

RESOLUTION NUMBER 1003

**A RESOLUTION APPROVING THE ENTRY OF A
PURCHASE CONTRACT IN EXCESS OF \$100,000
(THEATRE DRIVE PARKING LOT PROJECT –
CORNER OF UNIVERSITY DRIVE AND THEATRE DRIVE)**

WHEREAS, the City Council (the “Council”) of the City of Sumter, South Carolina (the “City”), has enacted an Ordinance entitled “An Ordinance Establishing Procurement Procedures for the City of Sumter, South Carolina” (the “Purchasing Ordinance”);

WHEREAS, pursuant to the Purchasing Ordinance, the Council must approve by resolution any purchase contract subject to the Purchasing Ordinance that exceeds \$100,000.00; and

WHEREAS, the Council has been presented with a request to approve a purchase contract (the “Contract”) in excess of \$100,000.00;

NOW, THEREFORE, be it resolved as follows:

Section 1. The Council hereby approves the Contract for the supplies, services, equipment, or construction identified below:

SUBJECT:	Theatre Drive Parking Lot Project (corner of University Drive and Theatre Drive)
CONTRACTOR/VENDOR	JF Contractors, LLC Sumter, South Carolina
PRICE:	\$824,620.00 (Funding Sources: State Grant Funds, Stormwater Fund, and Hospitality Fund)
METHOD:	Invitation for Bids (Purchasing Ordinance, Section II.B.); Supporting materials are attached.

Section 2. The City Manager is hereby authorized to negotiate, execute, and deliver the Contract on behalf of the City in such form and with such additions, deletions, or modifications as he deems necessary or prudent.

ADOPTED THIS 16TH DAY OF SEPTEMBER 2025, BY SUMTER CITY COUNCIL.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Linda D. Hammett, City Clerk



City of Sumter
21 N. Main Street
P.O. Box 1449
Sumter, SC 29150

MEMORANDUM

TO: Deron McCormick, City Manager

FROM: Eric Burnette, Construction Supervisor

DATE: September 10, 2025

SUBJECT: Theatre Drive Parking Lot (Corner of University and Theatre Dr.)

A bid opening was held on Thursday, August 7, 2025, in the City of Sumter's Purchasing Room on the 2.5 floor of the Opera House for the construction of a parking lot on Theatre Drive. Bids received were as follows:

1. JF Contractors, LLC-\$824,620.00
2. C. Simmons Construction-\$987,161.61
3. Thompson Turner Construction-\$1,057,347.00

It is our recommendation that we contract with JF Contractors, LLC. for the total of \$824,620.00 as they were the low bid for this project.

Those in attendance at the bid opening were as follows:

1. Tony Butts, City of Sumter
2. Charles Howell Jr., The Landplan Group South
3. Jonathon McElveen, JF Contractors, LLC
4. Mark Martin, Thompson Turner Construction
5. Andrew Smoak, C Simmons construction

CC: Michael Geddings, Director of Public Services
Tripper Lee, Construction Supervisor



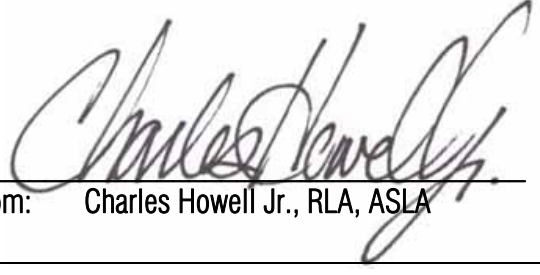
THE LANDPLAN GROUP SOUTH
Landscape Architecture | Engineering | Planning

MEMO

To: Eric Reisenauer
USC Sumter

Date: 09.03.2025

Re: Recommendation of Award
Theater Drive Parking Lot Improvements
Sumter, SC


From: Charles Howell Jr., RLA, ASLA

On Thursday, August 7, 2025, three bids were received for the above-referenced project. A tabulation of these bids is attached for your information and review. We have contacted LLR, and the BBB and we have reviewed the low bidder's references.

The LandPlan Group South recommends award to the lowest, qualified local responsive bidder, J. F. Contractors of Sumter, SC, in the bid amount of **\$824,620.00**

Please contact me if you have questions or if you need additional information.



