructed all related infrastructure improvements within the Property, which will be maintained by it or the provider as provided in any utility agreement between Owner or Developer and the service provider.

E. **Use of Effluent.** Owner and Developer agree that treated effluent will be disposed of only in such manner as may be approved by the South Carolina Department of Environmental Services (“DES”) and the BJWSA. The County will use good faith efforts to cooperate with Owner or Developer to support Owner or Developer in obtaining gray water in connection with providing irrigation water for the landscaped areas within the Property, if such is economically feasible. The Owner or Developer or its designee shall have the right to operate an irrigation system to provide irrigation services in connection with all or any portion of the Property, provided such is approved by DES or other applicable regulatory authority.

F. **Police Services.** County shall provide law enforcement protection services to the Property on the same basis as is provided to other similarly situated properties in the County.

G. **Fire Services.** The County, or its assigns, shall provide fire protection services to the Property on the same basis as is provided to other similarly situated properties in the County. Owner and Developer acknowledge the jurisdiction of the County’s fire department (or its assigns) on the Property and shall not interfere or in any way hinder public safety activities on the Property regardless of whether such may be a restricted access community.

H. **Sanitation Services.** County shall provide sanitation services and trash collection services to all properties within the Property on the same basis as provided to other similarly situated properties within the County.

I. **Recreation Services.** County shall provide recreation services to the Property on the same basis as provided to other similarly situated properties in the County.

J. **Library Services.** Such services are available on the same basis as provided to all other citizens of the County.

K. **Emergency Medical Services (EMS).** Such services shall be provided to the Property on the same basis as provided to all other citizens of the County.

L. **Drainage System.** All stormwater runoff, treatment and drainage system improvements within the Property will be designed and operated in accordance with the Zoning Regulations and best management practices as practiced by the County. All stormwater runoff, treatment and drainage system improvements for the Property shall be constructed by Owner, Developer, or the Association, as applicable. The County will not be responsible for any construction or maintenance cost associated with the stormwater runoff, treatment and drainage system within the Property.

M. **Storm Water Quality.** Protection of the quality in nearby waters and wetlands is a primary goal of the County. Owner and Developer shall be required to abide by all provisions of federal and state laws and regulations, including those established by the DES, the Office of Ocean and Coastal Resource Management (“OCRM”), and their successors for the handling of storm water. County shall be provided with contemporaneous copies of all submissions to federal and state permitting authorities regarding storm water permitting and storm water pollution prevention plans. Additional provisions regarding storm water management are included in the PDD Standards.

N. **Traffic Management/Mitigation.** A traffic impact study was completed on March 16, 2023 and revised November 18, 2025 for the Property and a copy provided to the County (the “Traffic Impact Study”). Traffic lighting and associated roadway improvements recommended in the Traffic Impact Study to avoid an unacceptable degradation of intersection functioning due to the development of the Property will be permitted and constructed at Owner’s, or a subsequent Developer’s, expense. If any such traffic improvements are required by the Traffic Impact Study for development of the Property, Owner, or a subsequent Developer, as applicable, shall engage, or cause to be engaged, appropriate professionals to design, permit and construct such improvements, said construction to be completed following approval and issuance of applicable permits by the SCDOT.

O. **Additional Traffic Mitigation.** The Owner, or any subsequent Developer, as applicable, shall, at its sole cost and expense, design, permit, and construct all roadway, intersection, signalization, access, and other traffic-related improvements required by the County as part of its development approvals, as identified in the Traffic Impact Study, or as shown on the Site Plan (collectively, the “Traffic Improvements”). All Traffic Improvements shall be designed and constructed in accordance with plans approved by the County, including the County engineer and SCDOT, and all applicable laws and standards. The Developer shall obtain all necessary permits and approvals and complete the Traffic Improvements in accordance with any phasing or timing requirements imposed by the County, the Traffic Impact Study, or the Site Plan. The County may withhold plats, building permits, certificates of occupancy, or other development approvals until the applicable Traffic Improvements have been completed or secured in accordance with plans approved by the County or SCDOT, as applicable. The foregoing approvals shall not unreasonably be withheld, conditioned, or delayed, provided the plans are commercially reasonable and comply with all applicable laws, regulations and engineering standards.

**11. DEVELOPMENT FEES.**

A. To assist the County in meeting expenses resulting from ongoing development, Owner or Developer shall pay development fees for, Fire/Public Safety and Roads (“Development Fees”) as follows, as set forth below:

<b>DEVELOPMENT FEES</b>	<b>AMOUNT</b>
Non-Residential per 1,000 sf	\$660 Roads and Traffic Mitigation Facilities \$500 Fire/Public Safety

B. All Development Fees shall be collected at the time of obtaining a building permit. Roads and Traffic Mitigation Facilities Development Fees shall be placed in a separate interest bearing account and all such monies shall be utilized, unless otherwise agreed by the County and Owner or Developer, to reimburse Owner or Developer, as applicable, for the construction of external roadways and near-site traffic mitigation measures, including landscaping and lighting (which shall be paid by County to Owner or Developer, as applicable, within thirty (30) days after substantial completion of each road/traffic mitigation segment out of the first funds in the Road and Traffic Fund, as collected and available).

C. Notwithstanding any provisions to the contrary contained within this Agreement, it is acknowledged the County is in the process of considering the adoption of Impact Fees as allowed by §6-1-910, et. seq. of the South Carolina Code of Laws (1976, as amended). During the Term, the Property shall be exempt from any requirement to pay County Impact Fees under any ordinance subsequently passed and enacted by the County, for the first three (3) years of the Term of this Agreement. In the event Impact Fees are enacted by the County, the Property shall be subject to such fees, provided that any Development Fees paid under Section 11.A shall be credited against the Impact Fees to the extent the Development fees are for items included in the capital program incorporated in the formulation of the Impact Fees.

D. Owner and/or Developers shall be subject to the payment of any and all present or future permitting fees enacted by the County that are of County wide application and that relate to processing applications, development permits, building permits, review of plans, or inspection (no other capital improvement related impact, development or other extractions).

E. Except as set forth in this Agreement, nothing herein shall be construed as relieving the Owner, Developer, their successors and assigns, from payment of any such fees or charges as may be assessed by entities other than the County or BJWSA, as utility provider to the Development, is permitted by County to impose fees or obligations similar in nature to those contemplated by this Agreement, Owner or Developer, as applicable, shall be entitled to either an offset against the Development Fees of this Agreement the amount of such fees or obligations which are collected or a credit against the other fees allowed to be collected. It is the intent of the parties that the fees and obligations contemplated by this Agreement are the only obligations which will be imposed upon the Property and that County shall not permit any other governmental authority to impose fees or obligations of a similar nature to that which are contemplated by this

Agreement without providing for a credit against the other fees for the fees due under this Agreement; provided, however, the provisions of this paragraph shall not preclude the County or another governmental authority from imposing a fee of a nature which is for services or improvements other than those contemplated under this Agreement - (i.e., roads, fire/public safety), which are imposed on a consistent basis throughout the area regulated by such governmental authority imposing such obligations. The County or other governing body shall not be precluded by this Agreement from charging fees for delivery of services to citizens or residents (i.e., an EMS response fee or the like), nor from charging fees statutorily authorized in the future (i.e., a real estate transfer fee or the like) which are not collected as a prerequisite to approval of a plat, plan or construction.

F. The fees set forth above in Section 11.A are vested for the entire Property during the Term and shall not be increased. No other Development Fee or development obligation shall be imposed in connection with the Property, except as may be allowed pursuant to subsections C, D and E above, and fees set out in generally applicable ordinances such as building permitting fees and inspection fees. Notwithstanding the foregoing, the Fire/Public Safety and Road/Traffic Mitigation Development Fees are subject to an annual inflation factor equal to inflation factor as provided by the State of South Carolina to each local government for the calculation of tax millage increases under Section 6-1-320 of the Code of Laws of South Carolina 1976, as amended.

G. Any Development Fees paid and/or credits for Development Fees with respect to property conveyed, services performed and/or money paid as provided in this Agreement may be assigned by the Owner and/or Developer owning such credits and all such credits shall remain valid until utilized. The Owner and/or Developer shall provide written notice of intent to transfer such credits to the County and shall obtain an acknowledgement from the County prior to any such transfer. The County shall recognize all such written assignments of such rights and shall credit same against any Development Fees which are owned pursuant to this Agreement.

H. Owner agrees to pay the reasonable costs and expenses of the County's consultants and professionals incurred in negotiating, processing and evaluating this Agreement. County will provide sufficient documentation of these charges. Owner shall pay such fees within 60 days of the delivery of the County's invoice(s).

## **12. PERMITTING PROCEDURES.**

A. The County agrees that the Owner and/or any Developer is not required to phase development but shall have the right to do so.

B. The County agrees to review all land use changes, land development applications, and plats in an expeditious manner in accordance with County regulations as modified by the Zoning Regulations. Plans will be processed in accordance with the Zoning Regulations, the then current subdivision plat and development plan procedural requirements and fee schedules. Developer may submit these items for concurrent review with the County and other governmental authorities. County may give final approval to any submission, but will not grant authorization to record plats or begin development construction activities until all permitting agencies have completed their reviews.

C. Signage for the Project is governed by the Zoning Regulations.

D. The County acknowledges that the Owner and/or Developer has the initial right of architectural review regarding improvements and building upon the Property, subject to normal review by the County Planning staff. It is the intent of this Agreement to avoid long unarticulated facades visible from the adjacent Highway 17 and Highway 315.

E. The County agrees that the Property is approved and fully vested for intensity, density, development fees, uses and height, and shall not have any obligations for on or off site transportation or other facilities or improvements other than as provided in this Agreement, but must adhere to then current Concept Plan, subdivision plat and development plan procedural guidelines. The County may not impose additional development obligations or regulations in connection with the ownership or development of the Property, except in accordance with the procedures and provisions of Section 6-31-80(B) of the Act, which the Owner and Developer shall have the right to challenge.

F. Private or public roadways may utilize swale drainage systems and are not required to have raised curb and gutter systems, except where necessary to adequately control stormwater runoff or to accommodate pedestrian or multi-use sidewalks or pathways. Raised curb and gutter systems are not required for the sole purpose of aesthetic appeal. Public road improvements are subject to the drainage requirements of the public agency having jurisdiction and/or ownership. Roadway cross sections utilizing swale drainage will be designed, constructed and maintained to meet best management practice standards (imposed by regulatory agencies) for stormwater quality. Roadway cross sections will be reviewed at time of proposed construction of such roadway based upon engineering and planning standards consistent with the Concept Plan prepared by Developer subject to the approval of the County Planning Administrator.

G. All plan review fees shall be consistent with the fees charged generally in the County and in effect at that time.

### **13. DEVELOPER ENTITLEMENTS.**

County acknowledges that the Property is vested with the following items:

A. The County will, to the extent available, promote public transportation which exists within the County to service the Property.

B. All drainage systems constructed within the Project shall be owned and maintained by Owner, Developer or one (1) or more Association(s) which may be established for various portions of the Property, and the County shall have no responsibility for the construction, operation or maintenance of such systems. Such systems shall be constructed in compliance with any applicable federal, state, or local requirement utilizing then current Best Management Practices.

C. On-site burning may be permitted within the Property upon obtaining applicable permits.

D. The County agrees to cooperate with the Owner and each Developer with county, state and federal roadway permitting in connection with the Development of portions of the Property.

E. County services, including, but not limited to, police, fire, sanitation, and other governmental services shall be supplied to the Property in the same manner and to the same extent as provided to other similar business properties within the County, subject to the limitations (if any) of Section 10 above. Subject to the limitations of Section 10 above (if any), should the Owner or a Developer require enhanced services beyond that which is routinely provided within the County, then the County agrees that upon the written request of Owner or a Developer, it shall negotiate in good faith with the Owner or a Developer to provide such enhanced services to the Property. Any enhanced services shall be at the sole cost of the Owner and/or Developer, but notwithstanding any payment obligations by Owner or Developer, County retains sole and exclusive discretion as to the provision of any enhanced services.

#### **14. COMPLIANCE REVIEWS.**

As long as Owner or a Developer owns any of the Property, Owner or a Developer or its designee, shall meet with the County, or its designee, at least once, per year, during the Term to review Development completed by within the Property in the prior year and the Development anticipated to be commenced or completed in the ensuing year. The Owner or a Developer, or its designee, shall provide such information as may reasonably be requested, to include but not be limited to, acreage of the Property sold in the prior year, acreage of the Property under contract, and the number anticipated to be issued in the ensuing year, Development Rights transferred in the prior year, and anticipated to be transferred in the ensuing year. Owner or a Developer or its designee, shall be required to compile this information within a reasonable time after written request by the County.

#### **15. DEFAULTS.**

The failure of the Owner, Developer or the County to comply with the terms of this Agreement not cured within thirty (30) days after written notice from the non-defaulting party to the defaulting party (as such time period may be extended with regard to non-monetary breaches for a reasonable period of time based on the circumstances, provided such defaulting party commences to cure such breach within such period and is proceeding diligently and expeditiously to complete such cure) shall constitute a default, entitling the non-defaulting party to pursue such remedies that are deemed appropriate, including specific performance; provided however no termination of this Agreement may be declared by the County absent its according the Owner and any relevant Developer the notice, hearing and opportunity to cure in accordance with the Act; and provided any such termination shall be limited to the portion of the Property in default, and provided further that nothing herein shall be deemed or construed to preclude the County or its designee from issuing stop work orders or voiding permits issued for Development when such Development contravenes the provisions of the Zoning Regulations or this Agreement.

Each Party recognizes that the other Party may suffer irreparable harm from a material breach of this Agreement and that no adequate remedy at law may exist to enforce this Agreement. Consequently, the Parties agree that any non-breaching Party who seeks enforcement of the

Agreement is entitled to seek the equitable remedies of injunction and specific performance. However, if there is a dispute between the County and Owner or Developer, or their successor or assign, concerning the terms, meaning, interpretation, rights or obligations under this Agreement (including any determination of material breach under the Act), the Parties agree to submit such dispute to prompt mediation before invoking legal proceedings. This pre-litigation mediation, conducted pursuant to South Carolina Rules for Alternative Dispute Resolution with subsequent judicial action lying in the Court of Common Pleas for Jasper County, shall be initiated by one Party notifying the other Party or Parties in writing of the dispute together with a request for mediation as described herein. The Parties agree that disputes under this Agreement not involving the Zoning Regulations are contractual matters, not appealable to the Zoning Board of Appeals or the Planning Commission, but to the Court of Common Pleas for Jasper County; however, matters involving the application of the Zoning Regulations are not contractual, but are subject to the administrative review and appellate provisions involving the Zoning Board of Appeals or the Planning Commission.

