

	Dorchester School District Two First Addendum	Solicitation Number:	2526-012
		Date:	04/01/2026
		Procurement Official:	April Courtney
		Phone:	(843)695-4423
		E-Mail Address:	apcourtney@dorchester2.k12.sc.us

DESCRIPTION: Newington Elementary School Ceiling Grid & Abatement

The Term "Offer" Means Your "Bid" or "Proposal".

SUBMIT OFFER BY: **April 16, 2026 at 1:00 PM** See "Deadline For Submission Of Offer" provision

QUESTIONS MUST BE RECEIVED BY: **April 6, 2026 at 5:00 PM** See "Questions From Offerors" provision

NUMBER OF COPIES TO BE SUBMITTED: **One (1) original**

Offers must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior.

SUBMIT YOUR SEALED OFFER TO:

Dorchester School District Two
815 South Main Street
Summerville, SC 29483
Attention: April Courtney
In Re: IFB #2425-012

See "Submitting Your Offer" provision

CONFERENCE TYPE: Non-Mandatory Site Visit DATE & TIME: April 1, 2026 at 10:00 AM As appropriate, see "Conferences - Pre-Bid/Proposal" & "Site Visit" provisions	LOCATION: Newington Elementary School 10 King Charles Circle Summerville, SC 29483
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AWARD & AMENDMENTS	Award will be posted at the Physical Address stated above on April 28, 2026 . The award, this solicitation, and any amendments will be posted at the following web address: Solicitations, Amendments, & Awards: Solicitation Postings It is the responsibility of the offeror to check this website for amendments/addenda.
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You must submit a signed copy of this form with Your Offer. By submitting a bid or proposal, You agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of sixty (60) calendar days after the Opening Date.	
NAME OF OFFEROR (Full legal name of business submitting the offer)	OFFEROR'S TYPE OF ENTITY: (Choose one) ☐ Small (15 employees or less) ☐ Women ☐ Minority ☐ Other _____ (See "Signing Your Offer" provision.)
AUTHORIZED SIGNATURE (Person signing must be authorized to submit binding offer to enter contract on behalf of Offeror named above.)	
TITLE (Business title of person signing above)	
PRINTED NAME (Printed name of person signing above)	
DATE SIGNED	
Instructions regarding Offeror's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the offeror above. An offer may be submitted by only one legal entity. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.	
STATE OF INCORPORATION (If Offeror is a corporation, identify the state of Incorporation.)	
TAXPAYER IDENTIFICATION NO.	

COVER PAGE DD2

PAGE TWO
(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for offeror's home office / principal place of business)				NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) (See "Notice" clause)				
				Area Code	Number	Extension	Facsimile	
				E-mail Address				
PAYMENT ADDRESS (Address to which payments will be sent.)				ORDER ADDRESS (Address to which purchase orders will be sent)				
Payment Address same as Home Office Address Payment Address same as Notice Address <i>(check only one)</i>				Order Address same as Home Office Address Order Address same as Notice Address <i>(check only one)</i>				
ACKNOWLEDGMENT OF AMENDMENTS	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date
Offerors acknowledge receipt of amendments by indicating amendment number and its date of issue. See "Amendments to Solicitation" Provision								
DISCOUNT FOR PROMPT PAYMENT	10 Calendar Days (%)		20 Calendar Days (%)		30 Calendar Days (%)		_____ Calendar Days (%)	
PREFERENCES – NOT APPLICABLE								

End of Page Two

AMENDMENTS TO SOLICITATION (a) The Solicitation may be amended at any time prior to opening. All actual and prospective Offerors should monitor the District's Solicitation and Awards page, (b) Bidders

shall acknowledge receipt of any Amendment to this solicitation (1) by signing and returning the Amendment, (2) by letter, or (3) by submitting a bid that indicates in some way that the bidder received the Amendment.