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Landscape Architecture | Engineering | Planning

Theater Drive Parking Lot - ITB#2-25/26
City of Sumter, SC
Bid Opening
August 7, 2025 - 2 P.M.

Company	Bid	Bid Bond	Adden. NO. 1
Southern Vistas	NO BID		
3D Dirtworks, LLC	NO BID		
C. Simmons Construction	\$987,161.61	✓	✓
J.F. Contractors, LLC	\$824,620.00	✓	✓
Thompson Turner Construction	\$1,057,347.00	✓	✓

Signed: Charles H. Hensley



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Landscape Architecture | Engineering | Planning

Theater Drive Parking Lot - ITB#2-25/26

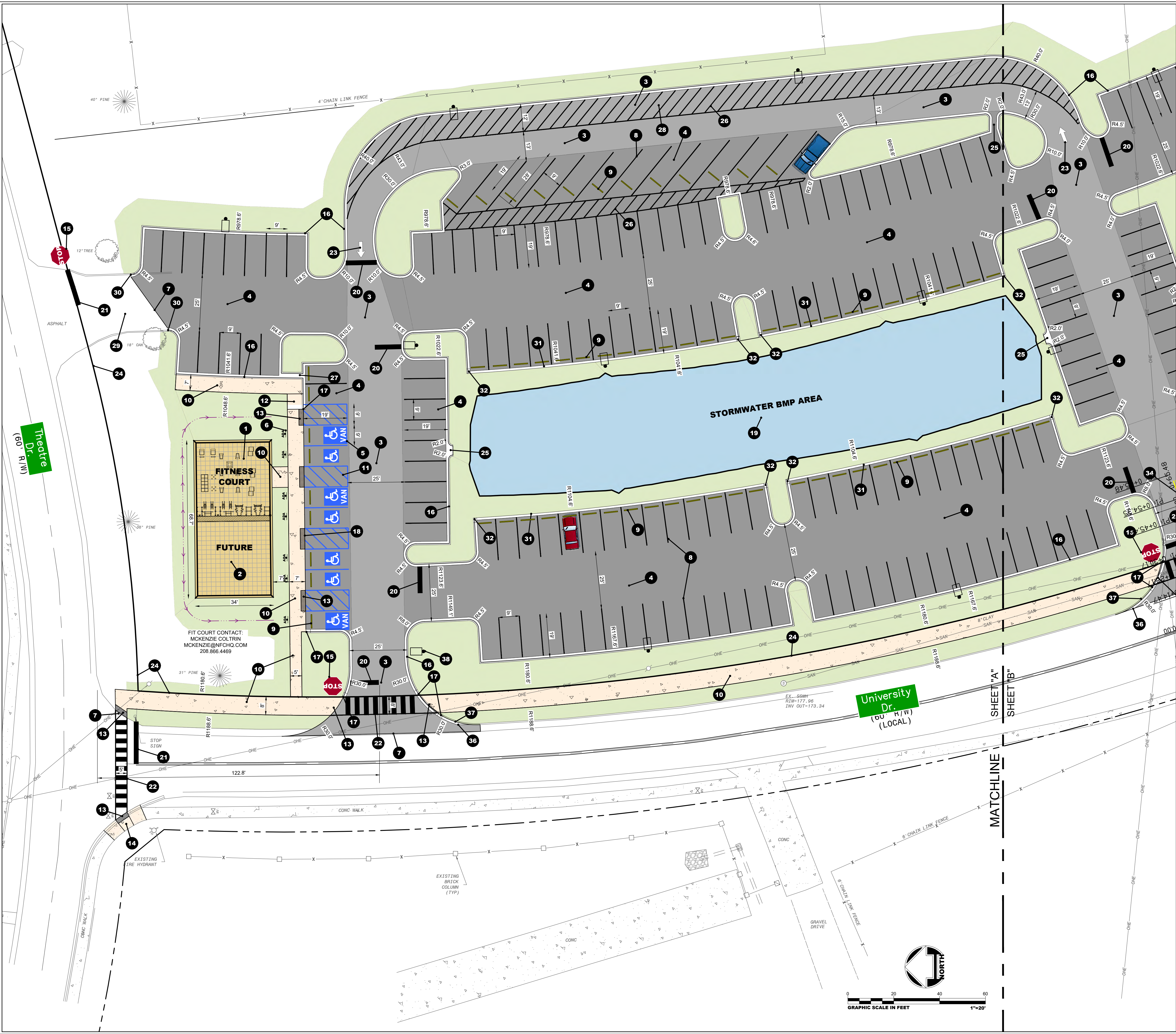
City of Sumter, SC

Bid Opening – SIGN IN SHEET

August 7, 2025 - 2:00 p.m.