Unless the Owner and a Developer are owned or controlled, directly or indirectly, by the same person or entity, a default of the Owner shall not constitute a default by Developers, and default by Developers shall not constitute a default by the Owner. Notwithstanding the foregoing, the failure of the Owner or a Developer, as applicable, to reasonably pursue the required permitting/approvals for and completion of required traffic mitigation measures shall be grounds for the cessation of the issuance of development permits for future sites; provided, however, that should the County Administrator determine that there is a default by the Owner or a Developer, he shall immediately notify the Owner or Developer in writing by certified mail, return receipt requested, and allow the Owner or Developer fifteen (15) days to respond with an explanation of why Owner or Developer is not in default or a plan for remedying the default. In the event Owner or Developer presents a plan of remediation for approval by the County Administrator, whose approval shall not be unreasonably withheld, the parties shall agree to a commercially reasonable time to complete the remediation plan, and during such time no negative action shall be taken against the Owner or Developer. Failure to submit such a response or failure to subsequently pursue a plan of remediation may result in a moratorium on future development permits, a stop work order, and any other consequences reasonably determined by the County Administrator. The parties acknowledge that owners of completed buildings within the Project shall not be obligated for the obligations of the Owner or Developer set forth in this Agreement, unless the Property remains under unified ownership or unless such owners of completed buildings have been assigned any rights under this Agreement. In such case, the owners of completed buildings shall also be obligated for obligations set forth in this Agreement.

## **16. MODIFICATION OF AGREEMENT.**

This Agreement may be modified or amended only by the written agreement of the County and the Owner and Developer; such written agreement may be by resolution. No statement, action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

This Agreement may be modified or amended as to a portion of the Property only by the written agreement of the County and the Owner of said portion of the Property. No statement, action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate, or effect an abandonment of this Agreement in whole or in part unless such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

If an amendment affects less than all the persons and entities comprising the Owner and Developers, then only the County and those affected persons or entities need to sign such written amendment. Because this Agreement constitutes the plan for certain planned development under the Zoning Ordinance, minor modifications to the Site Plan or to development provisions may be made without a public hearing or amendment to applicable ordinances. Any requirement of this Agreement requiring consent or approval of one of the Parties shall not require amendment of this Agreement unless the text expressly requires amendment, and such approval or consent shall be in writing and signed by the affected parties. Wherever said consent or approval is required, the same shall not be unreasonably withheld.

The location of roads, buildings, recreational amenities and other elements may vary at the time of permit applications when more specific designs are available, as long as the maximum densities set herein and the general concept of development suggested by the Development Agreement and Concept Plan is followed and respected; however, reductions in required buffers and setbacks in relation to external properties and roadways are a major modification. Such minor variations are eligible to be approved at staff level in accordance with the Zoning Regulations.

#### **17. NOTICES.**

Any notice, demand, request, consent, approval or communication which a signatory party is required to or may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by personal delivery or by independent courier service or by facsimile, email or other means of electronic communication or if by mail on the fifth (5th) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, consents, approvals or communications shall be given at:

To the County:                      County Administrator  
   Jasper County  
   PO Box 1149  
   Ridgeland, SC 29936  
   Email: [afulghum@jaspercountysc.gov](mailto:afulghum@jaspercountysc.gov)

With Copy to:                      County Attorney  
   Pope Flynn, LLC  
   PO Box 11509  
   Columbia, SC 29206  
   Email: [lflynn@popeflynn.com](mailto:lflynn@popeflynn.com)

And to Owner at: Jasper Telfair One, LLC  
2001 Kirby Dr., Suite 310  
Houston, TX 77019  
ATTN: Mark Barineau  
Email: mark@lionsmarkgroup.com

With Copy to: Burr & Forman LLP  
1 Carecore Drive, Suite 202  
Bluffton, SC 29910  
ATTN: Sarah F. Robertson  
Email: srobertson@burr.com

**18. ENFORCEMENT.**

Any party hereto shall have the right to enforce the terms, provisions and conditions of this Agreement (if not cured within the applicable cure period) by any remedies available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with said enforcement.

**19. GENERAL.**

A. **Subsequent Laws.** In the event state or federal laws or regulations are enacted after the execution of this Agreement or decisions are issued by a court of competent jurisdiction which prevent or preclude compliance with the Act or one or more provisions of this Agreement ("New Laws"), the provisions of this Agreement shall be modified or suspended as may be necessary to comply with such New Laws. Immediately after enactment of any such New Law, or court decision, a party designated by the Owners and Developer(s) and the County shall meet and confer in good faith in order to agree upon such modification or suspension based on the effect such New Law would have on the purposes and intent of this Agreement. During the time that these parties are conferring on such modification or suspension or challenging the New Laws, the County may take reasonable action to comply with such New Laws. Should these parties be unable to agree to a modification or suspension, either may petition a court of competent jurisdiction for an appropriate modification or suspension of this Agreement. In addition, the Owner, Developers and the County each shall have the right to challenge the New Law preventing compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

B. **Estoppel Certificate.** The County, the Owner or any Developer may, at any time, and from time to time, deliver written notice to the other applicable party requesting such party to certify in writing:

1. that this Agreement is in full force and effect,
2. that this Agreement has not been amended or modified, or if so amended, identifying the amendments,

3. whether, to the knowledge of such party, the requesting party is in default or claimed default in the performance of its obligations under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and

4. whether, to the knowledge of such party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

C. **Entire Agreement.** This Agreement sets forth and incorporates by reference all of the agreements, conditions and understandings among the County and the Owner relative to the Property and its Development, and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein.

D. **No Partnership or Joint Venture.** Nothing in this Agreement shall be deemed to create a partnership or joint venture between the County, the Owner or any Developer or to render such party liable in any manner for the debts or obligations of another party.

E. **Exhibits.** All exhibits attached hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.

F. **Construction.** The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto. This Agreement should be construed so as to effectuate the public purpose of settlement of disputes, while protecting the public health, safety and welfare, including but not limited to ensuring the adequacy of public facilities and compatibility between developed and undeveloped lands and their uses.

G. **Assignment.** Subject to the notification provisions hereof, Owner or Developer may assign its rights and responsibilities hereunder to a subsidiary or sister company, or subsequent land owners and Developers.

H. **Governing Law.** This Agreement shall be governed by the laws of the State of South Carolina.

I. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

J. **Agreement to Cooperate.** In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

K. **Eminent Domain.** Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

L. **No Third Party Beneficiaries.** The provisions of this Agreement may be enforced only by the County, the Owner and Developers. No other persons shall have any rights hereunder.

M. **Contingencies.** Not applicable.

N. **Recording.** Within fourteen (14) days after execution of this Agreement by all parties, the Owner shall record the Agreement with the Jasper County Register of Deeds. The burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interest and assigns of the Parties to this Agreement.

O. **Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A. The agreements contained herein shall be deemed to run with the land. The burdens of this Agreement are binding upon, and the benefits of the Agreement shall inure to, all successors in interest to the parties to the Agreement.

P. **Assignment of Development Rights.** Any and all conveyances of any portion of the Property to Developers shall by written agreement assign a precise amount of Development Rights along with the permitted land uses that may be constructed on the subject property being conveyed. Assignee shall notify the County within thirty (30) days of the conveyance of the property, provide the County with the applicable documents assigning the Development Rights to the assignee and record the same in the Office of the Jasper County Register of Deeds. In the event of conveyance of all or a portion of the Property and compliance with the conditions set forth herein, the assignor shall be released from all obligations as to the portion of Property and Development Rights so transferred, and the assignee shall be substituted as the Owner under the Agreement as to the portion of the Property so transferred.

Q. **Adjacent Property.** In the event Owner, its successors or assigns, acquires real property adjacent to the Property, County agrees to allow Owner, its successors or assigns, to subject such real property to the terms of this Development Agreement and the PDD Standards by an amendment to this Development Agreement. The County is not obligated to comply with the foregoing, but will utilize good faith efforts to make such modifications to this Agreement upon request.

## 20. **STATEMENT OF REQUIRED PROVISIONS.**

The Act requires that a development agreement must include certain mandatory provisions, pursuant to Section 6-31-60 (A). Although certain of these items are addressed elsewhere in this Agreement, the following listing of the required provisions is set forth for convenient reference. The numbering below corresponds to the numbering utilized under Section 6-31-60 (A) for the required items:

A. **Legal Description of Property and Legal and Equitable Owners.** The legal description of the Property is set forth in Exhibit A attached hereto. The present legal Owner of the Property is Jasper Telfair One, LLC, a Texas limited liability company, as described above.

B. **Duration of Agreement.** The duration of this Agreement shall be as provided in Section 3.

C. **Permitted Uses, Densities, Building Heights and Intensities.** A complete listing and description of permitted uses, population densities, building intensities and heights, as well as other development – related standards, are contained in Zoning Regulations, as supplemented by this Agreement.

D. **Required Public Facilities.** The utility services available to the Property are described generally above regarding water service, sewer service, cable and other telecommunication services, gas service, electrical services, telephone service and solid waste disposal. The mandatory procedures of the Zoning Regulations will ensure availability of roads and utilities to serve the residents on a timely basis.

E. **Dedication of Land and Provisions to Protect Environmentally Sensitive Areas.** All requirements relating to land transfers for public facilities are set forth in Section 10 above. The Zoning Regulations described above, and incorporated herein, contain numerous provisions for the protection of environmentally sensitive areas. All relevant State and Federal laws will be fully complied with, in addition to the important provisions set forth in this Agreement.

F. **Local Development Permits.** The Development standards for the Property shall be as set forth in the Zoning Regulations. Specific permits must be obtained prior to commencing Development, consistent with the standards set forth in the Zoning Regulations. Building Permits must be obtained under applicable law for any vertical construction, and appropriate permits must be obtained from the OCRM and Army Corps of Engineers, when applicable, prior to any impact upon freshwater wetlands. It is specifically understood that the failure of this Agreement to address a particular permit, condition, term or restriction does not relieve the Owner, its successors and assign, of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions, unless otherwise provided hereunder.

G. **Comprehensive Plan and Development Agreement.** The Development permitted and proposed under the Zoning Regulations and permitted under this Agreement is consistent with the Comprehensive Plan and with Land Use Regulations.

H. **Terms for Public Health, Safety and Welfare.** The County Council finds that all issues relating to public health, safety and welfare have been adequately considered and appropriately dealt with under the terms of this Agreement, the Zoning Regulations and existing laws.

I. **Historical Structures.** Any cultural, historical structure or sites will be addressed through the applicable federal and state permitting process at the time of development, as required by applicable State regulations. No such structures or sites are known to exist.

**[SEPARATE SIGNATURE PAGES TO FOLLOW]**



WITNESSES:

COUNTY OF JASPER, SOUTH CAROLINA

\_\_\_\_\_  
Witness

Print Name:\_\_\_\_\_

By:\_\_\_\_\_

W. J. Rowell III, Chairman

\_\_\_\_\_  
Notary Public

Print Name:\_\_\_\_\_

STATE OF SOUTH CAROLINA )

)

ACKNOWLEDGMENT

COUNTY OF JASPER )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2026 by W. J. Rowell III, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, as the appropriate official of Jasper County, South Carolina, who acknowledged the due execution of the foregoing document.

\_\_\_\_\_  
Notary Public for South Carolina

Print Name:\_\_\_\_\_

My Commission Expires:\_\_\_\_\_

**MORTGAGEE CONSENT TO DEVELOPMENT AGREEMENT**

The undersigned representation **United Bank**, a Texas state bank (the “**Mortgagee**”), as holder of that certain Mortgage, Security Agreement – Financing Statement from Jasper Telfair One, LLC, a Delaware limited liability company (the “**Mortgagor**”), dated September 26, 2025, and recorded in Book 1197 at Pages 1138-1153 in the Office of the Register of Deeds for Jasper County, South Carolina (as modified from time to time, the “**Mortgage**”), relating to the real property described in the Mortgage (the “**Property**”) and more particularly described in and encumbered by this Development Agreement, as amended or supplemented (the “**Development Agreement**”), does hereby consent to the foregoing Development Agreement and acknowledges that the terms thereof are and shall be binding upon the undersigned and its successors and assigns.

NOW, THEREFORE, the undersigned consents to the recordation of the Development Agreement.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Development Agreement, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of the Property, and does not hereby assume and shall not hereby be responsible for any of the obligations or liabilities of the Owner in the Development Agreement. None of the representations contained in the Development Agreement shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligations on Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Development Agreement.

IN WITNESS WHEREOF, the undersigned has executed this Consent as of the \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered  
in the presence of:

**United Bank**,  
a Texas state bank

\_\_\_\_\_  
Witness  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026,  
by \_\_\_\_\_, as \_\_\_\_\_ of  
United Bank, a Texas state bank, on behalf of the bank.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A  
TO DEVELOPMENT AGREEMENT  
PROPERTY DESCRIPTION**

**Lot A and Lot B**

All those certain parcels or tracts of land situate, lying and being in Jasper County, South Carolina, designated as Lot A, Delta Plantation, containing 6.33 acres, more or less, and Lot B, Delta Plantation, containing 20.00 acres, more or less, and being more particularly shown and described on a map or plat prepared by Charles W. Tuten, Jr., SCRLS #13522, dated March 3, 2004, recorded in the Office of the Register of Deeds for Jasper County, South Carolina ("Jasper County Records") in Plat Book 27, Page 315. For a more particular description reference is hereby made to said map or plat for better determining the metes, bounds and dimensions of said property.

Jasper County TMP: 037-00-02-018

Jasper County TMP: 037-00-02-014

**Tract C**

AND ALSO, ALL that certain parcel or tract of land situate, lying and being in Jasper County, South Carolina, containing 5.00 acres, more or less, and being a portion of the Poindexter Tract of Delta Plantation, as shown and delineated on that certain plat of survey prepared by Paul D. Wilder, RLS of Wilder Surveying and Mapping, dated January 9, 1998 and recorded in the Jasper County Records in Plat Book 23, Page 46. Said parcel of tract of land being generally bounded and described as follows: on the north by the R/W of S.C. Highway 170; on the east by other lands, now or formerly of Henry Ingram; on the south by other lands, now or formerly of Henry Ingram; and on the west by the R/W of U.S. Highway 17-A. For a more particular description, reference is made to the aforementioned plat of record.