SCHEDULE:

The District issues this First Amendment for pre-bid site visit meeting minutes, pre-bid sign in and for clarification of project and provide most recent AHERA – 3 Year Reinspection Report and NES ACBM Map. Changes appear in **RED**:

- Project is ONLY for Newington Elementary School. Disregard mention of Flowertown Elementary School for this solicitation.
- Project will be awarded on April 28, 2026. Awardee will receive a Purchase Order from District within three (3) days of award posted.
- Project will be completed in two (2) phases.
 - Phase 1 – Enter building June 1, 2026. Final completion July 17, 2026 to include contractor cleaned.
 - Phase 2 – Summer 2027
- Project is turnkey to include Phase 1 and Phase 2.

MEETING MINUTES

2526-012 NEWINGTON ES CEILING GRID & ABATEMENT

Date: April 1, 2026

Time: 10:00 AM

Meeting called to order by: April Courtney, Procurement Specialist

IN ATTENDANCE

See Attached Meeting Sign In

OPENING

A Courtney opened non-mandatory site visit by reading the solicitation schedule for 2526-012 NES Ceiling Grid & Abatement.

- | | |
|----------------------------|---------------------------|
| • Issue of IFB | March 23, 2026 |
| • Non-mandatory Site Visit | April 1, 2026 at 10:00 AM |
| • Deadline for Questions | April 6, 2026 by 5:00 PM |
| • Response to Questions | April 10, 2026 |
| • Submit Bid | April 16, 2026 by 1:00 PM |
| • Notice of Award | April 28, 2026 |

PRE-BID MEETING AGENDA

Jeff Smith introduced all key individual. M Nixon explained scope of work and project is to be completed in 2 phases – Summer 2026 & Summer 2027. T Richburg explained the abatement scope. Afterwards contractors were allowed to tour building and a section of ceiling tile was removed to view.

ADJOURNMENT

A Courtney reminded all in attendance that questions must be emailed and only written communication is binding. Meeting was adjourned at 10:45 AM

2526-012 Site Visit - NES Ceiling Grid & Abatement

SITE VISIT SIGN-IN SHEET

March 31, 2026 at 10:00 a.m.

Company Name (Please print)	Representative Name/	Phone	Email Address (Please print)
Rhino Demolition	Scott Fahn	843-360-7190	Scott.Fahn@rhinodemolition.com
Robbins Construction Group	Greg Walker	404-316-2276	gregwalker@ Robbins construction group.com
Carolina Gold Construction	Kayla Arave	803-760 -6096	Kayla@CarolinaGold.com
BC Jacobs Inc	Dwayne Jacobs	843 833 1238	Dwayne.Jacobs 1950 @Yahoo.com
Design Build Construction	Elaina Samios	843-551-3945	elaina@designbuild-construction. com
LANDSHARK CONSTRUCTION & ROOFING	MARTY GUNTER	843-870-9321	marty.landshark@gmail.com
ABATE & INSULATE	ARTHUR HEYWARD	843-566-0164	ARTIE HEYWARD @AOL.COM

2526-012 Site Visit – NES Ceiling Grid & Abatement

SITE VISIT SIGN-IN SHEET

March 31, 2026 at 10:00 a.m.

Company Name (Please print)	Representative Name/	Phone	Email Address (Please print)
Keena Edwards group	Clyde McDaniel	843-377-5330	L mcdaniel@keenaedwards.com
Keena Edwards Group	Kelly Anderson	843 864-4660	Kanderson@keenaedwardsgroup.com
EKS Environmental, LLC	Justin Napolitano	516-554-4791	jnapolitano@easenvironmental.com
EKS Environmental, LLC	Spencer Turner	843-877-3273 843-460-8391	sturner@easenvironmental.com
B+R Painting	Kenny Hughes	843-907-8402	Kenny@bhbsmb.com
JR Hobbs	S. Austin Higgins	678-758-0757	AHUGGINS@JRHOBBS.COM
EIS Holdings	Ken Daniels	704 777 7230	Ken.daniels@eis Holdings S.com

2526-012 Site Visit – NES Ceiling Grid & Abatement

SITE VISIT SIGN-IN SHEET

March 31, 2026 at 10:00 a.m.