Company	Name
Southern Vistas, Inc.	
C Simmons Construction	Andrew Smock
JF Contractors	Jenifer McElm
3D Dirtworks LLC	
Thompson Turner Construction	Mark Martin
THE LANDPLAN GROUP SOUTH	Charles Howell Jr
CITY OF SUMTER	Tony Butts

S:\Drawings\2025\1228-Summer Theatre Drive Parking Lot\Drawings\THEATRE COM 1.dwg
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CODED SITE NOTES

- DENOTED ON PLAN AS #
1. NEW FITNESS COURT. PLEASE REFER TO NATIONAL FITNESS CAMPAIGN'S SLAB DRAWINGS FOR STANDARD CONCRETE SLAB DIMENSIONS AND DETAILS. REACH OUT TO INFO@NFCHO.COM FOR MORE DETAILS.
 2. FUTURE FIT COURT.
 3. NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL).
 4. NEW STD. DUTY ASPHALT PAVEMENT (SEE DETAIL).
 5. PAINTED ACCESSIBLE SYMBOL (SEE DETAIL). (TYPICAL @ ALL ACCESSIBLE PARKING SPACES) (PROVIDE SPACES DENOTED AS VAN ACCESSIBLE WHERE SHOWN)
 6. ACCESSIBLE SIGNAGE (SEE DETAILS).
 7. MAKE NEW PAVEMENT FLUSH WITH EXIST. FOR SMOOTH TRANSITION
 8. 4" WIDE PAINTED WHITE PARKING LOT STRIPING (TYP).
 9. CONCRETE WHEEL STOP 30" FROM EDGE OF PAVEMENT (SEE DETAIL).
 10. 4" THICK CONC. SIDEWALK
 11. 4" WIDE PAINTED BLUE ACCESSIBLE STRIPING @ 45°, 2' O.C. (SEE STRIPING NOTES).
 12. NEW IN-LINE ADA RAMP. SEE DETAILS.
 13. NEW ADA "DOMES" AS REQ'D
 14. CONSTRUCT NEW ADA RAMP IN EXISTING SIDEWALK PER SCDOT STDS. ALL WORK WITHIN R/W SHALL BE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
 15. INSTALL 36" STOP SIGN (R1-1-36) AS REQ'D
 16. NEW 18" CURB & GUTTER
 17. CURB AND GUTTER STARTS/ENDS HERE. FEATHER CURB PER DETAIL.
 18. CONCRETE SIDEWALK FLUSH WITH ASPHALT
 19. NEW STORMWATER DETENTION POND. SEE GRADING AND DRAINAGE PLAN
 20. WHITE PAINTED 24" STOP BAR
 21. NEW THERMOPLASTIC WHITE 24" STOP BAR PER SCDOT STDS.
 22. NEW WHITE CROSSWALK PER SCDOT STDS. SEE DETAILS
 23. PAINTED WHITE TRAFFIC DIRECTIONAL ARROWS. (TYP)
 24. PROPERTY LINE/RIGHT-OF-WAY LINE
 25. NEW 4' WIDE W/ 2" RADI CONCRETE STORMWATER CURB BREAK INTO DETENTION POND
 26. 4" WIDE PAINTED WHITE STRIPING @ 45°, 2' O.C. (SEE STRIPING NOTES).
 27. NEW 2' WIDE CURB BREAK FOR STORMWATER FLOW
 28. THIS STRIPED AREA DEDICATED FOR BUS PARKING.
 29. MILL AND OVERLAY EXISTING PAVEMENT IN THIS AREA TO CREATE SMOOTH TRANSITION.
 30. BLEND NEW CURB AND GUTTER WITH EXISTING AS REQ'D FOR SMOOTH TRANSITION.
 31. 12" WIDE FLUSH "RIBBON CURB"
 32. FEATHER CURB TO FLUSH
 33. PAVEMENT INSIDE SCDOT R/W SHALL BE PER DETAIL ON SHEET SC1
 34. PAINT 4' WIDE DOUBLE YELLOW LANE STRIPING AS REQ'D.
 35. FLUSH CURB THRU SIDEWALK SECTION
 36. TRANSITION FULL CURB AND GUTTER TO MATCH EXISTING BARRIER CURB AS REQ'D.
 37. BARRIER CURB. SEE SCDOT STD DETAILS.
 38. PROPOSED SITE LIGHT (TYPICAL). SEE PHOTOMETRIC AND SITE LIGHTING PLANS BY OTHERS

