Charleston County SCHOOL DISTRICT

2023 - 2028

BUILDING PROGRAM PREVIEW AND CONSTRUCTION ENGAGEMENT FAIR

Wednesday, July 9, 2025
Cooper River Center for Advanced Studies
North Charleston, SC

BROWNSTONE

CUMMING GROUP

Registration QR Code

Charleston County SCHOOL DISTRICT

WELCOME & ACKNOWLEDGEMENTS

BROWNSTONE

Registration QR Code

Charleston County SCHOOL DISTRICT

Anita W. Huggins

Superintendent of Schools

Jeff Borowy, P.E.

Chief Operating Officer



Bobby Teachey II, LEED GA

Senior Project Manager
Brownstone Construction Group



BROWNSTONE CONSTRUCTION GROUP, LLC.

4055 Faber Place Drive, Suite 100
North Charleston, SC 29405
Office: 843.973.8660
Mobile: 803-917.6258
Email: dcollier@bstonegroup.com

SC STATE CERTIFIED MBE #2020144

FIRM HIGHLIGHTS

- Licensed in Construction Management
- Licensed in Architecture
- NMSDC Certified Firm by CVMSDC - #CA03946
- 2015-2022: Top CM Agent by Building Design + Construction Magazine
- 2019: SC Fastest Growing Companies Rising Star Award
- 2019: 100 Black Men of Columbia Economic Empowerment Award
- 2018: US Black Chamber National Business of the Year

100 BLACK MEN®

SC 25 FASTEST GROWING COMPANIES®

UNITED STATES BLACK CHAMBERS, INCORPORATED USBC

BUILDING DESIGN & CONSTRUCTION
THE CHOICE OF INDUSTRY PROFESSIONALS

South Carolina SMBCC
Division of Small and Minority Business Contracting and Certification

NMSDC
National Minority Supplier Development Council

Charleston County SCHOOL DISTRICT

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2023 - 2028 Building Program & SWMBE Construction Engagement Fair

July 9, 2025 Cooper River Center for Advanced Studies North Charleston, SC

EXPERIENCE

We have been working in the region since 2005 with area school districts. In 2016 we expanded our efforts by securing work with other Owners to include the City of Charleston, City of North Charleston and MUSC. We established a permanent office at 4055 Faber Place Drive in March 2017.

PROXIMITY

Brownstone's proposed project team is located in North Charleston and immediately available to your projects if we are selected.

NUMBERS

Offices: 5
Total Staff: 47
CM Personnel: 19
Registered Architects: 4
Cost Estimators: 2

BROWNSTONE

Since 2005, Brownstone has provided management and architecture services for clients throughout South Carolina. Our firm focuses on completing quality projects better and faster than the rest of the marketplace.