Company Name (Please print)	Representative Name/	Phone	Email Address (Please print)
Rahman's Painting & Repairs LLC	Mayam Amince	843 270 2117	rahmanspainting_repairs@hotmail.com
Versabuild LLC	Clifton Charles	843 616 3647	Clifton@VersabuildLLC.com
SAVICK Contracting	Nick Shippy SAVANNAH DEWITT	843.779.2314 843.779.8527	NShippy@SAVICKcontracting.com
35 NORTH LLC	JASON HABERMAN	843-302-9675	JS@35NORTHLLC.COM
AC ELECTRIC	Eddie Melton	843-442-4720	Eddie@ACELECCO.com
NEO Corporation	Marcus Cheeks	804-380-7856	mcheeks@neocorporation.com
Maverick construction services	megan windsor	843-300-1000	estimating@maverick-cs.com

2526-012 Site Visit - NES Ceiling Grid & Abatement

SITE VISIT SIGN-IN SHEET

March 31, 2026 at 10:00 a.m.

Company Name (Please print)	Representative Name/	Phone	Email Address (Please print)
SHINE CONST.	CAMERON DYSON	843-490-0549	CDYSON@SHINECONSTRUCTION.COM
Rainbow Restoration	Chris Webster	803-724-8986	Chris.Webster@rainbowofsc.com
RAINBOW RESTORATION	ROGER MATTHEW	803 707 5179	ROGER.MATTHEW@RAINBOWOFSC.COM
Workhorse Industries	Philip Workman	843-315-8424	Philip@WH-IND.COM
Frameworks	Chris Herndon	843-202-5621	chris.frameworks@gmail.com
M. NIXON DESIGN	MICHAEL NIXON	843 804 4962	mixondesign@gmail.com
Jeff Smith	DD2	843-666-4119	jesmith@dorchester2.k12.sc.us
R.N. Mims	R. N. Mims	843 751 5200	r.mims@dorchester2.k12.sc.us

2526-012 Site Visit – NES Ceiling Grid & Abatement

SITE VISIT SIGN-IN SHEET

March 31, 2026 at 10:00 a.m.

Company Name (Please print)	Representative Name/	Phone	Email Address (Please print)
SEME	Terry Richburg	843 345 9662	trichburg@semeinc.com
DD2	Robby Wertz	843.996.8537	RWERTZ@DOACHESTER2.K12.SC.US

September 9, 2024

Mr. Robby Waltz
Dorchester School District Two
164 McQueen Boulevard
Summerville, South Carolina 29483

Reference: AHERA 3-Year Reinspection Report and Management Plan Update
Newington Elementary School
10 King Charles Circle
Summerville, South Carolina
High Tide Environmental Project No. 24-2340ES

High Tide Environmental, LLC is pleased to provide you with this AHERA (Asbestos Hazard Emergency Response Act) Three-Year Reinspection Report and Management Plan Update for the above-referenced facility. The work was performed in general accordance with High Tide Proposal number 25-2340, dated July 8, 2025.

This report is for the sole use of Dorchester School District Two and use by any other parties is at such party's sole discretion. The information, results, and conclusions provided in this report are only representative of conditions at the time of assessment and the specific areas addressed. This report is not intended to be a bidding document, should not be used as such, and all field conditions should be verified.

We are grateful to be of service to you and look forward to a continued association.

Sincerely,



James Lawrence McMillan, MBA, CIEC
High Tide Environmental, LLC
SCDES Asbestos Building Inspector #BI-01643, Management Planner #MP000339
(843) 212-6883 – jlmcmillan@hightideenvironmental.com



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AHERA Three-Year Reinspection Report & Management Plan Update

**Newington Elementary School
10 King Charles Circle
Summerville, South Carolina
High Tide Project No. 25-2340ES**



Prepared for:

**Dorchester School District Two
164 McQueen Boulevard
Summerville, South Carolina 29483**

Prepared by:

**James McMillan, MBA, CIEC
High Tide Environmental, LLC
SCDES Asbestos Inspector #BI-01643
SCDES Management Planner #MP-000339**



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PROJECT BACKGROUND & GENERAL INFORMATION

A Three-Year Reinspection was performed at Newington Elementary School located at 10 King Charles Circle in Summerville, South Carolina. It is our understanding that this service is requested to assist in compliance with the U.S. EPA's Asbestos Hazard Emergency Response Act (AHERA, 40 CFR Part 763, Subpart E), which requires a reinspection of known or assumed asbestos containing building materials (ACBMs) in K-12 schools, every three years.