PARKING LOT SIGNAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND INSTALL "HANDICAPPED PARKING" SIGNS WITH IDENTIFYING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCDOT SPECS.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL "STOP" SIGNS IN THE LOCATIONS INDICATED. "STOP" SIGNS SHALL BE 30"x30", WITH RED REFLECTORIZED BACKGROUND AND WHITE REFLECTORIZED LEGEND AND BORDER CONFORMING TO SCDOT SPECIFICATIONS.

PAVEMENT MARKING NOTES

1. ALL PARKING LOT STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING WHITE TRAFFIC MARKING PAINT UNLESS NOTED OTHERWISE BELOW. PAINT SHALL BE SHERWIN-WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT OR GLIDDEN TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ITEMS TO BE PAINTED YELLOW INCLUDE: ALL SITE WORK PROTECTIVE GUARD POSTS; STEEL PIPE BASE OF HANDICAP PARKING SIGNS; ANY STRIPING/PAVEMENT MARKING OVER CONCRETE, AND UNLOADING AREAS (IF PROVIDED)
3. ITEMS TO BE PAINTED WHITE INCLUDE: PARKING STALLS; STRIPED ISLANDS; RAISED DIVIDERS AND/OR MEDIANS; STOP BARS AND DIRECTIONAL ARROW OF SIZE AND LOCATION INDICATED, AND, PEDESTRIAN CROSSINGS.
4. ITEMS REQUIRING BLUE PAINT INCLUDE HANDICAP PARKING STALLS AND SYMBOLS & ALL STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES

PARKING SUMMARY

PROVIDED:
REGULAR PUBLIC PARKING SPACES PROVIDED = 197
ADA PARKING SPACES PROVIDED = 7 TOTAL (3 MARKED VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED ON SITE THIS PROJECT = 204

MISCELLANEOUS SITE PLAN NOTES

1. ALL SIGNAGE TO BE PERMITTED SEPARATELY
2. CONTACT PALMETTO UTILITY PROTECTION SERVICE (PUPS) @ 811 OR 888-721-7877 A MINIMUM OF 72 HOURS BEFORE DIGGING.

THE LANDPLAN GROUP SOUTH
Landscape Architecture | Engineering | Planning
1206 SCOTT STREET
COLUMBIA, SC 29201
803.256.0562
WWW.LANDPLANSOUTH.COM