Jasper County TMP: 037-00-02-017

**LESS AND EXCEPTING**

ALL that certain piece, parcel or lot of land situate, lying and being in Jasper County, South Carolina and designated as a "BJWSA Ground Water Well" containing 1.00 acres, 43,743 square feet on a plat dated May 6, 2009, entitled "A Plat of a 0.517 Acre Water Well Being a Portion of Lot "B" Delta Plantation Jasper County, South Carolina Prepared For: North Savannah Properties, LLC" by Kennedy Ragsdale & Associates Inc., James C. Brewer SCRLS No. 25441. For a more complete description as to metes, bounds and distances, reference may be made to said plat, filed as an attachment to the Partial Release recorded in the Jasper County Records in Book 759 Page 21.

ALL that certain piece, parcel or lot of land containing 15.576 square feet (0.358 acre), more or less, and all improvements thereon, if any, shown as the "Area of Acquisition" on Exhibit A attached to the deed from Zinn Investments II, LLC to South Carolina Department of Transportation recorded in Book 1018 at Page 729 in the Jasper County Records with such Right

of Way therein granted located along a relocated centerline as shown on plans between approximate survey stations 134+60.00 and 332+82.17.

This being the same property conveyed to Owner by Zinn Investments II, LLC by deed dated December 7, 2021 and recorded January 4, 2022 in Book 1093 at Page 1887 in the Jasper County Records.

**EXHIBIT B  
TO DEVELOPMENT AGREEMENT  
DEVELOPMENT SCHEDULE**

Development of the Property is expected to occur over the 5-year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner or Developer as the development evolves over the term:

<b>Year(s) of Commencement / Completion</b>					
	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
<b>Type of Development</b>	Potential start of development. Start clearing and mass grading. Begin design of offsite improvements.	Start underground utilities, hard scape, start building construction. Start construction on offsite improvements as required by SCDOT and County.	Complete first 120,000 SF of building space, complete any hard scape associated with building space. Continue construction of offsite improvements as required by SCDOT/County.	Complete next 120,000 SF of building space and any associated hard scape. Complete offsite improvements.	Complete remainder of building SF and site work

As stated in the Development Agreement, Section 6, actual development may occur more rapidly or less rapidly, based on market conditions and final product mix.

**EXHIBIT C**  
**PLANNED DEVELOPMENT DISTRICT STANDARDS**

**AGENDA**  
**ITEM # 9D**



# Jasper County Engineering Services

James M Iwanicki, P.E.  
Director of Engineering Services  
[JIwanicki@jaspercountysc.gov](mailto:JIwanicki@jaspercountysc.gov)

P.O. BOX 1244 • Ridgeland, South Carolina 29936  
Phone (843) 726-7740 • FAX (843) 726-7743

## Jasper County Council

### Presentation and Consideration of Approval of IVTB #2026-12 Bids for Self-Contained Compactors.

<b>Meeting Date:</b>	May 18, 2026
<b>Item Number</b>	9 D
<b>From</b>	Jim Iwanicki, P.E. Director of Engineering Services
<b>Subject:</b>	Presentation and Consideration of Approval of IVTB #2026-9 Bids for Articulated Boom Lift.
<b>Recommendation:</b>	Award IVTB #2026-12 to Reaction Distributing Inc., Ajax Ontario Canada for two 39-yard self-contained packers at a cost of \$48,160.74 and authorize the Administrator to finalize the purchase.

#### Description:

Bids were received on April 23, 2025, at 1:30 pm for the IVTB #2026-13 for one to two 39-yard self-contained packers. Seven acceptable and complete bids were received. See attached Bid Sheet.

The low bidder was Reaction Distributing Inc., Ajax Ontario Canada. Staff is requesting the purchase of two self-contained packers at a cost of \$48,160.74.

\$79,000 was budgeted in 010-084-2430 for this equipment and 25-yard open top containers. If Council approves this purchase that will leave \$30,839.26 for the 25-yard open containers.

**Recommendation:** Award IVTB #2026-12 to Reaction Distributing Inc., Ajax Ontario Canada for two 39-yard self-contained packers at a cost of \$48,160.74 and authorize the Administrator to finalize the purchase.

#### Attachments:

IVTB #2026-12  
Bid Sheet



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# Jasper County Bid Sheet

ITVB #2026-12 39-Yard Self-Contained Compactors

4/23/2026 1:30 PM

Company Name	Address	Amount of Bid	Remarks/Total
ALAMAX	1401 Gondola St Manteca, CA 95336	\$67,580.00 INC TAX & SHIP	<del>2 Compactors</del> 2 Compactors 90 days
Fleet Genius AKA. Bakers Waste Equipment	1808 Norwood St SW Lenoir NC 28645	\$53,447.00 TAX & SHIP	2 Containers Compactors 5 weeks
Plum Creek Environmental Technologies	1302 E Industrial Access Rd West Point MS 39773	\$55,258.64 TAX INC & SHIP	2 compactors
Reaction Distributing INC	19 Brock St AJAX, ONT L7S 1S9 Canada	\$24,080.37 INC TAX and ship \$48,160.74	1 Compactor 2 containers
Technology Int'l INC	1331 S. International Pkwy Ste 2251 Lake Mary, FL 32746	\$75,710.00 NO TAX \$82,523.90 TAX & SHIP	2 compactors 12-15 weeks

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# Jasper County Bid Sheet

ITB #2026-12 39-Yard Self-Contained Compactors

4/23/2026 1:30 PM

Company Name	Address	Amount of Bid	Remarks/Total
TAZA Supplies	16940 Vincennes Ave S. Holland IL 60473	\$ 118,370.46 \$ 129,023.80 Tax & SHIP	2 Compactors 8-10 weeks
Wastequip	395 S. Main St. Engleville TN 37060	\$ 33,238.93 606,477.86 Tax & SHIP	1 Compactor 2 Compactors 4-6 weeks



**INVITATION TO BID**  
**IVTB #2026-12**  
**39 YARD SELF-CONTAINED COMPACTORS**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

Notice is hereby given that sealed bids will be received for **one (1) to two (2) 39-Yard Self-Contained Compactors** by Jasper County, South Carolina, until **Thursday, April 23, 2026, at 1:30 p.m.** at which time all bids will be read aloud in the Jasper County Council Chamber.

To be deemed “received,” the Bid may be submitted electronically through the County’s vendor registration webpage to ensure that it remains sealed until the scheduled Bid reading date and time. A link to the County’s vendor registration webpage may be found under Bids & Solicitations on the County’s website at [www.jaspercountysc.gov/services/bids-and-solicitations/](http://www.jaspercountysc.gov/services/bids-and-solicitations/).

The Bid may also be submitted via mail or hand delivered in a sealed envelope to the address below with “**COMPACTORS IVTB #2026-12**” written on the outside of the envelope. It must be received no later than **1:30 p.m. on Thursday, April 23, 2026**. Bidders choosing to submit a hard copy should submit an original and two copies. Any Bid submitted or delivered after the above time will **NOT** be accepted under any circumstances. Jasper County is not responsible for late submissions caused by delays in mail delivery or a delay in any other method of delivery.

The Bid can be mailed or hand delivered to:

Kimberly Burgess, Dir., Administrative Services  
Jasper County Government Building  
358 Third Avenue, Suite 304  
PO Box 1194  
Ridgeland, SC 29936

The Bid opening will take place in the Jasper County Council Chamber located at:

Clementa C. Pinckney  
Jasper County Government Building  
358 3<sup>rd</sup> Avenue, Third Floor  
Ridgeland, SC 29936

The County’s point of contact for this project is:

Valerie Chism  
843-726-7710  
[vchism@jaspercountysc.gov](mailto:vchism@jaspercountysc.gov)



**INVITATION TO BID**  
**IVTB #2026-12**  
**39 YARD SELF-CONTAINED COMPACTORS**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

**DESCRIPTION OF EQUIPMENT**

Jasper County is seeking bids for one (1) to two (2) 39-yard self-contained compactors with the following specifications:

Size / Capacity: MFG Rating 2 cy / Wastec Rating 1.51 cy

Dimensions: Measurements 67" L x 65" W / Clear Top Opening 41" x 60" / Load Height 48" / Discharge Opening 30" x 60"

Performance Specifications: Ram Penetration 4" / Normal Packing Force 55,300 lbs. / Maximum Packing Force 62,800 lbs. / Cycle Time 30 sec.

Motor: 10 HP - 3ph Tri Volt

Standard Controls: Key Start Switch / Emergency Stop / Reverse (120V) / Remote Pendant Control 18ft Sealtite

UL Labeled Panel / Power Unit: Nema 13 Box - All Circuits Fused

Hydraulic Specifications: Pump Capacity 10 GPM / Normal Operating Pressure 2200 PSI / Maximum Operating Pressure 2500 PSI / Cylinders (2) 4" Bore x 31.50" Stroke x 2" Rod /

Decibel Level: 81-84 dB

Container:

1/4" Plate - Body Sides, Ram Sides, Ram Top  
1/4" Plate / Formed Channel – Side Ribs, Legs  
1/2" Plate – Body Floor, Ram Face, Ram Bottom  
4" Channel – Floor X Members  
4" x 6" x 3/4" Angle – Breaker Bar with Fixed Teeth  
3/16" Reinforced – Slider Plate  
7 Gauge – Container, Door

Paint:

2 mil Primer Coat  
2 mil Industrial Enamel Paint Coat



**INVITATION TO BID**  
**IVTB #2026-12**  
**39 YARD SELF-CONTAINED COMPACTORS**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

Certification:

Compliant With ANSI Z245.2 Regulations

Warranty:

12 months Parts and Labor / 36 months Structural

All bids should include delivery fees, and applicable state (6%) and local (3%) sales taxes.

**QUESTIONS**

Any questions regarding this Bid must be submitted in writing via email to [vchism@jaspercountysc.gov](mailto:vchism@jaspercountysc.gov) or through the vendor registration portal located on Jasper County's Bids and Solicitations webpage, <https://www.jaspercountysc.gov/services/bids-and-solicitations/> **NO LATER than Monday, April 13, 2026, by 12:00 pm.**

All submitted questions will be addressed and posted on Jasper County's Bids and Solicitations webpage and the BidNet Direct vendor registration portal by **Wednesday, April 15, 2026.**

**BIDDER INSTRUCTIONS**

Bids should be typed on company letterhead or on a document which provides the Bidder's name, address, phone number, and other pertinent contact information including the bid number **"COMPACTORS IVTB #2026-12"**.

The successful Bidder will be required to provide an Internal Revenue Service Form W-9, and if the vendor performs any work on County property, a certificate of insurance with evidence of liability and workers compensation coverage in the amounts listed below.

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



**INVITATION TO BID**  
**IVTB #2026-12**  
**39 YARD SELF-CONTAINED COMPACTORS**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

**INSURANCE REQUIREMENTS**

The successful Bidder shall be required to provide proof of insurance in the following amounts.

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



**INVITATION TO BID**  
**IVTB #2026-12**  
**39 YARD SELF-CONTAINED COMPACTORS**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

**ADDENDUM #1**  
**QUESTIONS AND ANSWERS**

**QUESTION 1** - Previous Bid Tabulations - Will you please provide previous bid tabulations and awards for similar bids?

**ANSWER 1** – 2024 award: FleetGenius compactor \$23,978.00; container \$7432.00  
2025 award: FleetGenius compactor \$23,978.00; container \$7500.17  
See below for additional details.

**QUESTION 2** - Installation - Are vendors responsible for installing the Self Container Compactors?

**ANSWER 2** – No, vendors are not responsible for installing the compactors.

**QUESTION 3** - Delivery Address - What is the delivery address for the Compactors?

**ANSWER 3** – 623 Live Oak Road, Ridgeland, SC 29936

**QUESTION 4** - Replacing Equipment or New - Will this equipment be replacing existing machines or is this a new project? ? If replacing, will you please provide pictures of the existing machines. If this is a new project, please provide pictures of the site area or site plans.

**ANSWER 4** – New and the county will install.

**QUESTION 5** - Concrete Pad - Will the compactors be installed on a concrete pad?

**ANSWER 5** – Yes, they will be installed on a concrete pad.

**QUESTION 6** - Compactor Feeding - How will the compactors be fed? Hand fed? Forklift with self-dumping hoppers? Cart dumpers, etc?

**ANSWER 6** – Fed by hand.

**QUESTION 7** - Installation Location - Where will the compactors be installed? At a dock? Freestanding area for ground feeding?

**ANSWER 7** – A freestanding area on a concrete pad.



**INVITATION TO BID**  
**IVTB #2026-12**  
**39 YARD SELF-CONTAINED COMPACTORS**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

**QUESTION 8** - Feed Options - Do the compactors need a feed option such as a hopper, doghouse, etc.? Please specify.

**ANSWER 8** – No, they do not need a feed option.

**QUESTION 9** - Guide Rails - Do the compactors need guide rails and a stop to assist the driver with aligning the machine in the correct location? Please specify if so.

**ANSWER 9** – No, they do not need guide rails.

**QUESTION 10** - Dimensions - In the Description of Equipment, what measurements are being referred to where it says, (Measurements 67" L x 65"W)?