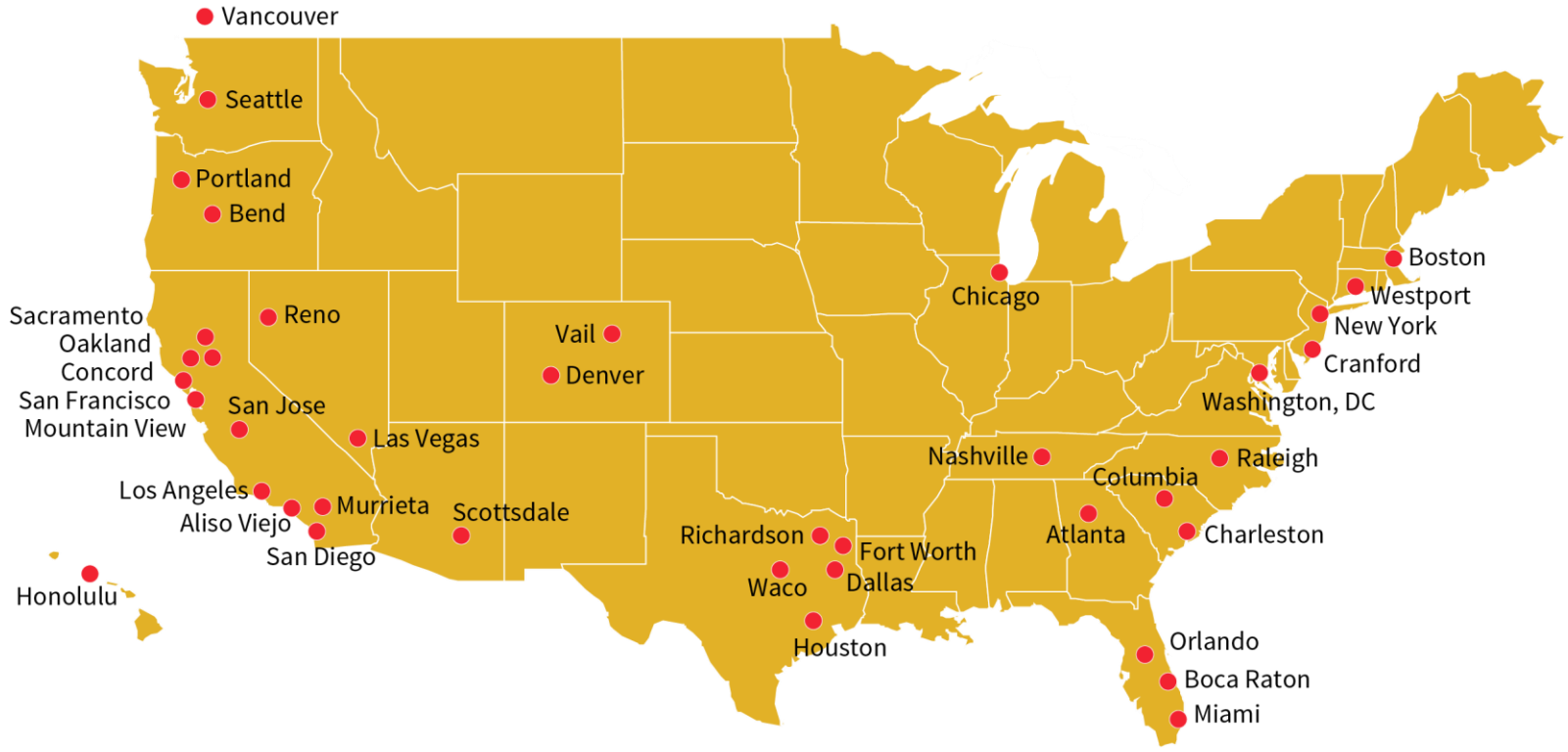
CUMMING GROUP

Jack McAleer

Director, Project Management

Company Overview

Supporting Diverse Clients and Sectors Worldwide



Our Charleston office opened in 1999 and currently has 27 Team Members

29
YEARS IN BUSINESS

80%
REPEAT BUSINESS

#10
ENR top 100 Professional services Firms list

CUMMING GROUP

CCSD 2023 – 2028 Building Program Small / Local Business

- CCSD Small / Local Business Policy
  - **Goal: 10%**
    - **5% Certified**
    - **5% Non-Certified**

CCSD 2023 – 2028 Building Program Small / Local Business

- **NOTE: Program is a "Fast Moving Train". Even though we will keep the community informed on a regular basis, it is each firm's responsibility to stay aware of the program execution.**
  - **<u>Information Outlets</u>**
    - **CCSD Solicitations:** https://www.ccsdschools.com/departments/finance
    - **Capital Program Website:** https://www.ccsdschools.com/departments/operations/capital-programs-bf
    - **SC Business Opportunities (SCBO)**
    - **Post and Courier**
    - **Duncan Parnell (DPI Bid Room)**

CCSD 2023 – 2028 Building Program Small / Local Business

Pre-Bid Strategies

- **Advertise and Conduct Outreach Interest Meetings**
- **Compile a Listing of Interested Small & Local Firms**
- **Distribute Bidding Opportunities to Interested Firms**
- **Clarify Requirements of Small & Local Program to General Contractors**
- **Invite Small & Local Firms to Pre-Bid Conferences to Network with GC's**
- **Encourage Mentor – Protégé Relationships**
- **Promote Program Successes**

CCSD 2023 – 2028 Building Program Small / Local Business

Post Bid Strategies

- **Provide Small & Local Liaison as Direct Contact for Firms**
- **Monitor Small & Local Participation During Construction**
- **Review Small & Local Payments with Monthly Pay Applications**
- **Conduct Progress Interviews with Small & Local Firms During Construction**
- **Promote Program Successes**
- **Report Program Results**
- **CCSD 2 Contracting Officers (Capital Programs and Capital Maintenance)**

Charleston County SCHOOL DISTRICT

Jasmeen M. Shaw, P.E.