Although this report does assist in compliance with the EPA AHERA regulations, it is insufficient for a pre-renovation or demolition asbestos investigation. The EPA (NESHAP) and the South Carolina Department of Environmental Services (SCDES) require a thorough asbestos assessment prior to renovation or demolition activities. Specific requirements are outlined in [SC Regulation 61-86.1 Standards of Performance for Asbestos Projects](#). This AHERA Reinspection Report does not meet various SCDES and NESHAP requirements for pre-renovation or demolition assessments, such as destructive investigation techniques, inclusion of the exterior, and confirmation analysis via Transmission Electron Microscopy. If renovation or demolition is planned, the LEA must have an accredited asbestos inspector perform an assessment meeting these requirements, prior to any disturbance.

LOCAL EDUCATION AGENCY (LEA) RESPONSIBILITIES

The LEA is responsible for compliance with AHERA regulations. The following are general responsibilities of the LEA, and must be followed:

1. Designate a person to ensure AHERA requirements and recommendations are properly implemented and ensure this individual is properly trained.
2. Ensure the Asbestos Management Plans are maintained at each facility and are available for review.
3. Inform all workers, building occupants, and representatives in writing at least once per school year about asbestos related activities and the Management Plan's availability.
4. Ensure proper accreditation for those who perform asbestos inspections, reinspections, management plan development, work plans, response actions, abatement, and Operations and Maintenance (O&M) activities.

5. Provide training for custodial/maintenance staff who regularly perform maintenance where ACBMs are present.
6. Provide notification to workers who may perform work or come into contact with known or assumed ACBMs.
7. Affix warning labels to ACBM in areas where routine maintenance occurs.
8. Perform periodic surveillance at least once every six months in school buildings that are leased, owned, or otherwise used that contain known or assumed ACBM.
9. Ensure that an AHERA Reinspection is performed once every three years at each facility that contains known or assumed ACBM.

KEY PERSONNEL

1. Local Education Agency (LEA):

LEA: Dorchester School District Two
Address: 815 South Main Street
 Summerville, South Carolina 29483
Phone: 843-873-2901

2. Designated Person

Designated Robby Waltz
Person: Assistant Director of Facilities Maintenance
Address: 815 South Main Street
 Summerville, South Carolina 29483
Phone: 843-873-2901

3. Asbestos Consultant

Firm: High Tide Environmental, LLC
Address: PO Box 59
 Wadmalaw Island, South Carolina 29487
Phone: 843-212-6883
Inspector: James McMillan
 SCDES Building Inspector #BI-01643
 SCDES Management Planner #MP-000339

THREE-YEAR AHERA REINSPECTION

Review of Existing Records

This AHERA Reinspection involved the review of asbestos-related information and documentation provided by Dorchester School District Two (DD2). High Tide Environmental was provided various documentation regarding the identification and/or removal of known or assumed ACBMs within the subject facility. While this information was used to assist in the development of this report, verification or confirmation of findings in other reports was not confirmed via bulk sampling and analysis.

Reinspection Procedures

The purpose of the Three-Year Reinspection was to reassess the friability and condition of known or assumed ACBM identified in the Asbestos Management Plan, as required by the Asbestos Hazard Emergency Response Act (AHERA). Furthermore, our review of records provided by Dorchester School District Two (DD2) will assist with the consolidation of asbestos-related information.

This Three-Year Reinspection report and updated Management Plan should be utilized in conjunction with the subsequent Three-Year Reinspection reports. This report represents the results of the most current reinspection and assessment of the asbestos containing building materials (ACBM) indicated in previous inspection reports and other records provided by DD2. The EPA requires this report to be filed along with the school's Asbestos Management Plan and previous Three-Year Reinspection reports.