**ANSWER 10** – It is the outside width and length of the hopper.

**QUESTION 11** - Hopper or Doghouse Specs - Can you please provide your Hopper or Doghouse Specifications?

**ANSWER 11** – It is included.



# Jasper County Bid Sheet

25 yard open container & 39-yard  
 compactor bid opening  
 May 22, 1PM

Company Name	Address	Amount of Bid	Remarks/Total
FleetGenius of NC Inc.	1808 Norwood St. SW Lenoir, NC 28645	\$60,615.86 Container: \$7,432.00 each Compactor: \$23,978.00	Includes Shipping & taxes
Monmouth Solutions, Inc.	93 Butman Road Lowell, MA 01852	\$63,000.00 Container: 7,750.00 each Compactor: \$32,000.00	Includes delivery only
Technology International Inc.	1531 South International Pkwy. Ste. 2251, Lake Mary FL	\$67,041.86 Container: \$770.20 each Compactor: \$31,235.00	Includes taxes and delivery

KB  
5/22/17



# Jasper County Bid Sheet

107B # 2025-4 25-yd open container  
 4/9/2025 2pm 39-yd Compactor

Company Name	Address	Amount of Bid	Remarks/Total
Fleet Genius		39yd compactor \$23,978.00 25yd - container \$22,800.51 Total \$52,905.43	
Waste Equip		3' Compactor \$2,520.00 25yd. containers \$21,669.08 Total \$56,989.96	
Becker		Compactor \$45,576.21 Container \$27,702.00	
Monmouth Solutions		Compactor \$29,950.00 Container \$16,65.00	No sales tax or shipping
One Nation		Compactor \$18,989.00 Container \$29,964.66	No sales tax or shipping

2022



# Jasper County Bid Sheet

IVTB # 2025-4 25-yd Container  
4/9/2024 2pm 39-yd Container

Remarks/Total

Amount of Bid

Address

Company Name

Swipe Resources

Compoctor 49,045.00 w/shipping # 2,400  
Container 86,776.00 + shipping # 2,100


Bid Tab (VTB #2025-4)

Item	One Million			FleetCellus of NC			Becker Complete Compactor			Mounouth Solutions			Swipe Resources			Wastequip		
	Unit Price	Quantity	Total	Unit Price	Quantity	Total	Unit Price	Quantity	Total	Unit Price	Quantity	Total	Unit Price	Quantity	Total	Unit Price	Quantity	Total
35 Yrd Open Top Container	\$ 8,888.22	3	\$ 29,964.66	\$ 7,500.17	3	\$ 22,500.51	\$ 8,300.00	3	\$ 24,900.00	\$ 5,500.00	3	\$ 16,500.00	\$ 29,592.00	3	\$ 86,776.09	\$ 6,805.00	3	\$ 20,415.00
39 Yrd Compactor	\$ 45,989.40	1	\$ 45,989.40	\$ 23,978.00	1	\$ 23,978.00	\$ 39,750.20	1	\$ 39,750.20	\$ 29,950.00	1	\$ 29,950.00	\$ 49,045.00	1	\$ 49,045.00	\$ 28,111.00	1	\$ 28,111.00
Sub Total			\$ 76,954.06			\$ 46,278.51			\$ 64,650.20			\$ 46,450.00			\$ 137,821.09			\$ 48,526.00
Shipping			\$			\$ 2,508.00			\$ 3,800.00			\$			\$ 4,381.88			\$ 4,381.88
Tax			\$ 6,318.32			\$ 3,918.92			\$ 5,428.01			\$ 3,716.00			\$ 3,882.08			\$ 3,882.08
Subtotal J Comainers 1 Compactor			\$ 89,270.38			\$ 52,665.43			\$ 79,776.21			\$ 50,166.00			\$ 142,821.09			\$ 56,988.96
Additional 39 Yrd Compactor	\$ 48,989.40	1	\$ 48,989.40	\$ 23,978.00	1	\$ 23,978.00	\$ 39,750.20	1	\$ 39,750.20	\$ 29,950.00	1	\$ 29,950.00	\$ 49,045.00	1	\$ 49,045.00	\$ 28,111.00	1	\$ 28,111.00
Shipping			\$			\$			\$ 2,850.00			\$			\$ 3,960.68			\$ 3,960.68
Tax			\$ 3,919.15			\$ 1,918.24			\$ 3,276.02			\$ 2,396.00			\$ 4,155.66			\$ 4,155.66
Subtotal Additional 39 Yrd Compactor			\$ 56,908.55			\$ 25,896.24			\$ 45,176.22			\$ 32,346.00			\$ 56,160.69			\$ 36,477.76
Total			\$ 138,478.84			\$ 78,401.67			\$ 118,854.43			\$ 82,512.00			\$ 198,921.60			\$ 89,467.72

**AGENDA**  
**ITEM # 9E**



# Jasper County Engineering Services

James M Iwanicki, P.E.  
Director of Engineering Services  
[JIwanicki@jaspercountysc.gov](mailto:JIwanicki@jaspercountysc.gov)

P.O. BOX 1244 • Ridgeland, South Carolina 29936  
Phone (843) 726-7740 • FAX (843) 726-7743

## Jasper County Council

### Presentation and Consideration of Approval of IVTB #2026-9 Bids for Articulated Boom Lift.

<b>Meeting Date:</b>	May 18, 2026
<b>Item Number</b>	9 E
<b>From</b>	Jim Iwanicki, P.E. Director of Engineering Services
<b>Subject:</b>	Presentation and Consideration of Approval of IVTB #2026-9 Bids for Articulated Boom Lift.
<b>Recommendation:</b>	Award IVTB #2026-9 to Bullseye Equipment and Supply, Moncks Corner, SC for a JLG Model 340 AJ Articulated Boom Lift \$74,566.66 and authorize the Administrator to finalize the purchase.

#### Description:

Bids were received on April 23, 2025, at 1 pm for the IVTB #2026-9 for a new JLG articulating boom lift model 340AJ or equivalent. The specifications required four-wheel drive, foam filled 33x12 turf and sand tires or equal, and a diesel fuel engine.

Ten acceptable and complete bids were received. See attached Bid Sheet.

The low bidder was Bullseye Equipment and Supply, Moncks Corner, SC for \$74,566.66.

\$65,000 was budgeted in 010-083-2430 for this equipment. Currently there is \$57,799.97 left in 010-083-2430. The remaining \$16,766.69 will come from 010-082-3930 which currently has a balance of \$59,413.37.

**Recommendation:** Award IVTB #2026-9 to Bullseye Equipment and Supply, Moncks Corner, SC for a JLG Model 340 AJ Articulated Boom Lift in the amount of \$74,566.66 and authorize the Administrator to finalize the purchase.

#### Attachments:

IVTB #2026-9  
Bid Sheet

1 of 2



# Jasper County Bid Sheet

IVTB #2026-9 Articulating Boom Lift

4/23/2026 1:00 PM

Company Name	Address	Amount of Bid	Remarks/Total
Alamey	1401 Gondola St. Manteca, CA 95336	\$82,591.48 TAX INC & SHIP	120 days
All Around Access	224 Lauderdale Trail East Lauderdale FL 33312	\$78,000.40 TAX & SHIP	2-4 weeks
Avenues International Inc	4 Restrict Court Princeton Junction, NJ 08550	\$85,663.10 TAX & NO SHIP	
Bullseye Equipment	PO Box 484 Moncks Corner SC 29461	\$74,566.66 TAX INC & SHIP	
Equipment Share.com	161 Thunderbird Cir Richmond Hill, GA 31324	\$72,314.95 SHIP & NO TAX \$78,823.30 TAX & SHIP	OCT/NOV



# Jasper County Bid Sheet

IVTB #2026-9 Articulating Boom Lift

4/23/2026 1:00 PM

Company Name	Address	Amount of Bid	Remarks/Total
Monmouth	10 Kimball Ln. Lynnfield, MA 01940	\$84,995.00 SHIP & NO TAX \$92,644.55 TAX & SHIP	
NASSAU Trading	5718 37th Apt 3 Woodside NY 11377	\$87,952.00 SHIP & NO TAX \$95,867.68 TAX & SHIP	June/July
Octane Forklifts INC	4905 Lime St Denver, CO 80239	\$84,675.00 SHIP & NO TAX \$92,295.75 TAX & SHIP	60 days
Quantum	208 Somersly Pl. Lexington KY 40515	\$85,969.39 TAX INC & SHIP	4-5 week
Swipe Resources	7491 Flay Point Ct. MANASSAS VA 20109	\$79,886.00 NO TAX \$87,075.74 TAX & SHIP	4-10 week



**INVITATION TO BID**  
**IVTB #2026-9**  
**ARTICULATING BOOM LIFT**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

Notice is hereby given that sealed bids will be received for **one (1) Articulating Boom Lift** by Jasper County, South Carolina, until **Thursday, April 23, 2026, at 1:00 p.m.** at which time all bids will be read aloud in the Jasper County Council Chamber.

To be deemed “received,” the bid may be submitted electronically through the County’s vendor registration webpage to ensure that it remains sealed until the scheduled Bid reading date and time. A link to the County’s vendor registration webpage may be found under Bids & Solicitations on the County’s website at [www.jaspercountysc.gov/services/bids-and-solicitations/](http://www.jaspercountysc.gov/services/bids-and-solicitations/).

The bid may also be submitted via mail or hand delivered in a sealed envelope to the address below with “**BOOM LIFT IVTB #2026-9**” written on the outside of the envelope. It must be received no later than **1:00 p.m. on Thursday, April 23, 2026**. Bidders choosing to submit a hard copy should submit an original and two copies. Any Bid submitted or delivered after the above time will **NOT** be accepted under any circumstances.

The Bid can be mailed or hand delivered to:

Kimberly Burgess, Dir., Administrative Services  
Jasper County Government Building  
358 Third Avenue, Suite 304  
PO Box 1194  
Ridgeland, SC 29936

The Bid opening will take place in the Jasper County Council Chamber located at:

Clementa C. Pinckney  
Jasper County Government Building  
358 3<sup>rd</sup> Avenue, Third Floor  
Ridgeland, SC 29936

The County’s point of contact for this project is:

Jim Iwanicki  
Engineering Services Director  
Jasper Count Government  
[jiwanicki@jaspercountysc.gov](mailto:jiwanicki@jaspercountysc.gov)



**INVITATION TO BID**  
**IVTB #2026-9**  
**ARTICULATING BOOM LIFT**  
**JASPER COUNTY, SOUTH CAROLINA**  
**MARCH 27, 2026**

**DESCRIPTION OF EQUIPMENT**

- One (1) new JLG articulating boom lift model 340AJ or equivalent
  - Four-wheel drive with foam filled 33x12 turf and sand tires or equal
  - Diesel fuel engine

All Bids should include delivery fees, and applicable state (6%) and local (3%) sales taxes.

**QUESTIONS**

Any questions regarding this Bid must be submitted in writing via email to [jiwanicki@jaspercountysc.gov](mailto:jiwanicki@jaspercountysc.gov) or through the vendor registration portal located on Jasper County's Bids and Solicitations webpage, <https://www.jaspercountysc.gov/services/bids-and-solicitations/> **NO LATER than Monday, April 13, 2026, by 12:00 pm.**

All submitted questions will be addressed and posted on Jasper County's Bids and Solicitations webpage and the BidNet Direct vendor registration portal on **Wednesday, April 15, 2026.**

**BIDDER INSTRUCTIONS**

Bids should be typed on company letterhead or on a document which provides the Bidder's name, address, phone number, and other pertinent contact information including the bid number "**BOOM LIFT IVTB #2026-9**".

The successful Bidder will be required to provide an Internal Revenue Service Form W-9.

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

AGENDA  
ITEM # 9F



## *Jasper County Emergency Services*

*1509 Grays Hwy (P.O.B. 1509)*

*Ridgeland, SC 29936*

*Office: 843-726-7607 Fax: 843-726-7966*



*Chief Russell W. Wells, Director*

*John A. Smith, Deputy Director*

### **Executive Summary: FY 2026-2027 Strategic Infrastructure & Operational Projects**

#### **Overview**

This memorandum seeks approval of an annual contract for service. Our previous contract had expired, and renewal processes were initiated. This proposal assists staff in achieving annual fire suppression hose testing requirement on all fire apparatus (Engines, Tenders/tankers, aerial apparatus, ARFF and brush unit.) This is an annually budgeted item.

#### **1. Hose Testing Services (RFP 2026-6)**

- **Selected Vendor:** IIA Lifting Services (Bid Score: 86/100)
- **Funding Strategy:** Utilizing **\$21,780** from Contracts 46-2400
- **Multi-Year Commitment:**
  - **2026 & 2027:** \$21,780/year
  - **2028:** \$23,100 (Adjusted for market/service scale)
- **Impact:** Ensures long-term safety compliance and equipment reliability through a highly-rated vendor.
- **Consideration:** Given the changes for the next FY budget, consolidate all allocations into the 46 budget.



# Jasper County Emergency Services

1509 Grays Hwy (P.O.B. 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966



Chief Russell W. Wells, Director

John A. Smith, Deputy Director

23, April 2026

To: Director Kim Burgess  
Finance Division

Re: Request for acquisition

Greetings Director Burgess,

The staff have completed their review and scoring for the following request for proposals. Below is our executive summary. We humbly ask for the opportunity to move forward on acquisition.

## Overview

This memorandum seeks formal approval for three critical service and infrastructure contracts totaling **\$203,480.09** in combined funding. These proposals prioritize safety compliance, facility modernization, and training capacity to meet current missions and future strategic goals.

## Proposed Projects & Financial Allocations

### 1. Hose Testing Services (RFP 2026-6)

- **Selected Vendor:** IIA Lifting Services (Bid Score: 86/100)
- **Funding Strategy:** Utilizing **\$21,780** from Contracts 2400, split across budgets 46-45-54.
- **Multi-Year Commitment:**
  - **2026 & 2027:** \$21,780/year
  - **2028:** \$23,100 (Adjusted for market/service scale)
- **Impact:** Ensures long-term safety compliance and equipment reliability through a highly-rated vendor.
- **Consideration:** Given the changes for the next FY budget, consolidate all allocations into the 46 budget.

### 2. Rock Tower Site Development (RFP 2026-7)

- **Selected Vendor:** Ashley River Site & Utilities (Bid Score: 29/50)
- **Funding Strategy:** Totaling **\$18,000** allocated from:
  - Budget 56-5092 (\$15,000)
  - Budget 56-5095 (\$3,000)
- **Impact:** Critical site utility work to maintain infrastructure integrity.

### 3. Training Classroom Expansion (RFP 2026-8)

- **Selected Vendor:** Modular Technologies (Bid Score: 86/100)

- **Funding Strategy:** Totaling **\$140,600.09** utilizing a hybrid funding model:
  - **FY 2026 Budget (46-9075):** \$75,000
  - **Training Budget (46-9073):** \$13,000
  - **New Funding Request: \$52,600.09 (FY 2027)** To maintain our current commitments, we are adjusting our strategy to account for the loss of carry-forward funds being cut.
- **Impact:** Addresses urgent capacity needs for personnel development and specialized training.