Executive Director of Capital Programs
CCSD Operations Division

Larry Lutrario

Capital Projects Contracting Officer

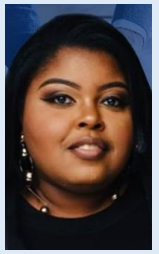
Capital Programs Department



Jasmeen Shaw, P.E.
Executive Director of
Capital Programs

Charleston County SCHOOL DISTRICT

CCSD Support Staff



Capital Project Specialist
Capital Procurement
Capital Accounting
Planning & Real Estate

BROWNSTONE

Project Management Firm



Cherie Wash, M.Ed
Principal on
Special Assignment



Dianne Benton, M.Ed
Principal on
Special Assignment

Elizabeth Mellette
Summer Intern

Project Officer
Vacant

CUMMING GROUP

Project Management Firm

Capital Programs

FAST FACTS

- Executive Director – Jasmeen Shaw, P.E.
- 3 employees, 2 CM Firms w/ 40 employees, and 21 On-going Projects

	Phase III (2011-16)	Phase IV (2017-22)	Phase V (2023-28)	Long-Term Debt*
Revenue Projection	$489M	$735M	$994M	$99.5M*
Projects Completed	22	25	19	0
Projects On-going	2	3	13	3
% Program Expended	>98%	>95%	40%	>10%

- 2020 Phase V Master Plan
- Board Approved Master Plan Projects & Budgets
- Charleston Voters Approved Referendum (Nov 2021)
- Board Approved Project Order of Execution (Mar 2022)
- LTD is a fixed cost and not a projected revenue

Phase VI Capital Programs Master Plan Assessment (2025)