This report presents the findings of the AHERA-mandated three-year reinspection and reassessment. It identifies each homogeneous sampling area and provides details on the material type, location, friability, accessibility, damage category, suspected cause of damage, and whether the condition has changed since the most recent reinspection. The evaluation was limited to areas identified in the Local Education Agency's (LEA) Management Plan that were exposed and physically accessible to the inspector at the time of the reinspection.

The scope of this reinspection is also limited to those buildings included in the original Management Plan and/or subsequent three-year reinspections. Newly constructed buildings, additions, or areas not included in the Management Plan are excluded from this assessment. In accordance with AHERA, if

construction was completed after November 16, 1988, and the responsible architect or project engineer provided a signed statement confirming that no asbestos-containing building materials (ACBM) were specified or used, no inspection is required. A copy of this statement must be included in the Management Plan.

If such documentation is not available, or the exclusions outlined in 40 CFR 763.99 are not satisfied, the new building, addition, or area must undergo a complete AHERA inspection and the development of a Management Plan.

It is important to note that an architect's certification of non-use of ACBM does not exempt a facility from asbestos inspection requirements prior to any demolition or renovation activities. In such cases, a separate asbestos survey, including bulk sampling and laboratory analysis, must be performed to document the presence or absence of ACBM.

Assessment criteria for the AHERA Reinspection performed includes:

Noting Changes in Material Condition

- ◆ **Unchanged Condition:** the material (homogenous area) remains unchanged and in the same condition as noted in previous AHERA Reinspection reports.
- ◆ **Changed Condition:** the material was found to be changed in condition when compared to previous AHERA Reinspection reports.
- ◆ **New Materials:** A new material was identified and is assumed to contain asbestos. These materials are added to the Management Plan by inclusion of this report.

Material Condition Assessment

The condition of each homogenous known or assumed ACBM was assessed using the EPA decision tree approach, which considers the following:

Source and Type of Damage	Extent of Damage	Potential for Future Damage
Physical Contact Air/Water Erosion Deterioration or Delamination Abrasions, Punctures, Tears, etc.	Good – Little to no damage. Damaged – Less than 10% damaged distributed or less than 25% localized damage. Significantly Damaged : Greater than 10% distributed damage or greater than 25% localized damage.	Frequency of access to material Height of material Location of material in ceiling plenum Degree of exposure of material Accessibility of material Presence of air movement, vibrations, loud noise

Based on the above assessment criteria, known or assumed ACBM were classified into one of the following damage categories:

1. Damaged or Significantly Damaged Thermal System Insulation
2. Damaged Friable Surfacing or Miscellaneous ACBM
3. Significantly Damaged Friable Surfacing Material
4. Damaged or Significantly Damaged Friable Miscellaneous ACBM
5. ACBM with Potential for Damage
6. ACBM with Potential for Significant Damage
7. Any Remaining Friable ACBM or suspect ACBM

Bulk Sampling and Analysis

Bulk sampling and analysis was not performed as part of this AHERA Reinspection.

Reinspection Summary

The on-site reinspection was documented on a form modeled after examples provided by the EPA. The form provided in **Appendix I** provides a list of identified and re-assessed known or assumed ACBMs, along with changes in condition and recommended response actions.

-

The form containing a list of previously identified and re-assessed ACBMs, along with recommended response actions, can be found in the table provided in **Appendix I**. Figures exhibiting the approximate locations of identified ACBs are also provided in **Appendix II**. The inspector and management planner's SCDES license is provided in **Appendix III**.