#### **Strategic Value & Recommendation**

By leveraging existing budget lines (Contracts 2400 and Training 46-9073), we are minimizing the immediate impact on new capital requests. The selection of **IIA Lifting Services** and **Modular Technologies** (both scoring 86/100) ensures high-quality execution, while the **Rock Tower** project fulfills essential site utility requirements. This would reduce the need for weekly inspections and site maintenance while controlling vegetation to prevent rodent damage to sensitive radio equipment

**Approval is recommended** to secure vendor availability and initiate the FY 2027 planning phase.

Cordially,



Chief Russell W. Wells



Score sheets

# Jasper County Bid Sheet

RFP # 2020-10 SCFR Fire Hose Testing  
 3/18/20 1:30pm

Company Name	Address	Amount of Bid	Remarks/Total
TIA Lighting Services Inc (Electronic)	16140 N Akraowhead Dr Fountains Center Ste 108 Peoria AZ 85382	1 <sup>st</sup> yr - 21,780.00 2 <sup>nd</sup> yr - 21,780.00 3 <sup>rd</sup> yr - 23,100.00	# 1 This comes out of contracts 2400 & 2401 Splits between 46-45-54 8-1st
Mistras Group, Inc (Electronic)	1480 James Pkwy Heath, OH 43056	1 <sup>st</sup> yr - 25,080.00 2 <sup>nd</sup> yr - 25,832.40 3 <sup>rd</sup> yr - 26,607.87	# 3
Fire Call	3250 W. Big Beaver Rd. Ste. 544 Troy Michigan 48084	1 <sup>st</sup> yr - 23,100.00 2 <sup>nd</sup> yr - 23,100.00 3 <sup>rd</sup> yr - 25,080.00	# 2

Finance - Shared → Bids And RFPs → 2020 NTB And RFP → RFP # 2020-10 SCFR Hose Testing



*Jasper County Emergency Services*

1509 Quays Runy (P.O. Box 1509)  
 Ridgeland, SC 29936  
 Office: 843-726-7607 Fax: 843-726-7966



Chief Russell W. Wells, Director

John Smith, Deputy Director

**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)		29	
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	8	
C. Staffing Plan and Key Personnel Qualifications	10	7	
D. Implementation Timeline and Milestones	10	5	
II. Firm Experience & Qualifications (30 points)		24	
A. Experience with Emergency Services/Government Clients	10	8	
B. Financial Stability and Capacity	10	8	
C. Depth and Breadth of Resources	5	5	

D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		16	
A. Competitiveness of Total Proposed Cost	10	7	
B. Clarity and Completeness of Pricing Structure	5	5	
C. Value-Added Components (e.g., Training, Warranty)	5	4	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		10	
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	100	75	

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-40
Bidder Name	MISTAS
Reviewer Name	Sharon Smith
Date of Review	4-1-26

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



# Jasper County Emergency Services

1509 Gray's Hwy (S.E. 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director

## RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)		34	
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	9	
D. Implementation Timeline and Milestones	10	7	
II. Firm Experience & Qualifications (30 points)		24	
A. Experience with Emergency Services/Government Clients	10	8	
B. Financial Stability and Capacity	10	8	
C. Depth and Breadth of Resources	5	5	



D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		18	
A. Competitiveness of Total Proposed Cost	10	8	
B. Clarity and Completeness of Pricing Structure	5	5	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		10	
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>84</b>	

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-6
Bidder Name	IIA
Reviewer Name	Shanna Smith
Date of Review	2026-6

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



# Jasper County Emergency Services

1509 Guays Bluff (S.E. 1509)  
Ridgeland, SE 29936  
Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director

## RFP Bid Scoring Sheet: Jasper County Emergency Services

Fire cutt  
2020-16

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)		<del>38</del> 29	
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	6	history
D. Implementation Timeline and Milestones	10	5	history of cutt
II. Firm Experience & Qualifications (30 points)		24	
A. Experience with Emergency Services/Government Clients	10	8	
B. Financial Stability and Capacity	10	8	
C. Depth and Breadth of Resources	5	5	



D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		17	
A. Competitiveness of Total Proposed Cost	10	7	
B. Clarity and Completeness of Pricing Structure	5	5 <del>0</del> <del>M</del>	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		10	
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>85 <del>M</del></b>	

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2024-4
Bidder Name	Firecft
Reviewer Name	Shannon Smith
Date of Review	4-1-24

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



Industrial Inspection & Analysis

Jasper County Emergency Services

1509 Guays Bluff (P.O. Box 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director



RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)			
A. Understanding of Scope of Work (SOW)	10	10	Very Concise
B. Methodology and Project Plan	10	9	Detailed
C. Staffing Plan and Key Personnel Qualifications	10	9	well written
D. Implementation Timeline and Milestones	10	7	not as clear
II. Firm Experience & Qualifications (30 points)			
A. Experience with Emergency Services/Government Clients	10	6	
B. Financial Stability and Capacity	10	8	
C. Depth and Breadth of Resources	5	9	

35

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D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>			
A. Competitiveness of Total Proposed Cost	10	9	Lowest Bid
B. Clarity and Completeness of Pricing Structure	5	4	
C. Value-Added Components (e.g., Training, Warranty)	5	2	None listed
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>98</b>	

10

15

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026 - 6 Fire Hose Testing
Bidder Name	11A
Reviewer Name	Mike Cassifer
Date of Review	01 APR 2026

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



Mistras

**Jasper County Emergency Services**

1509 Georgia Hwy (S.E. 28, 1509)

Ridgeland, SE 29936

Office: 843-726-7607 Fax: 843-726-7966



Chief Russell W. Wells, Director

John Smith, Deputy Director

**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>			
A. Understanding of Scope of Work (SOW)	10	10	Very clear
B. Methodology and Project Plan	10	2	Vague
C. Staffing Plan and Key Personnel Qualifications	10	1	not stated
D. Implementation Timeline and Milestones	10	1	not stated
<b>II. Firm Experience &amp; Qualifications (30 points)</b>			
A. Experience with Emergency Services/Government Clients	10	10	Red goat contractor
B. Financial Stability and Capacity	10	8	
C. Depth and Breadth of Resources	5	2	not listed

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D. References and Past Performance	5	1	not included
<b>III. Cost and Financial Proposal (20 points)</b>			
A. Competitiveness of Total Proposed Cost	10	2	Not bid
B. Clarity and Completeness of Pricing Structure	5	4	Recently concise
C. Value-Added Components (e.g., Training, Warranty)	5	2	not included
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>53</b>	

10

6

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-6 Fire Hose Testing
Bidder Name	Mistras
Reviewer Name	Mila Lassiter
Date of Review	01 April 2026

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



Firecat

**Jasper County Emergency Services**

1509 Guays, Hwy (S.E. 1509)

Ridgeland, SE 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director



**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>			
A. Understanding of Scope of Work (SOW)	10	9	Recent Plan
B. Methodology and Project Plan	10	9	Understands needs
C. Staffing Plan and Key Personnel Qualifications	10	5	Based on history, issue with staffing
D. Implementation Timeline and Milestones	10	3	
<b>II. Firm Experience &amp; Qualifications (30 points)</b>			
A. Experience with Emergency Services/Government Clients	10	8	
B. Financial Stability and Capacity	10	9	
C. Depth and Breadth of Resources	5	3	

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D. References and Past Performance	5	3	Issues in their proposal are left on their own
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	5	wide bid
B. Clarity and Completeness of Pricing Structure	5	4	
C. Value-Added Components (e.g., Training, Warranty)	5	2	
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>70</b>	

10

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-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-6 Fire Hose Testing
Bidder Name	Firecat
Reviewer Name	Mike Lassiter
Date of Review	01 April 2026

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:

AGENDA  
ITEM # 9G



## *Jasper County Emergency Services*

*1509 Grays Hwy (P.O. Box 1509)*

*Ridgeland, SC 29936*

*Office: 843-726-7607 Fax: 843-726-7966*



*Chief Russell W. Wells, Director*

*John A. Smith, Deputy Director*

### **Executive Summary: FY 2026-2027 Strategic Infrastructure & Operational Projects**

#### **Overview**

This memorandum seeks formal approval for the following public safety communications tower project: \$18,000. This proposal satisfies the reduction of facility maintenance needs at this location secondary to weekly grounds maintenance and upkeep. Reduces overall costs secondary to site maintenance.

#### **2. Rock Tower Site Development (RFP 2026-7)**

- **Selected Vendor:** Ashley River Site & Utilities (Bid Score: 29/50)
- **Funding Strategy:** Totaling **\$18,000** allocated from:
  - Budget 56-5092 (\$18,000)
  - Budget amendment request to transfer out of 56-5095 into line item # 56-5092 (\$3,000)
- **Impact:** Critical site utility work to maintain infrastructure integrity.



# Jasper County Emergency Services

1509 Grays Hwy (P.O.B. 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966



Chief Russell W. Wells, Director

John A. Smith, Deputy Director

23, April 2026

To: Director Kim Burgess  
Finance Division

Re: Request for acquisition

Greetings Director Burgess,

The staff have completed their review and scoring for the following request for proposals. Below is our executive summary. We humbly ask for the opportunity to move forward on acquisition.

## Overview

This memorandum seeks formal approval for three critical service and infrastructure contracts totaling **\$203,480.09** in combined funding. These proposals prioritize safety compliance, facility modernization, and training capacity to meet current missions and future strategic goals.

## Proposed Projects & Financial Allocations

### 1. Hose Testing Services (RFP 2026-6)

- **Selected Vendor:** IIA Lifting Services (Bid Score: 86/100)
- **Funding Strategy:** Utilizing **\$21,780** from Contracts 2400, split across budgets 46-45-54.
- **Multi-Year Commitment:**
  - **2026 & 2027:** \$21,780/year
  - **2028:** \$23,100 (Adjusted for market/service scale)
- **Impact:** Ensures long-term safety compliance and equipment reliability through a highly-rated vendor.
- **Consideration:** Given the changes for the next FY budget, consolidate all allocations into the 46 budget.

### 2. Rock Tower Site Development (RFP 2026-7)

- **Selected Vendor:** Ashley River Site & Utilities (Bid Score: 29/50)
- **Funding Strategy:** Totaling **\$18,000** allocated from:
  - Budget 56-5092 (\$15,000)
  - Budget 56-5095 (\$3,000)
- **Impact:** Critical site utility work to maintain infrastructure integrity.

### 3. Training Classroom Expansion (RFP 2026-8)

- **Selected Vendor:** Modular Technologies (Bid Score: 86/100)

- **Funding Strategy:** Totaling **\$140,600.09** utilizing a hybrid funding model:
  - **FY 2026 Budget (46-9075):** \$75,000
  - **Training Budget (46-9073):** \$13,000
  - **New Funding Request: \$52,600.09 (FY 2027)** To maintain our current commitments, we are adjusting our strategy to account for the loss of carry-forward funds being cut.
- **Impact:** Addresses urgent capacity needs for personnel development and specialized training.

#### **Strategic Value & Recommendation**

By leveraging existing budget lines (Contracts 2400 and Training 46-9073), we are minimizing the immediate impact on new capital requests. The selection of **IIA Lifting Services** and **Modular Technologies** (both scoring 86/100) ensures high-quality execution, while the **Rock Tower** project fulfills essential site utility requirements. This would reduce the need for weekly inspections and site maintenance while controlling vegetation to prevent rodent damage to sensitive radio equipment

**Approval is recommended** to secure vendor availability and initiate the FY 2027 planning phase.

Cordially,



Chief Russell W. Wells



Score Sheets

## Jasper County Bid Sheet

RFP # 2026-8 SCFR Sta 46 Training Classroom  
3/18/26 2:30P

Company Name	Address	Amount of Bid	Remarks/Total
Beaufort Construction	PO Box 1804 Beaufort, SC	\$ 232,800.00	#2
Aries Building Systems	17225 El Camino Real Ste. 200 Houston, TX 77058	\$ 330,120.00	#3
Modulee Technologies	PO Box 6026 101 S N. Herritage St. Kinston, NC 28501	\$ 140,600.09	#1



*Jasper County Emergency Services*

1509 George Hwy (P.O. Box 1509)

Wadley, SC 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director



**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>		34	
A. Understanding of Scope of Work (SOW)	10	5	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	7	
D. Implementation Timeline and Milestones	10	9	
<b>II. Firm Experience &amp; Qualifications (30 points)</b>		25	
A. Experience with Emergency Services/Government Clients	10	9	
B. Financial Stability and Capacity	10	9	
C. Depth and Breadth of Resources	5	11	

D. References and Past Performance	5	3		
<b>III. Cost and Financial Proposal (20 points)</b>		20		
A. Competitiveness of Total Proposed Cost	10	10		
B. Clarity and Completeness of Pricing Structure	5	5		
C. Value-Added Components (e.g., Training, Warranty)	5	5		
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		7		
A. Completion of All Required Forms/Documentation	5	3		
B. Adherence to RFP Terms and Conditions	5	4		
<b>TOTAL SCORE</b>	<b>100</b>	<b>86</b>		

**RFP DETAILS:**

Field	Detail
RFP Title	[Insert Specific RFP Title] 2022-8
Bidder Name	Modular Technology
Reviewer Name	Shirley Smith
Date of Review	4-1-2022

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



**Jasper County Emergency Services**  
 1509 George Hwy (P.O. Box 1509)  
 Ridgeland, SC 29936  
 Office: 843-726-7607 Fax: 843-726-7966



Chief Russell W. Wells, Director

John Smith, Deputy Director

**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	7	
D. Implementation Timeline and Milestones	10	9	
<b>II. Firm Experience &amp; Qualifications (30 points)</b>			
A. Experience with Emergency Services/Government Clients	10	9	
B. Financial Stability and Capacity	10	10	
C. Depth and Breadth of Resources	5	5	

D. References and Past Performance	5	3	
III. Cost and Financial Proposal (20 points)		19	
A. Competitiveness of Total Proposed Cost	10	9	
B. Clarity and Completeness of Pricing Structure	5	10	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
IV. Mandatory Requirements & Compliance (10 points)		8	
A. Completion of All Required Forms/Documentation	5	3	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>88</b>	

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2024-8
Bidder Name	Durfort Const.
Reviewer Name	Shawn Smith
Date of Review	4-1-24

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



*Jasper County Emergency Services*  
 1509 Gray's Hwy (P.O. Box 1509)  
 Ridgeland, SC 29936  
 Office: 843-726-7607 Fax: 843-726-7966



*Chief Russell W. Wells, Director*

*John Smith, Deputy Director*

**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	8	
D. Implementation Timeline and Milestones	10	9	
<b>II. Firm Experience &amp; Qualifications (30 points)</b>			
A. Experience with Emergency Services/Government Clients	10	10	
B. Financial Stability and Capacity	10	10	
C. Depth and Breadth of Resources	5	5	

D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		18	
A. Competitiveness of Total Proposed Cost	10	8	
B. Clarity and Completeness of Pricing Structure	5	5	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		7	
A. Completion of All Required Forms/Documentation	5	2	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	100	88	

**RFP DETAILS:**

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-8
Bidder Name	Aries
Reviewer Name	Sharon Smith
Date of Review	4-1-26

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



# Bear Best - Construction

## Jasper County Emergency Services

1509 Gough Hwy (P.O. Box 1509)  
Ridgeland, SE 29936  
Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Walls, Director