What We Do



One Penny Sales Tax





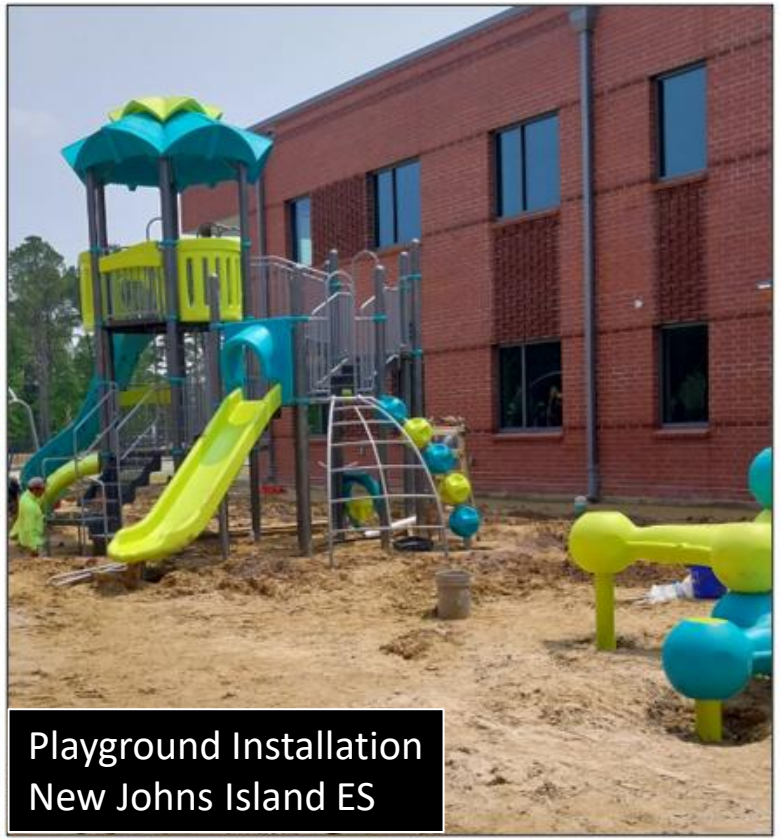
Build New Schools

Outdoor Dinning – New Early College HS





Stepatorium – New Early College HS



Playground Installation
New Johns Island ES



New Johns Island ES



New Early College HS

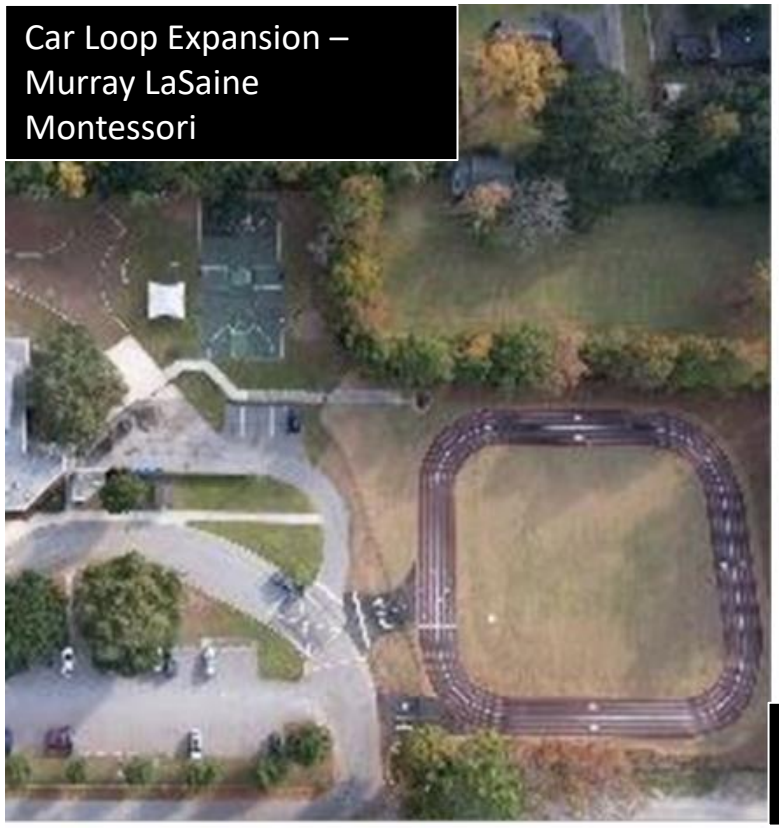


Paving & Site Work –
New Johns Island ES

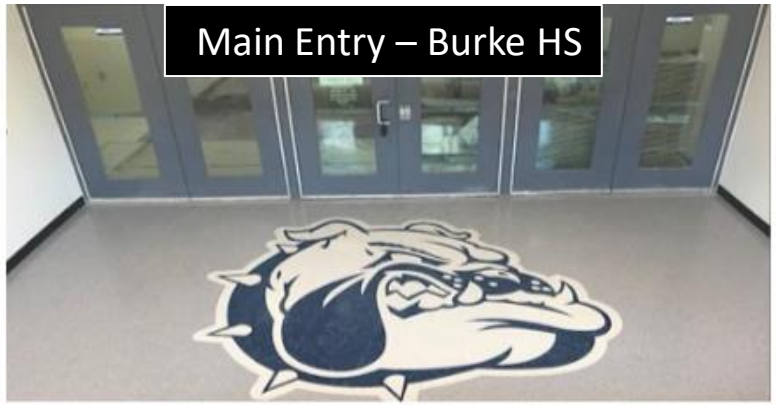
Capital Programs

Charleston County SCHOOL DISTRICT

Car Loop Expansion – Murray LaSaine Montessori



Main Entry – Burke HS





Multipurpose Room New Johns Island ES

Stoney Field Improvements – Burke HS





Learning Wall – New Johns Island ES

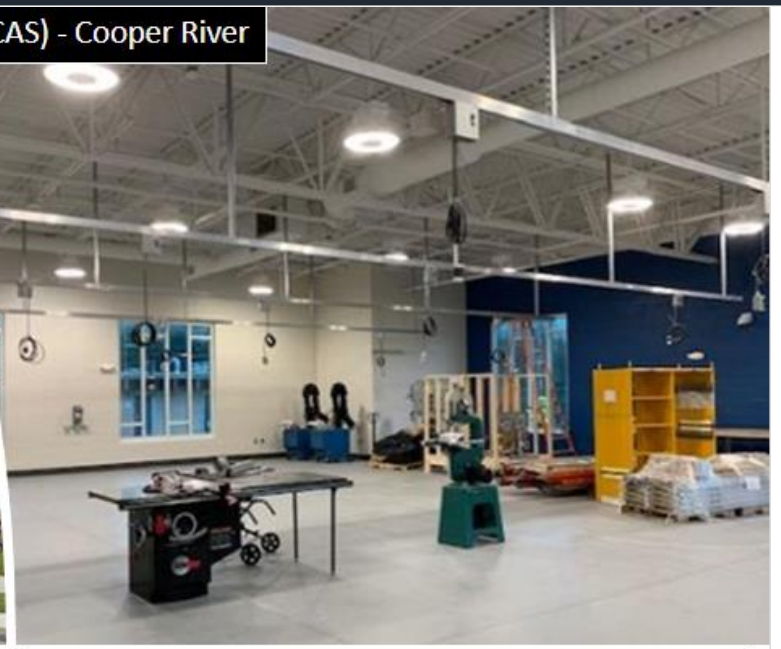
Capital Programs

Charleston County SCHOOL DISTRICT

Charleston County SCHOOL DISTRICT

Capital Programs


Center for Advance Studies (CAS) - Cooper River




Center for Advance Studies (CAS) - West Ashley HS


Center for Advance Studies (CAS) - Baptist Hill HS

Charleston County SCHOOL DISTRICT

Capital Programs



New Morningside MS - Under Construction



New AC Corcoran ES - Under Construction



New Ladson ES - Under Construction

Charleston County SCHOOL DISTRICT

CUMMING GROUP

CAPITAL PROGRAMS – PHASE III (2011-2016)

W	Project	Proposed Scope	Total Budget	Architect	Contractor	Construction
1	River Road Bus Facility	New parking	$ 5,300,000	Reveer	J. Davis Construction	Q2 2025 – Q3 2026
1	North Charleston Baseball	Advanced Design	$ 118,700	ADC/SGA	TBD	Q1 2024 – Q1 2025
1	North Charleston Softball	Advanced Design	$ 137,000	ADC/SGA	TBD	Q1 2024 – Q1 2025

CAPITAL PROGRAMS – PHASE IV (2017-2022)

W	Project	Proposed Scope	Total Budget	Architect	Contractor	Construction
1	Murray LaSaine ES	Multipurpose Room Addition	$ 4,600,000	Glick Boehm	Monteith Construction	Q2 2025 – Q2 2026
1	District 4 Track	New Competitive Track	$ 9,500,000	Reveer Group	Edifice Construction	Q1 2025 – Q1 2026

Charleston County SCHOOL DISTRICT

CAPITAL PROGRAMS - PHASE V (2023-2028)