ASBESTOS MANAGEMENT PLAN UPDATE

Response Actions

Based on our review of provided records, the physical walk-through inspection, and existing conditions, the following response actions are recommended:

1. Removal – Not Applicable
2. Repair – Not Applicable
3. Enclosure – Not Applicable
4. Encapsulation – Not Applicable
5. Operations and Maintenance – All remaining ACBM

Operations and Maintenance (O&M)

A properly implemented Operations and Maintenance (O&M) Program is a critical component of the AHERA Asbestos Management Plan and is designed to minimize the potential for asbestos fiber release during the normal occupancy, cleaning, and maintenance of school facilities. The program must be followed by all Local Education Agency (LEA) personnel, contractors, and maintenance staff who may encounter known or assumed asbestos-containing building materials (ACBM). The following elements are required to ensure compliance with 40 CFR Part 763, Subpart E:

1. Cleaning

Cleaning methods shall utilize wet methods and HEPA-filtered vacuums to remove settled dust and debris that may contain asbestos fibers in areas where friable or assumed friable ACBMs are present. Cleaning frequencies are to be determined by the Asbestos Management Planner, who may issue written recommendations specifying methods, schedules, and locations based on observed conditions and reinspection findings.

2. Operations and Maintenance Activities

When maintenance, repair, or other activities are performed in areas where ACBM is present, the following procedures must be strictly adhered to in order to protect occupants and staff from potential asbestos exposure:

- a. Restrict or schedule access to the work area to minimize occupant exposure.
- b. Post asbestos warning signs at all entry points to prevent access by unauthorized personnel.
- c. Deactivate, shut off, or divert air-handling systems serving the affected area to inhibit fiber migration.
- d. Employ appropriate engineering controls and work practices, including wet methods, HEPA vacuums, protective clothing, mini-enclosures, glove bags, and other containment techniques, to minimize the release and spread of fibers.
- e. Collect all asbestos-containing debris, dust, and contaminated materials and place them in sealed, leak-tight containers for proper disposal in accordance with applicable federal and state waste regulations.

3. Minor Fiber Release Episodes

A minor fiber release episode is defined as any disturbance of less than or equal to three (3) linear or square feet of friable ACBM. In such cases, the following procedures must be implemented immediately:

- a. Thoroughly saturate all visible debris using wet methods to suppress airborne fibers.
- b. Collect the wetted material, place it in a sealed, leak-tight container, and properly label for disposal.
- c. Clean all surrounding surfaces using HEPA vacuums and/or wet wiping techniques.

- d. Repair or stabilize the damaged ACBM using asbestos-free materials such as spackling, plaster, or insulation, or apply an encapsulant to seal the damaged area.

4. Major Fiber Release Episodes

A major fiber release episode is defined as any disturbance of greater than three (3) linear or square feet of friable ACBM. In the event of such an occurrence, the LEA must implement the following:

- a. Immediately restrict entry into the affected area and post asbestos warning signs at all access points.
- b. Shut down or isolate the HVAC system to prevent fiber distribution to other areas of the building.
- c. Ensure that the response action is designed by an EPA-accredited Asbestos Project Designer and carried out only by EPA-accredited asbestos abatement personnel using appropriate response and cleanup methods.
- d. Notify the South Carolina Department of Environmental Services (SCDES) prior to abatement or disturbance, where applicable. Written notification must be provided as required under applicable federal and/or state regulations.

Periodic Surveillance

At least once every six months, the LEA must conduct periodic surveillance in each facility that contains ACBM or assumed ACBM. A visual inspection for damage or changes in condition will be performed in all areas in the facility where ACBM has been identified in the Management Plan or AHERA Reinspection report. Record the date of surveillance, their name, and any changes in the condition of the ACBM. The periodic surveillance forms shall then be submitted to the LEA's Designated Person for inclusion in the Management Plan.

LIMITATIONS

Although this report does assist in compliance with the EPA AHERA regulations, it is insufficient for a pre-renovation or demolition asbestos investigation. The EPA (NESHAP) and the South Carolina Department of Environmental Services (SCDES) require a thorough asbestos assessment prior to renovation or demolition activities. Specific requirements are outlined in [SC Regulation 61-86.1](#)

Standards of Performance for Asbestos Projects. This AHERA Reinspection Report does not meet various SCDES and NESHAP requirements for pre-renovation or demolition assessments, such as destructive investigation techniques, inclusion of the exterior, and confirmation analysis via Transmission Electron Microscopy. If renovation or demolition is planned, the LEA must have an accredited asbestos inspector perform an assessment meeting these requirements, prior to any disturbance.