John Smith, Deputy Director



### RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	6	Failed to understand project location - 900 Finlow Rd - in RFP
C. Staffing Plan and Key Personnel Qualifications	10	5	nothing listed
D. Implementation Timeline and Milestones	10	4	no timeline provided
II. Firm Experience & Qualifications (30 points)			
A. Experience with Emergency Services/Government Clients	10	4	not provided
B. Financial Stability and Capacity	10	5	provided some documentation
C. Depth and Breadth of Resources	5	3	

24

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D. References and Past Performance	5	2	not provided
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	5	
B. Clarity and Completeness of Pricing Structure	5	4	Concise
C. Value-Added Components (e.g., Training, Warranty)	5	2	not listed
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>59</b>	

not provided

11

10

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-8 Training Classroom
Bidder Name	Beaumont Construction
Reviewer Name	Mike Lassiter
Date of Review	April 1, 2026

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



Chief Russell W. Walls, Director

*Modular Technologies*  
**Jasper County Emergency Services**  
1509 Gwyns Hwy (P.O. Box 1509)  
Ridgeland, SC 29936  
Office: 843-726-7607 Fax: 843-726-7966

John Smith, Deputy Director



**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	7	
C. Staffing Plan and Key Personnel Qualifications	10	5	nothing listed
D. Implementation Timeline and Milestones	10	4	nothing provided
<b>II. Firm Experience &amp; Qualifications (30 points)</b>			
A. Experience with Emergency Services/Government Clients	10	4	not listed
B. Financial Stability and Capacity	10	4	not provided
C. Depth and Breadth of Resources	5	3	

*25*

*13*

D. References and Past Performance	5	2	Not provided
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	9	Lowest Bid
B. Clarity and Completeness of Pricing Structure	5	4	
C. Value-Added Components (e.g., Training, Warranty)	5	2	
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>63</b>	

15

10

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] <i>2026-8 Training Classroom</i>
Bidder Name	<i>Modular Technologies</i>
Reviewer Name	<i>Mike Cassiter</i>
Date of Review	<i>01 April 2026</i>

**OVERALL ASSESSMENT**

- **Strengths of Proposal:**
- **Weaknesses of Proposal:**
- **Recommendation: (Check one)**
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- **Justification for Recommendation:**



Aries Building Systems

Jasper County Emergency Services

1509 George Stuy (P.O. Box 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Walls, Director

John Smith, Deputy Director



RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	8	
C. Staffing Plan and Key Personnel Qualifications	10	3	not listed
D. Implementation Timeline and Milestones	10	4	not clear
<b>II. Firm Experience &amp; Qualifications (30 points)</b>			
A. Experience with Emergency Services/Government Clients	10	4	not provided
B. Financial Stability and Capacity	10	5	not provided
C. Depth and Breadth of Resources	5	3	

24

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D. References and Past Performance	5	2	Not provided
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	2	\$100,000 over next 6.5% bid
B. Clarity and Completeness of Pricing Structure	5	4	
C. Value-Added Components (e.g., Training, Warranty)	5	2	not listed
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
TOTAL SCORE	100	54	

10

8

Not provided

\$100,000 over next 6.5% bid

not listed

**RFP DETAILS:**

Field	Detail
RFP Title	[Insert Specific RFP Title] <i>2026-8 Classroom</i>
Bidder Name	<i>Aries</i>
Reviewer Name	<i>Mike Carrillo</i>
Date of Review	<i>April 1, 2026</i>

**OVERALL ASSESSMENT**

- **Strengths of Proposal:**
- **Weaknesses of Proposal:**
- **Recommendation: (Check one)**
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- **Justification for Recommendation:**

**AGENDA**  
**ITEM # 9H**



## *Jasper County Emergency Services*

*1509 Grays Hwy (P.O.B. 1509)*

*Ridgeland, SC 29936*

*Office: 843-726-7607 Fax: 843-726-7966*



*Chief Russell W. Wells, Director*

*John A. Smith, Deputy Director*

### **Executive Summary: FY 2026-2027 Strategic Infrastructure & Operational Projects**

#### **Overview**

This memorandum seeks formal approval for three critical service and infrastructure contracts totaling \$140,600 in combined funding. This initiative was an effort to utilize carry forward dollars that were subsequently cut. We are seeking budgetary utilization of current funds and have requested additional funds in the forthcoming budget. The diversification would allow for the project to be completed no later than September 2026 and fully funded without residual incurred costs for the establishment of a monthly or annual payment.

#### **3. Training Classroom Expansion (RFP 2026-8)**

- **Selected Vendor:** Modular Technologies (Bid Score: 86/100)
- **Funding Strategy:** Totaling \$140,600.00 utilizing FY27 with carry forward funds from FY26 in the amount of \$88,000:
- **Impact:** Addresses urgent capacity needs for personnel development and specialized training.



Score Sheets

# Jasper County Bid Sheet

RFP # 2026-8 JCFR Sta 46 Training Classroom  
3/18/26 2:30P

Company Name	Address	Amount of Bid	Remarks/Total
Beaufort Construction	PO Box 1804 Beaufort, SC	\$ 232,800.00	# 2
Aries Building Systems	17225 E1 Camino Real Ste. 260 Houston, TX 77058	\$ 330,120.00	# 3
Modulea Technologies	PO Box 6026 101 S N. Heritage St. Kinston, NC 28501	\$ 140,600.09	# 1



# Jasper County Emergency Services

1509 George Hwy (P.O. Box 1509)  
Ridgeland, SC 29936  
Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Walls, Director

John Smith, Deputy Director



## RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)		34	
A. Understanding of Scope of Work (SOW)	10	5	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	7	
D. Implementation Timeline and Milestones	10	9	
II. Firm Experience & Qualifications (30 points)		25	
A. Experience with Emergency Services/Government Clients	10	5	
B. Financial Stability and Capacity	10	5	
C. Depth and Breadth of Resources	5	11	

D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		20	
A. Competitiveness of Total Proposed Cost	10	10	
B. Clarity and Completeness of Pricing Structure	5	5	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		7	
A. Completion of All Required Forms/Documentation	5	3	
B. Adherence to RFP Terms and Conditions	5	4	
<b>TOTAL SCORE</b>	<b>100</b>	<b>86</b>	

RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2022-8
Bidder Name	Modular Technology
Reviewer Name	Shirley Smith
Date of Review	4-1-2022

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



*Jasper County Emergency Services*

1509 George Hwy (P.O. Box 1509)  
 Ridgeland, SC 29936  
 Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director



**RFP Bid Scoring Sheet: Jasper County Emergency Services**

Section/Criterion	Maximum Points	Points Awarded	Comments
<b>I. Technical Proposal &amp; Approach (40 points)</b>		35	
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	7	
D. Implementation Timeline and Milestones	10	9	
<b>II. Firm Experience &amp; Qualifications (30 points)</b>		27	
A. Experience with Emergency Services/Government Clients	10	9	
B. Financial Stability and Capacity	10	10	
C. Depth and Breadth of Resources	5	5	

D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		19	
A. Competitiveness of Total Proposed Cost	10	9	
B. Clarity and Completeness of Pricing Structure	5	10	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		8	
A. Completion of All Required Forms/Documentation	5	3	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>88</b>	

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2024-8
Bidder Name	Beaufort Const.
Reviewer Name	Sharon Smith
Date of Review	4-1-24

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



# Jasper County Emergency Services

1509 Gwyno Hwy (P.O. Box 1509)

Midgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Wells, Director

John Smith, Deputy Director

## RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)		35	
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	9	
C. Staffing Plan and Key Personnel Qualifications	10	8	
D. Implementation Timeline and Milestones	10	9	
II. Firm Experience & Qualifications (30 points)		28	
A. Experience with Emergency Services/Government Clients	10	10	
B. Financial Stability and Capacity	10	10	
C. Depth and Breadth of Resources	5	5	



D. References and Past Performance	5	3	
<b>III. Cost and Financial Proposal (20 points)</b>		18	
A. Competitiveness of Total Proposed Cost	10	8	
B. Clarity and Completeness of Pricing Structure	5	5	
C. Value-Added Components (e.g., Training, Warranty)	5	5	
<b>IV. Mandatory Requirements &amp; Compliance (10 points)</b>		7	
A. Completion of All Required Forms/Documentation	5	2	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>88</b>	

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-8
Bidder Name	Aries
Reviewer Name	Sharon Smith
Date of Review	4-1-26

OVERALL ASSESSMENT

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



Chief Russell W. Wells, Director

Bearfoot - Construction  
Jasper County Emergency Services  
1509 Gough Hwy (P.O. Box 1509)  
Ridgeland, SC 29936  
Office: 843-726-7607 Fax: 843-726-7966

John Smith, Deputy Director



RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	6	Failed to understand project location - 900 Lindover Rd - in RFP
C. Staffing Plan and Key Personnel Qualifications	10	5	nothing really listed
D. Implementation Timeline and Milestones	10	4	no timeline provided
II. Firm Experience & Qualifications (30 points)			
A. Experience with Emergency Services/Government Clients	10	4	not provided
B. Financial Stability and Capacity	10	5	provided some documentation
C. Depth and Breadth of Resources	5	3	

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D. References and Past Performance	5	2	not provided
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	5	
B. Clarity and Completeness of Pricing Structure	5	4	Concise
C. Value-Added Components (e.g., Training, Warranty)	5	2	not listed
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>59</b>	

10

11

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] 2026-8 Training Classroom
Bidder Name	Beaumont Construction
Reviewer Name	Mike Lassiter
Date of Review	April 1, 2026

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:



Medular Technologies

Jasper County Emergency Services

1509 Gough Hwy (P.O. B. 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966

Chief Russell W. Walls, Director

John Smith, Deputy Director



RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	7	
C. Staffing Plan and Key Personnel Qualifications	10	5	nothing listed
D. Implementation Timeline and Milestones	10	4	nothing provided
II. Firm Experience & Qualifications (30 points)			
A. Experience with Emergency Services/Government Clients	10	4	not listed
B. Financial Stability and Capacity	10	4	not provided
C. Depth and Breadth of Resources	5	3	

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D. References and Past Performance	5	2	Not provided
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	9	Lowest Bid
B. Clarity and Completeness of Pricing Structure	5	4	
C. Value-Added Components (e.g., Training, Warranty)	5	2	
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
<b>TOTAL SCORE</b>	<b>100</b>	<b>63</b>	

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10

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] <i>2026-8 Training Classroom</i>
Bidder Name	<i>Modular Technologies</i>
Reviewer Name	<i>Mike Lassiter</i>
Date of Review	<i>01 April 2026</i>

**OVERALL ASSESSMENT**

- **Strengths of Proposal:**
- **Weaknesses of Proposal:**
- **Recommendation: (Check one)**
  - **Highly Recommend for Selection**
  - **Recommend for Selection**
  - **Do Not Recommend for Selection**
- **Justification for Recommendation:**



Chief Russell W. Walls, Director

Aries Building Systems  
Jasper County Emergency Services  
1509 Grays Hwy (P.O. Box 1509)  
Widewater, SC 29936  
Office: 843-726-7607 Fax: 843-726-7966

John Smith, Deputy Director



RFP Bid Scoring Sheet: Jasper County Emergency Services

Section/Criterion	Maximum Points	Points Awarded	Comments
I. Technical Proposal & Approach (40 points)			
A. Understanding of Scope of Work (SOW)	10	9	
B. Methodology and Project Plan	10	8	
C. Staffing Plan and Key Personnel Qualifications	10	3	not listed
D. Implementation Timeline and Milestones	10	4	not clear
II. Firm Experience & Qualifications (30 points)			
A. Experience with Emergency Services/Government Clients	10	4	not provided
B. Financial Stability and Capacity	10	5	not provided
C. Depth and Breadth of Resources	5	3	

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D. References and Past Performance	5	2	Not provided
III. Cost and Financial Proposal (20 points)			
A. Competitiveness of Total Proposed Cost	10	2	\$100,000 over next 6.5 best bid
B. Clarity and Completeness of Pricing Structure	5	4	
C. Value-Added Components (e.g., Training, Warranty)	5	2	not listed
IV. Mandatory Requirements & Compliance (10 points)			
A. Completion of All Required Forms/Documentation	5	5	
B. Adherence to RFP Terms and Conditions	5	5	
TOTAL SCORE	100	54	

10

8

-----RFP DETAILS:

Field	Detail
RFP Title	[Insert Specific RFP Title] <i>2026-8 Classroom</i>
Bidder Name	<i>Aries</i>
Reviewer Name	<i>Mike Carrillo</i>
Date of Review	<i>April 1, 2026</i>

**OVERALL ASSESSMENT**

- Strengths of Proposal:
- Weaknesses of Proposal:
- Recommendation: (Check one)
  - Highly Recommend for Selection
  - Recommend for Selection
  - Do Not Recommend for Selection
- Justification for Recommendation:

AGENDA  
ITEM # 9I



# Jasper County Engineering Services

James M Iwanicki, P.E.  
Director of Engineering Services  
[JIwanicki@jaspercountysc.gov](mailto:JIwanicki@jaspercountysc.gov)

P.O. BOX 1244 • Ridgeland, South Carolina 29936  
Phone (843) 726-7740 • FAX (843) 726-7743

## Jasper County Council

### Presentation and Consideration of Approval of Generator Replacement at the Government Building.

<b>Meeting Date:</b>	May 18, 2026
<b>Item Number</b>	9 I
<b>From</b>	Jim Iwanicki, P.E. Director of Engineering Services
<b>Subject:</b>	Presentation and Consideration of Approval of Generator Replacement at the Government Building.
<b>Recommendation:</b>	Award the Government Building Generator Replacement to Gordian in Amount of \$164,379.19 and authorize the Administrator to finalize the purchase and installation.

#### Description:

See attached information from Mr. Earl Bostick Jr., Information Technology Director, regarding the need to replace the existing generator at the Government Building. As part of the October 30, 2026 FY 2026 Capital Improvements meeting Council consensus was to set aside \$900,000 in Go Bond Series Funding for improvements at the Government Building. The cost of the generator is \$164,379.19.

**Recommendation:** Award the Government Building Generator Replacement to Gordian in the Amount of \$164,379.19 and authorize the Administrator to finalize the purchase and installation.

#### Attachments:

Bostic Memo  
Gordian Proposal  
FY 2026 Capital Improvement Council Consensus Spread Sheet.

**Jasper County Government**



**Information Technology Department  
252 Russell Street  
Ridgeland SC 29936**

**Subject:** Request for Approval – Replacement Generator for Administration Building

I am requesting approval for the purchase and installation of a replacement generator for the Administration Building to ensure uninterrupted power for critical IT infrastructure and county operations.