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W	Project	Proposed Scope	Total Budget	Architect	Contractor	Construction
1	Hursey	New 600 student; Demo existing	$ 54,996,210	Red Iron	McKnight	Completed 2024
1	Ladson	New 900 student (1200 core) ES	$ 66,974,955	SMHa	Leitner	Q4 2023 – Q2 2026
1	D9 Elementary School	New 600 student (900 core)	$ 71,000,000	Quackenbush	Thompson Turner	Completed 2025
1	Early College	New support building, Demo existing	$ 42,071,757	Liollio	Contract Const.	Completed 2025
1	Building Improvements	8 Tasks	$ 54,860,153	Multiple	Multiple	Q1 2022 – Q3 2028
1	Athletic Improvements	4 Tasks	$ 5,864,424	Multiple	Multiple	Completed
1	Paving Improvements	9 Tasks	$ 10,716,780	Multiple	Multiple	Completed
2	Lambs & Early Ed Center	New 600 student Primary & 600 student Elementary	$ 82,300,000	MPS	IPW & Edcon	Q2 2025 – Q3 2027
2	Middle School Facilities West Ashley	Design and equip new or Middle School expansion in West Ashley	$ 58,250,000	Moseley	Leitner	Q2 2025 – Q4 2027
2	St. John's Stadium	New pressbox, renovate stands & concession	$ 4,250,000	Studio Architects	MB Kahn	Completed 2024
2	Morningside MS	New replacement school	$ 66,000,000	Caplea Coe	Contract Const.	Q1 2024 – Q4 2025
2	Deer Park Middle Renovations	Design, construct and equip expansion	$ 11,000,000	AAG	Trident	Q1 2024 – Q3 2025
2	A.C. Corcoran Elem.	Elementary School Expansion for added capacity	$ 15,500,000	Little Architects	Samet	Q1 2024 – Q3 2025
3	D23 Additional Elem.	Additional Elem. school capacity in District 23	$ 11,500,000	TBD	TBD	Q1 2026 – Q4 2026
3	James B. Edwards	New 900 student, Demo of existing building	$ 70,550,000	Liollio	TBD	Q1 2026 – Q3 2028
3	Stall Expansion	300 student expansion, Demo /relocate 8 trailers	$ 48,050,000	SSOE	Monteith	Q2 2025 – Q4 2027
3	Cario Expansion	300 student expansion, Demo or relocate 6 trailers	$ 9,375,000	TBD	TBD	Q2 2026 – Q3 2028
3	JI Charter Stadium	New pressbox, renovate stands and concession	$ 4,312,500	TBD	TBD	Q4 2026 – Q3 2027