High Tide Environmental was provided various documentation regarding the identification and/or removal of known or assumed ACBMs within the subject facility. While this information was used to assist in the development of this report, verification or confirmation of findings in other reports was not confirmed via bulk sampling and analysis.

During the assessment, High Tide Environmental attempted to identify suspect and previously identified ACBMs in readily accessible areas. To limit our destructive activities and damage to finishes, inaccessible areas such as wall and ceiling voids, flooring underlayments, and sub-grade areas were not accessed as part of this assessment, and the potential exists for additional suspect materials to be present. While the conclusions and recommendations herein are believed to be reasonable and accurate, they are inherently limited to the site conditions observed and the information made available at the time of the assessment. Conditions not visible, inaccessible, outside the defined scope of work, or undisclosed by the client may exist and were not evaluated as part of this survey. Consequently, the report should not be construed as a guarantee that unobserved or concealed asbestos-containing materials are absent.

Our observations, conclusions, and recommendations presented herein are based on a reasonable level of assessment in accordance with the industry Standard of Care. High Tide Environmental is not responsible for the hazards that may cause accidents, injuries, or health issues. High Tide Environmental performs assessments based on Local, State, and Federal regulations and guidelines. Response actions that are performed as a result of the information provided herein are the sole responsibility of the client and High Tide Environmental, LLC is not responsible for the actions or decisions made. Furthermore, the information in this report is only applicable to the time at which the assessment was performed, and no warranty is provided. This report is for the sole use of the client and shall not be relied upon by third parties without the written consent of High Tide Environmental, LLC.

APPENDICES



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APPENDIX I – AHERA REINSPECTION FORMS



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AHERA Reinspection Table
Newington Elementary School
Summerville, South Carolina
High Tide Project No. 25-2340ES

AHERA Reinspection Table - Newington Elementary School

Homogenous Area	Material Description	¹ Approximate Location	Category	Friability	Condition Change	Assessment Category (1-7)	Response Action Recommendation
02	Cementitious (Transite) Wall Panels	Various Walls Throughout	Misc.	Non-Friable	No	5	Maintain Under O&M Program

Management Planner Review

Signature [Signature] License # BI-01643 Date: Sept. 9, 2025

Inspector Review

Signature [Signature] License # MP-000339 Date: Sept 9, 2025

LEA Designated Person Review

As the LEA's Designated Person, I have read and understand the information and recommendations above:

Name _____ Signature _____ Date: _____

¹ Materials may exist in hidden or inaccessible locations

Misc. - Miscellaneous **Sur.** - Surfacing **TSI** - Thermal System Insulation

Assessment Categories

1. Damaged or Significantly Damaged Thermal System Insulation
2. Damaged Friable Surfacing or Miscellaneous ACBM
3. Significantly Damaged Friable Surfacing Material
4. Damaged or Significantly Damaged Friable Miscellaneous ACBM
5. ACBM with Potential for Damage
6. ACBM with Potential for Significant Damage
7. Any Remaining Friable ACBM or suspect ACBM

**APPENDIX II – FIGURE: APPROXIMATE LOCATIONS OF
ACBMS**



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AHERA Reinspection - Newington Elementary School Approximate Locations of ACBMs

10 King Charles Circle
Summerville, South Carolina 29485

1

Figure

Project No.
25-2340ES

Rooms 22, 23, 24 not accessible at the time of Reinspection. ACBM wall panels assumed to be present.



NOTES:

- Verification or confirmation of previous findings in other reports was not confirmed via bulk sampling and analysis.
- This figure should be used in conjunction with the associated AHERA reinspection report and management plan update.
- Additional asbestos containing materials may be present in hidden areas such as flooring underlayments, wall and ceiling voids, and sub-grade areas.

ASBESTOS CONTAINING MATERIALS:



Cementitious (Transite) Wall Panels

APPENDIX III – SCDES INSPECTOR AND MANAGEMENT PLANNER ACCREDITATIONS



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James McMillan – SCDES Asbestos License