Over the past three years, we have experienced ongoing reliability issues with the current generator. These issues pose a significant risk to essential IT systems, particularly during power outages, storms, and other inclement weather events. As the county continues to expand and deploy additional technology and equipment within this facility, the demand for the existing backup power system has exceeded its dependable capacity.

A reliable generator is critical for the following reasons:

- **Continuity of Operations:** Ensures that all critical county systems remain operational during outages, including network infrastructure, servers, and communication systems.
- **Protection of Equipment Investment:** Prevents damage and extends the lifespan of both existing and newly installed IT equipment by avoiding abrupt shutdowns and power fluctuations.
- **Emergency Preparedness:** Supports uninterrupted service delivery during storms and severe weather, when county services are most needed.

Failure to address this issue could result in system downtime, potential data loss, equipment damage, and disruption to essential county services.

Given the importance of maintaining reliable power and protecting the county's technology infrastructure, I strongly recommend the purchase of a new generator as a priority.

Additionally, I have obtained a quote for the generator through Gordian. This procurement method satisfies the requirements for competitive bidding structure for Jasper County. The quote is attached to this memo for review.

Thank you

Information Technology Director

Earl Bostick Jr



**Work Order Signature Document**

**EZIQC Contract No.: 2023-21-01**

**New Work Order**

**Modify an Existing Work Order**

Work Order Number: 143928.00

Work Order Date: 04/07/2026

Work Order Title: Jasper County Generator Project

Owner Name: Jasper County

Contractor Name: Johnson-Laux Construction (SC)

Contact: Jim Iwanicki

Contact: John Tisdall

Phone:

Phone: 912-480-0580

**Work to be Performed**

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No 2023-21-01.

Brief Work Order Description:

Remove and replace generator.

**Time of Performance** See Schedule Section of the Detailed Scope of Work

**Liquidated Damages** Will apply:  Will not apply:

**Work Order Firm Fixed Price: \$164,379.19**

Owner Purchase Order Number:

**Approvals**

**William McDonald**  
4/7/2026 ,3:27:42 PM

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Contractor Date

**Detailed Scope of Work**

---

**To:** John Tisdall  
Johnson-Laux Construction (SC)  
7001 Chatham Center Drive  
Savannah, GA 31405  
912-480-0580

**From:** Jim Iwanicki  
Jasper County  
623 Live Oak Road  
Ridgeland, SC 29936  
No Data Input

**Date Printed:** April 07, 2026  
**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project  
**Brief Scope:** Remove and replace generator.

---

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Revised	<input checked="" type="checkbox"/> Final
--------------------------------------	----------------------------------	---

---

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Scope attached along with provided electrical ref drawings.

**William McDonald**  
4/7/2026 ,3:27:47 PM

\_\_\_\_\_  
Contractor Date

\_\_\_\_\_  
Owner Date

## Contractor's Price Proposal - Summary

---

Date: April 07, 2026  
IQC Master Contract #: 2023-21-01  
Work Order Number: 143928.00  
Owner PO #:  
Work Order Title: Jasper County Generator Project  
Contractor: Johnson-Laux Construction (SC)  
Proposal Name: Jasper County Generator Project R2  
Proposal Value: \$164,379.19

---

<b>Alternate 1</b>	<b>\$8,287.57</b>
<b>Alternate 2</b>	<b>\$3,352.80</b>
<b>Base</b>	<b>\$6,468.00</b>
<b>Base Contract - 36 Week Lead Time</b>	<b>\$146,270.82</b>
<b>Proposal Total</b>	<b>\$164,379.19</b>

---

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal:** %

# Contractor's Price Proposal - Detail

**Date:** April 07, 2026  
**IQC Master Contract #:** 2023-21-01  
**Work Order Number:** 143928.00  
**Owner PO #:**  
**Work Order Title:** Jasper County Generator Project  
**Contractor:** Johnson-Laux Construction (SC)  
**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## Alternate 1

1 01 22 16 00 0002 EA Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.

Installation	Quantity	Unit Price	Factor	Total
	107.00	1.00	1.1000	117.70

Alt 1 Bond Taxes and Tariffs

### PERFORMANCE BOND CALCULATION

APPROX CONTRACT AMOUNT	7,427					
FIRST	NEXT	NEXT	NEXT	NEXT	OVER	
100,000	400,000	2,000,000	2,500,000	2,500,000	7,500,000	
--_RATE	0.01440	0.01440	0.00870	0.00690	0.0063	0.00563
VALUE	107 0	0 0	0 0	0		

CALCULATION 107 \_===== \_ 107  
 # OF MONTHS 12 Equal?  
 BOTTOM LINE 107

2 01 22 16 00 0003 EA Taxes The Contractor shall pay all sales, consumer, use and other similar taxes required by Law for which an exemption does not exist. If the Contractor is required to pay sales tax on non-exempt material, equipment, services or other items purchased in connection with a Purchase Order, the Member will reimburse the Contractor for such tax, without mark-up, provided the Contractor submits the appropriate documentation therefore.

The Adjustment Factor applied to Taxes will be 1.1000. The base cost of the Taxes is \$1.00. The quantity used will adjust the base cost to the actual Taxes (e.g. quantity of 125 = \$125.00 Taxes).

Installation	Quantity	Unit Price	Factor	Total
	7,427.15	1.00	1.1000	8,169.87

Used for taxes 7427.15

**Subtotal for Alternate 1** **\$8,287.57**

## Alternate 2

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project

**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

**Alternate 2**

3	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$52.80																																																																
				<table border="0"> <tr> <td>Installation</td> <td>Quantity</td> <td></td> <td>Unit Price</td> <td></td> <td>Factor</td> <td>=</td> <td>Total</td> </tr> <tr> <td></td> <td>48.00</td> <td>x</td> <td>1.00</td> <td>x</td> <td>1.1000</td> <td></td> <td>52.80</td> </tr> </table>	Installation	Quantity		Unit Price		Factor	=	Total		48.00	x	1.00	x	1.1000		52.80																																																	
Installation	Quantity		Unit Price		Factor	=	Total																																																														
	48.00	x	1.00	x	1.1000		52.80																																																														
				<p>Alt 2 Bond</p> <table border="0"> <tr> <td>APPROX CONTRACT AMOUNT</td> <td>3,300</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FIRST</td> <td>NEXT</td> <td>NEXT</td> <td>NEXT</td> <td>NEXT</td> <td>OVER</td> <td></td> <td></td> </tr> <tr> <td>100,000</td> <td>400,000</td> <td>2,000,000</td> <td>2,500,000</td> <td>2,500,000</td> <td>7,500,000</td> <td></td> <td></td> </tr> <tr> <td>--_ RATE</td> <td>0.01440</td> <td>0.01440</td> <td>0.00870</td> <td>0.00690</td> <td>0.0063</td> <td>0.00563</td> <td></td> </tr> <tr> <td>VALUE</td> <td>48</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>CALCULATION</td> <td>48</td> <td>_____</td> <td>48</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td># OF MONTHS</td> <td>12</td> <td>Equal?</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BOTTOM LINE</td> <td>48</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	APPROX CONTRACT AMOUNT	3,300							FIRST	NEXT	NEXT	NEXT	NEXT	OVER			100,000	400,000	2,000,000	2,500,000	2,500,000	7,500,000			--_ RATE	0.01440	0.01440	0.00870	0.00690	0.0063	0.00563		VALUE	48	0	0	0	0			CALCULATION	48	_____	48					# OF MONTHS	12	Equal?						BOTTOM LINE	48							
APPROX CONTRACT AMOUNT	3,300																																																																				
FIRST	NEXT	NEXT	NEXT	NEXT	OVER																																																																
100,000	400,000	2,000,000	2,500,000	2,500,000	7,500,000																																																																
--_ RATE	0.01440	0.01440	0.00870	0.00690	0.0063	0.00563																																																															
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CALCULATION	48	_____	48																																																																		
# OF MONTHS	12	Equal?																																																																			
BOTTOM LINE	48																																																																				
4	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$3,300.00																																																																
				<table border="0"> <tr> <td>Installation</td> <td>Quantity</td> <td></td> <td>Unit Price</td> <td></td> <td>Factor</td> <td>=</td> <td>Total</td> </tr> <tr> <td></td> <td>3,000.00</td> <td>x</td> <td>1.00</td> <td>x</td> <td>1.1000</td> <td></td> <td>3,300.00</td> </tr> </table> <p>Used for Extended material Warranty years 3 thru 5</p>	Installation	Quantity		Unit Price		Factor	=	Total		3,000.00	x	1.00	x	1.1000		3,300.00																																																	
Installation	Quantity		Unit Price		Factor	=	Total																																																														
	3,000.00	x	1.00	x	1.1000		3,300.00																																																														

**Subtotal for Alternate 2** **\$3,352.80**

**Base**

5	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$6,468.00																
				<table border="0"> <tr> <td>Installation</td> <td>Quantity</td> <td></td> <td>Unit Price</td> <td></td> <td>Factor</td> <td>=</td> <td>Total</td> </tr> <tr> <td></td> <td>5,880.00</td> <td>x</td> <td>1.00</td> <td>x</td> <td>1.1000</td> <td></td> <td>6,468.00</td> </tr> </table> <p>Used for Tarriffs</p>	Installation	Quantity		Unit Price		Factor	=	Total		5,880.00	x	1.00	x	1.1000		6,468.00	
Installation	Quantity		Unit Price		Factor	=	Total														
	5,880.00	x	1.00	x	1.1000		6,468.00														

**Subtotal for Base** **\$6,468.00**

**Base Contract - 36 Week Lead Time**

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project

**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

**Base Contract - 36 Week Lead Time**

6	01 22 16 00 0002	EA		Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$7,892.50
				Quantity Unit Price Factor = Total	
		Installation	7,175.00 x 1.00 x 1.1000 =	7,892.50	
			Used for Biannual (twice a year) Service for 5 years		

7	01 22 16 00 0002	EA		Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$2,310.00
				Quantity Unit Price Factor = Total	
		Installation	2,100.00 x 1.00 x 1.1000 =	2,310.00	
			Used for base Warranty 1 thru 2, Validation, Customer Training		

8	01 22 16 00 0002	EA		Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$2,328.70
				Quantity Unit Price Factor = Total	
		Installation	2,117.00 x 1.00 x 1.1000 =	2,328.70	

**PERFORMANCE BOND CALCULATION**

APPROX CONTRACT AMOUNT	147,000			
FIRST	NEXT	NEXT	NEXT	OVER
100,000	400,000	2,000,000	2,500,000	2,500,000 7,500,000
-- RATE	0.01440	0.01440	0.00870	0.00690 0.0063 0.00563
VALUE	1,440	677 0	0 0 0	
CALCULATION	2,117	_===== 2,117		
# OF MONTHS	12	Equal?		
BOTTOM LINE	2,117			

9	01 22 16 00 0002	EA		Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$2,750.00
				Quantity Unit Price Factor = Total	
		Installation	2,500.00 x 1.00 x 1.1000 =	2,750.00	
			Permits and Licenses fee		

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project

**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>Base Contract - 36 Week Lead Time</b>					
10	01 22 20 00 0010		HR	ElectricianFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$4,351.99
				Installation	
				Quantity	Unit Price
				60.00 x	58.66 x
					Factor =
					Total
					4,351.99
				Electrician to safely disconnect existing generator, track connections, rework for new generator	
11	01 22 20 00 0024		HR	PlumberFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,266.77
				Installation	
				Quantity	Unit Price
				16.00 x	64.03 x
					Factor =
					Total
					1,266.77
				Used to disconnect and reconnect new generator	
12	01 22 23 00 0801		DAY	650 KW A/C Resistive Load Bank	\$913.02
				Installation	
				Quantity	Unit Price
				1.00 x	738.39 x
					Factor =
					Total
					913.02
				Used for generator testing	
13	01 22 23 00 0819		EA	Fuel Reimbursement For GeneratorsPurchases made by the contractor for fuel will be reimbursed to the Contractor at the actual cost of the purchase, without mark-up, for which a receipt or bill is received. The Adjustment Factor applied to Reimbursable Fees will be 1.0000. The base cost of the purchase is \$1.00, quantity will adjust cost to actual purchase cost; i.e., quantity of 125 = \$125.00 purchase. If there are multiple purchases, each one shall be listed separately with a comment in the "note" block to identify the purchase.	\$1,607.45
				Installation	
				Quantity	Unit Price
				1,300.00 x	1.00 x
					Factor =
					Total
					1,607.45
				Used for Generator Fuel	
14	01 22 23 00 0977		WK	8 To 9 Ton Lift, Truck Mounted Hydraulic Crane With Full-Time Operator	\$5,452.46
				Installation	
				Quantity	Unit Price
				1.00 x	4,409.59 x
					Factor =
					Total
					5,452.46
				Used for removal of existing generator and placement of new	
15	01 22 23 00 0977 0037			For Equipment Without Operator, Deduct	-\$1,526.01
				Installation	
				Quantity	Unit Price
				0.50 x	-2,468.27 x
					Factor =
					Total
					-1,526.01
16	01 22 23 00 1445		DAY	6-1/2 Ton Capacity, 16' To 22' Bed, 4 x 2 Flat Bed Truck With Full-Time Truck Driver	\$2,683.33
				Installation	
				Quantity	Unit Price
				2.00 x	1,085.05 x
					Factor =
					Total
					2,683.33
				Used to haul away existing generator	
17	01 22 23 00 1445 0041			For Equipment Without Operator, Deduct	-\$693.99
				Installation	
				Quantity	Unit Price
				1.00 x	-561.25 x
					Factor =
					Total
					-693.99
18	03 11 13 00 0009		LF	Up To 6" High Slab Edge and Block-Out Wood Formwork	\$121.18
				Installation	
				Quantity	Unit Price
				28.00 x	3.50 x
					Factor =
					Total
					121.18
				Forms for Pad rework	