Charleston County SCHOOL DISTRICT

Steve Hamer

Capital Maintenance Projects

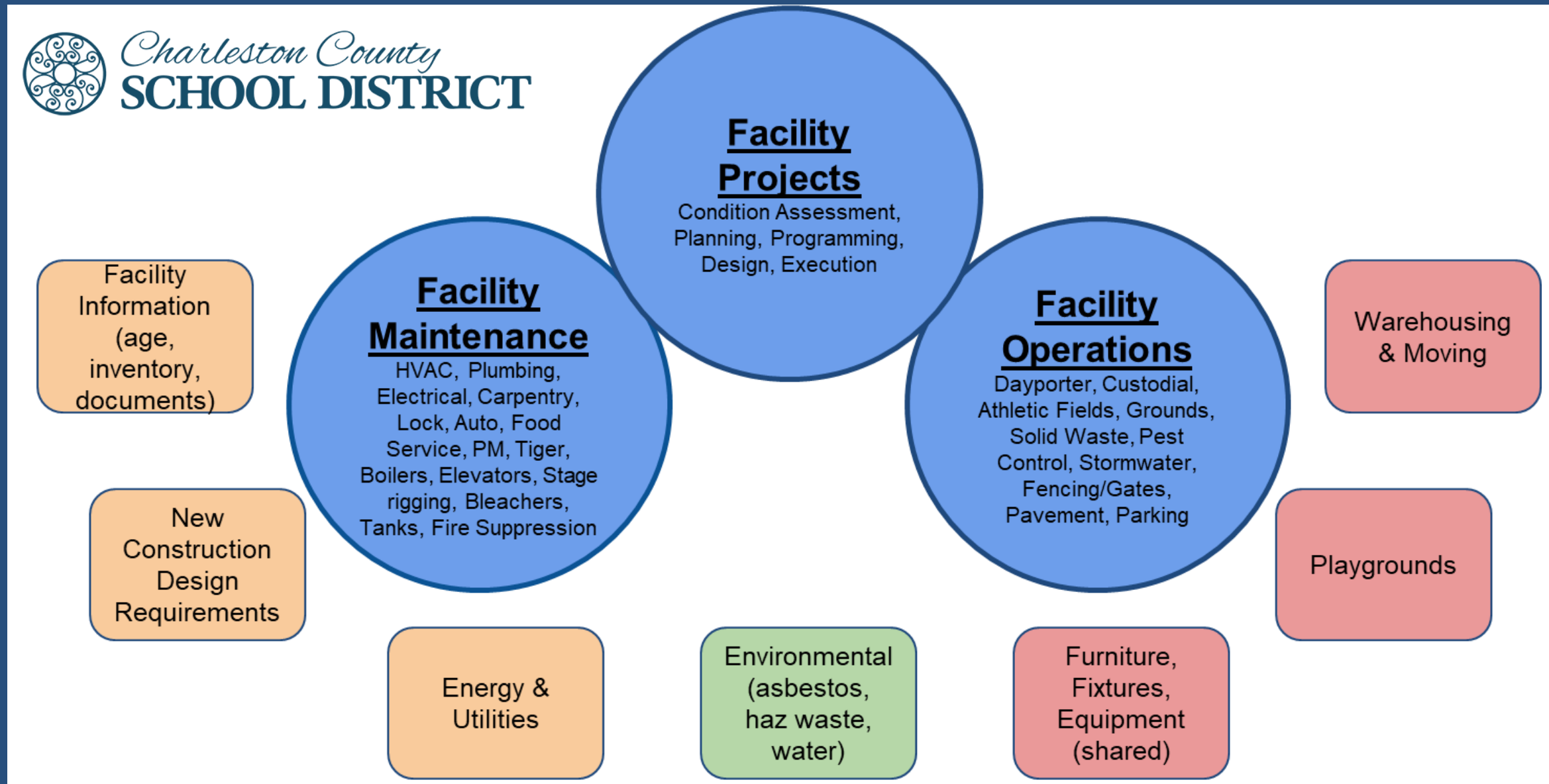
Mr. Raymond Jenkins

Capital Maintenance Projects

Charleston County SCHOOL DISTRICT



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Phase V 2023-2028 Capital Maintenance Program