NO. REVISIONS
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BY
APPD.
DATE
1/25/25
REVISED PER SCDOT COMMENTS

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AT THE INTERSECTION OF THEATRE DR & UNIVERSITY DR
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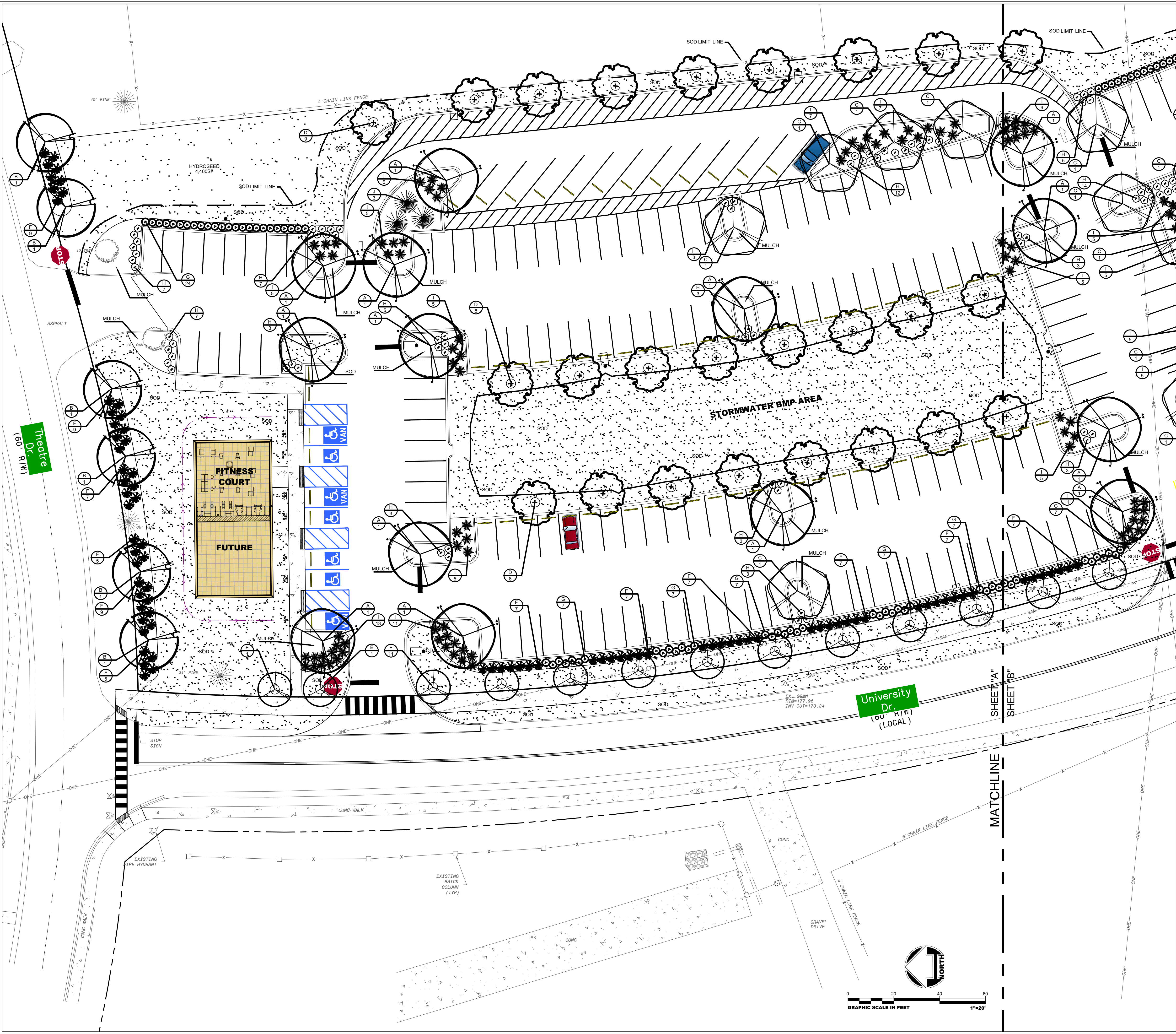
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S:\Drawings\2025\1228-Summer Theatre Drive Parking_Landscape\THEATRE CON L1.dwg
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LANDSCAPE NOTES

- STREET UNDERSTORY TREES SUBSTITUTED AT A 2:1 RATION WHERE OVERHEAD UTILITIES ARE LOCATED.
- NO SIGNIFICANT TREE SPECIES REMOVED.
- SEE CIVIL PLANS FOR TREES REMOVED.
- 54" LOBLOLLY PINE REMOVED MITIGATED THROUGH PLANTING OF MINIMUM (2) LONG LEAF PINE TREES.

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THEATRE DRIVE PARKING LOT

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LANDSCAPE PLAN

JOB NO: 1228
DRAWN: WES
DESIGNED: WES
APPROVED: CH
DATE: 1/28/2025
SCALE: SEE GRAPHIC SCALE

L1.0

THE LANDPLAN GROUP SOUTH
Landscape Architecture | Engineering | Planning
1206 SCOTT STREET
COLUMBIA, SC 29201
803.256.0562
WWW.LANDPLANSOUTH.COM

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