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project

**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>Base Contract - 36 Week Lead Time</b>					
19	03 11 13 00 0009	0004		For Up To 250, Add	\$21.81
			Installation	Quantity 28.00 x Unit Price 0.63 x Factor 1.2365 = Total 21.81	
20	03 21 11 00 0120		LF	#4, Grade 40, Slab On Grade, Steel Reinforcement Bar	\$24.73
			Installation	Quantity 20.00 x Unit Price 1.00 x Factor 1.2365 = Total 24.73	
				Pad rework	
21	03 21 11 00 0120	0173		For Up To 100, Add	\$20.03
			Installation	Quantity 20.00 x Unit Price 0.81 x Factor 1.2365 = Total 20.03	
22	03 31 13 00 0035		CY	Up To 6", By Direct Chute, Place 3,000 PSI Concrete Slab On Grade	\$557.36
			Installation	Quantity 2.00 x Unit Price 225.38 x Factor 1.2365 = Total 557.36	
				Pad rework	
23	03 31 13 00 0035	0040		For Up To 20, Add	\$18.99
			Installation	Quantity 2.00 x Unit Price 7.68 x Factor 1.2365 = Total 18.99	
24	03 31 13 00 0087		CY	Delivery Fee For Small Concrete Purchases (Short Load) Per CY For Each CY Less Than 9 CYThe task quantity is 9 minus the number of CY's delivered. For example, the delivery fee for 2CY's is: (9-2) = 7.	\$237.07
			Installation	Quantity 7.00 x Unit Price 27.39 x Factor 1.2365 = Total 237.07	
				Pad rework 9Cy - 2CY = 7CY	
25	05 05 19 00 0026		EA	3/4" Diameter x 5-1/2" Length, Zinc Plated Steel, Wedge Anchor Expansion Bolt	\$101.34
			Installation	Quantity 4.00 x Unit Price 20.49 x Factor 1.2365 = Total 101.34	
				Generator Assembly - Bolt generator to pad	
26	05 15 16 00 0205		EA	3/4" Diameter Thread, 1-1/2" Inside Eye Diameter, Galvanized Steel, Drop Forged, Shoulder Eye Bolt	\$199.27
			Installation	Quantity 4.00 x Unit Price 40.29 x Factor 1.2365 = Total 199.27	
				Generator Assembly - Lifting eye install generator	
27	23 01 10 91 0004		EA	Up To 100', Up To 1-1/2" Diameter Pipe, Purge Gas Systems	\$374.39
			Installation	Quantity 1.00 x Unit Price 302.78 x Factor 1.2365 = Total 374.39	
				Shutdown and purge gas line.	
28	23 01 20 91 0003		EA	>1" To 3" Diameter Valve, Lock Out/Tag Out ValveExcludes tag or padlock See CSI section 23 01 20 91-0007 for padlock, 23 01 20 91-0008 for tag(s).	\$24.27
			Installation	Quantity 1.00 x Unit Price 19.63 x Factor 1.2365 = Total 24.27	
				Safe off generator vale till install complete	

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project

**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total					
Labor	Equip.	Material	(Excluded if marked with an X)							
<b>Base Contract - 36 Week Lead Time</b>										
29	23 21 13 23 0178		EA	2" x Close, Schedule 40 Black Steel Nipple	\$38.02					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	22.13	x	1.2365	=	27.36
			Demolition	1.00	x	8.62	x	1.2365	=	10.66
			Used to cap gas line during generator change							
30	26 01 20 91 0002		EA	Lock Out/Tag Out Local DisconnectExcludes tag or padlock See CSI section 26 01 20 91-0004 for padlock, 26 01 20 91-0005 for tag(s).	\$79.64					
				Quantity	Unit Price	Factor	=	Total		
			Installation	3.00	x	21.47	x	1.2365	=	79.64
			used for Safe off local panels during installation							
31	26 05 33 13 1495		LF	2" Schedule 40 Polyvinyl Chloride (PVC) Conduit With Coupled End	\$72.34					
				Quantity	Unit Price	Factor	=	Total		
			Installation	6.00	x	8.22	x	1.2365	=	60.98
			Demolition	6.00	x	1.53	x	1.2365	=	11.35
			Used for Conduit changes							
32	26 05 33 13 1508		EA	2" Schedule 40 Polyvinyl Chloride (PVC) Conduit 90 Degree ElbowSee CSI section 26 05 33 13-2329 for conduit field bending.	\$98.55					
				Quantity	Unit Price	Factor	=	Total		
			Installation	2.00	x	30.30	x	1.2365	=	74.93
			Demolition	2.00	x	9.55	x	1.2365	=	23.62
			Used for Conduit changes							
33	26 05 33 13 1609		EA	2" Polyvinyl Chloride (PVC) Conduit Male Terminal Adapter	\$27.36					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	16.40	x	1.2365	=	20.28
			Demolition	1.00	x	5.73	x	1.2365	=	7.09
			Used for Conduit changes							
34	26 05 83 00 0112		EA	1/0 Copper Mechanical Lugs	\$121.75					
				Quantity	Unit Price	Factor	=	Total		
			Installation	2.00	x	49.23	x	1.2365	=	121.75
			Used for Generator assembly grounding							
35	26 05 83 00 0132		EA	<1/2 HP AC Motor Single Phase, 230 Volt Motor/Equipment, Connection, Termination And Rotation Testing	\$189.64					
				Quantity	Unit Price	Factor	=	Total		
			Installation	3.00	x	46.17	x	1.2365	=	171.27
			Demolition	1.00	x	14.86	x	1.2365	=	18.37
			Connect & test existing generator controls Charger, heater connection							
36	26 05 83 00 0157		EA	50 HP AC Motor Three Phase, 230 Volt Motor/Equipment, Connection, Termination And Rotation Testing	\$514.58					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	327.01	x	1.2365	=	404.35
			Demolition	1.00	x	89.15	x	1.2365	=	110.23
			Connect new and disconnect old generator							

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 143928.00  
**Work Order Title:** Jasper County Generator Project

**Proposal Name:** Jasper County Generator Project R2  
**Proposal Value:** \$164,379.19

Sect.	Item	Modifier	UOM	Description	Line Total						
Labor	Equip.	Material	(Excluded if marked with an X)								
<b>Base Contract - 36 Week Lead Time</b>											
37	26 32 13 13 0011		EA	125 KW, 3 Phase, Standby Diesel Generator Set (Cummins)	\$75,625.92						
				Quantity	Unit Price	Factor	=	Total			
				Installation	1.00	x	59,568.64	x	1.2365	=	73,656.62
				Demolition	1.00	x	1,592.64	x	1.2365	=	1,969.30
				Used for new generator and removal of existing							
38	26 32 13 13 0011 0454			For Quietsite Level 2 Steel Diesel Generator Enclosure, Add	\$30,855.86						
				Quantity	Unit Price	Factor	=	Total			
				Installation	1.00	x	24,954.19	x	1.2365	=	30,855.86
39	26 36 13 00 0007		EA	125 Amperes, Non-Automatic Transfer Switch, 3 Pole Circuit Breaker, NEMA 1 Enclosure (Cummins OT125)	\$809.67						
				Quantity	Unit Price	Factor	=	Total			
		X		Installation	1.00	x	436.54	x	1.2365	=	539.78
		X		Demolition	1.00	x	218.27	x	1.2365	=	269.89
				Used to disconnect and reconnect and test Transfer switch (material removed)							
40	27 15 13 00 0461		MLF	4-Pair Solid UTP, 24 AWG, Category 5E, Indoor Telecommunications Riser Cable, Installed In Conduit	\$316.29						
				Quantity	Unit Price	Factor	=	Total			
				Installation	0.30	x	603.02	x	1.2365	=	223.69
				Demolition	0.30	x	249.62	x	1.2365	=	92.60
				Used for communication wires							
41	28 16 11 00 0159		EA	Super-Two - PC Board (Continental Instruments CICP1300BD)	\$1,825.05						
				Quantity	Unit Price	Factor	=	Total			
				Installation	1.00	x	1,431.41	x	1.2365	=	1,769.94
				Demolition	1.00	x	44.57	x	1.2365	=	55.11
				Used for generator communication board							
42	28 46 13 31 0021		EA	Six Position LED/LCD Surface Wallbox (EST3 6ANN/B-S)	\$178.64						
				Quantity	Unit Price	Factor	=	Total			
				Installation	1.00	x	132.55	x	1.2365	=	163.90
				Demolition	1.00	x	11.92	x	1.2365	=	14.74
				Used for annunciator box							
43	28 46 13 31 1051		EA	Annunciator, Network Control. (Johnson Controls, Inc. #JNCA)	\$4,480.85						
				Quantity	Unit Price	Factor	=	Total			
				Installation	1.00	x	3,594.11	x	1.2365	=	4,444.12
				Demolition	1.00	x	29.71	x	1.2365	=	36.74
				used for annunciator							

**Subtotal for Base Contract - 36 Week Lead Time** **\$146,270.82**

**Proposal Total** **\$164,379.19**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal:** %

## FY 2026 Capital Projects - OCT 30, 2026 - Council Consensus

Project	Description	Cost	Staff Recommendation	Funding Source / Available Funds								
				GO Bond Series	Airport Bond	Local A/Htax	Future Fire Millage	CBDG	USDA	SC PRT Grant		
Airport Purchasing Temporary Terminal Bldg	Purchase Facility	\$ 200,000.00	\$ 200,000.00	\$ 4,900,000.00	\$ 400,000.00	\$ 1,000,000.00				\$ 750,000.00		
Badgett Property Purchase	Purchase Property & Upfit	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00								
Coosawhatchie Community Center - Phase 1	Architectural Services	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00								
Coosawhatchie Community Center - Phase 2	Construction	\$3,000,000.00 - \$12,000,000.00										
Coosawhatchie Fire Station - Phase 1	Land Purchase	\$ 650,000.00	\$ 850,000.00			\$ 650,000.00						
Coosawhatchie Fire Station - Phase 2	Construction	\$ 7,830,000.00	\$ 7,830,000.00			\$ 750,000.00	\$ 7,080,000.00					
Dept of Social Services(DSS)	New Building	\$ 3,500,000.00										
Government Building	Renovations	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00								
Malphurs Building Upfit	Probation & Poral Upfit	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00								
Sergeant Jasper Park	Pathway Bridges/Parking	\$ 800,000.00				\$ 800,000.00						
Voters Registration - Phase 1	Minor Repairs to Existing Building	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00								
Voters Registration - Phase 2	Build New Building	\$ 3,500,000.00										
Assessor Office	Parcial move to 112 Weathersby	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00								
2nd Ave Project	New Court Room Facility	\$ 3,500,000.00	\$ 2,945,000.00	\$ 2,945,000.00								
3rd Ave Project	Demo and New Office Bldg	\$ 4,000,000.00										
Boat Ramps	Dock and Parking Lot	\$ 270,000.00	\$ 270,000.00							\$ 270,000.00		
<b>Totals</b>				<b>\$ 26,205,000.00</b>	<b>\$ 14,050,000.00</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	<b>\$ (650,000.00)</b>	<b>\$ (750,000.00)</b>	<b>\$ (7,080,000.00)</b>	<b>\$ 480,000.00</b>

**KEY**  
**Council Consensus**

**NOTE: Funded projects will require more than one fiscal year to complete.**

AGENDA

ITEM # 10

Administrator's Report



## OFFICE OF THE JASPER COUNTY ADMINISTRATOR

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

James “Jim” Iwanicki, P.E.  
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[jiwanicki@jaspercountysc.gov](mailto:jiwanicki@jaspercountysc.gov)

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Executive Assistant

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## **MAY 18, 2026 - COUNCIL MEETING**

### **ADMINISTRATOR’S REPORT**

1. Calendar Year 2026 Special Called Meetings and Workshops:

Updated spreadsheet follows this report.

2. Capital Improvement Plan

At the October 30, 2025 Capital Improvement Plan Meeting the following was Council consensus:

- Purchase Badgett Building at 600 Third Street for the Public Defender (\$650,000)
- Remove old IT Building and Part of Probation and Parole and build a new court room and make space for Probate. (\$2,945,000)
- Move Probation and Parole to the Malphrus Building (\$55,000)

The Clerk of Court is requesting the following changes:

- Make the Badgett Building a Small Court Room (\$40,000 addition to budget)
- Move Probate to old IT Building (\$200,000 currently in budget)
- Move Public Defender to Probation and Parole (\$50,000 currently in budget)
- Savings Approximately (\$2,655,000 currently in budget)

Savings could be used for Coosawhatchie Community Center, Voters Registration, Coosawhatchie Fire Station.

### **PROGRESS REPORT**

**May 4, 2026 – May 11, 2026**

1. Property Transfer 2547 Argent Blvd.

Signed closing paperwork for the property on May 6. The closing will be held on May 8.

2. Coosawhatchie Community Center  
Held a meeting on May 6 with Vice Chairperson Arzillo, Council Member Ceccarelli, and Mr. Larson to discuss moving forward with the Coosawhatchie Community Center project. It was suggested that we have a Community Center Presentation at our June 15 Council Meeting.
3. Staff Meeting  
Held in person staff meeting on May 7.
4. Joint Services  
Discussed Joint Services Costs with Ms. Burgess, Chief Wells and his Staff on May 7. The meeting also included discussion of the FY 2027 Budget.
5. Permanent County Administrator and Permanent County Attorney  
Discussed positions and search process with Ms. Simmons Jones of the MRB group and with Chairperson Rowell on May 8. The MRB group will be working on reviewing job descriptions, salary ranges and preparing a survey to send Council the Week of May 11<sup>th</sup>.

County Council  
2026 Workshops

Topic	Type of Meeting	With Council Meeting or Stand Alone	Day	Date	Time	Venue
1 Jasper Tellfair Development	workshop	w/ council meeting	Monday	1/5/2026	5:30pm	Council Chambers
2 Transfer of Custody - Detention Center	special meeting	stand alone	Monday	1/14/2026	4:00pm	Virtual
3 Jasper County Greenbelt Program	workshop	w/ council meeting	Monday	1/20/2026	5:00pm	Council Chambers
4 Business Items and Financial Retreat	special meeting	stand alone	Monday	1/26/2026	9:30pm	Council Chambers
5 Personnel Matters & AUP	executive session	stand alone	Monday	2/5/2026	2:00pm	Council Chambers
6 Intergovernmental Agreements	executive session	stand alone	Monday	2/9/2026	5:00pm	Hardeeville City Hall
7 Euhaw Overlay District	workshop	stand alone	Monday	3/23/2026	1:00pm	Council Chambers
8 Budget Workshop - Board of Elections	workshop	w/ council meeting	Monday	4/6/2026	4:00pm	Council Chambers
9 Shared Services Town of Ridgeland	executive session	stand alone	Wednesday	4/15/2026	4:00pm	Town of Ridgeland
10 Jasper Telfair PDD and Development Agreement	workshop	w/ council meeting	Monday	4/20/2026	4:00pm	Council Chambers
11 Shared Fire and EMS Services Hardeeville	special meeting	stand alone	Wednesday	5/7/2025	10:00am	Hardeeville City Hall
12 Budget Workshop - Clerk of Court & General Info	workshop	TBA	TBA	TBA	4:00pm	Council Chambers
13 Joint Meeting re: Economical Development	workshop	TBA	TBA	TBA	TBA	TBA
14						
15						
16						
17						
18						
19						
20						
21						