Project #	List	Capital Maintenance Project	Number of Projects	Budget Amount	Architect	Contractor	Construction Duration
6239	Athletics		9	$66,268,750	Multiple	Multiple	2023-2028
6240	Cabinetry		11	$2,903,583	Multiple	Multiple	2023-2028
6241	Ceiling/Grids		11	$2,916,518	Multiple	Multiple	2023-2028
6242	Coolers & Freezers		11	$2,700,000	Multiple	Multiple	2023-2028
6243	Doors & Hardware		18	$11,165,000	Multiple	Multiple	2023-2028
6244	Electrical		5	$2,200,000	Multiple	Multiple	2023-2028
6245	Elevators		8	$1,350,000	Multiple	TBD	2023-2028
6246	Emergency Generators		7	$508,946	Multiple	TBD	2023-2028
6247	Exterior Envelope		39	$5,327,040	Multiple	Multiple	2023-2028
6248	Exterior Appearance & Signage		30	$2,700,000	Multiple	Multiple	2023-2028
6249	Fences & Gates		78	$3,007,389	Multiple	Multiple	2023-2028
6251	Fire Protection		8	$5,356,783	Multiple	TBD	2023-2028
6252	Flooring		25	$13,808,982	Multiple	Multiple	2023-2028
6253	HVAC		24	$76,050,953	Multiple	Multiple	2023-2028
6254	Lighting		14	$2,699,425	Multiple	Multiple	2023-2028
6255	Painting		33	$21,572,951	Multiple	Multiple	2023-2028
6256	Paving		26	$7,433,400	Multiple	Multiple	2023-2028
6257	Playground & Surfaces		40	$8,099,000	Multiple	Multiple	2023-2028
6258	Plumbing		14	$16,775,000	Multiple	Multiple	2023-2028
6259	Roof		56	$58,158,030	Multiple	Multiple	2023-2028
6260	Stormwater		36	$5,407,000	Multiple	Multiple	2023-2028
		TOTAL	**503**	**$316,408,750**			

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New Roof - James Island Charter HS

Interior Painting – Wando HS





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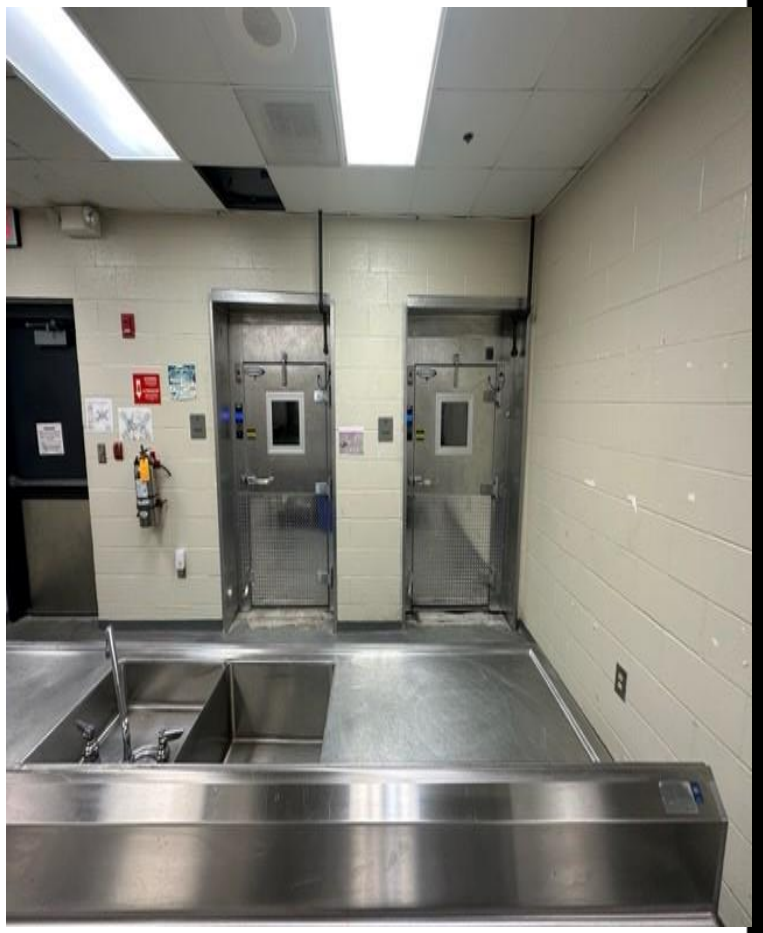
RR Reno – Bridge View Complex



Electrical Panel – BH MS/HS



New Cooler/Freezer -James Island ES



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Playgrounds – Jane Edwards ES

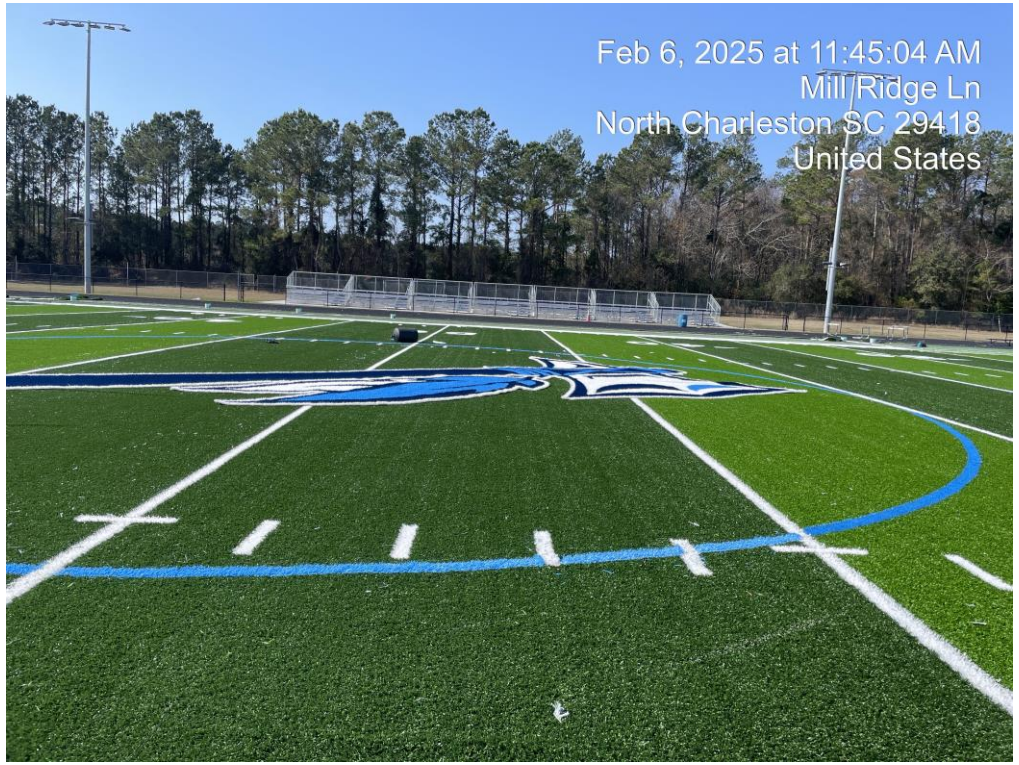


Cabinetry – St James-Santee ES



Charleston County SCHOOL DISTRICT

Turf Field - Stall HS



HVAC Replacements - Pinehurst ES



Table Vendors Meet & Greet

ATLANTIC SOUTH
ENGINEERING | CONSTRUCTION MANAGEMENT

BROWNSTONE

CUMMING GROUP

Ajax

Balfour Beatty

Thompson Turner Construction

BCC

EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction

CHARLESTON COUNTY
SOUTH CAROLINA

City of NORTH CHARLESTON

CAROLOPOLIS
CONDITA A.D. 1670

TEAM BUILD
TRIDENT
CONSTRUCTION

MASHBURN

CONSTRUCTION
LEITNER
Established 1947

JE DUNN
CONSTRUCTION

MONTEITH

HILL
CONSTRUCTION

CONTRACT
CONSTRUCTION

WT
WHITING-TURNER

SAMET

Questions?

Sharon Truesdale

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