



August 10, 2026

Charleston County School District
3999 Bridge View Drive
North Charleston, South Carolina 29405

Attention: Mr. Kurtis Huffman, Environmental Manager
kurtis_huffman@charlestoncountyschools.gov

Reference: **AHERA Management Plan**
James B. Edwards Elementary School
855 Von Kolnitz Road
Mount Pleasant, South Carolina
S&ME Project No. 00002541

Dear Mr. Huffman:

S&ME, Inc. (S&ME) is pleased to provide the enclosed Asbestos Hazard Emergency Response Act (AHERA) Management Plan for James B. Edwards Elementary School located at 855 Von Kolnitz Road in Mount Pleasant, South Carolina. This documentation was prepared in general accordance with S&ME Proposal No. 00002541 dated August 10, 2026. The enclosed Management Plan was prepared as outlined in the Environmental Protection Agency (EPA) Regulations 40 CFR 763.85 of the AHERA and was performed by an EPA accredited Inspector and response actions determined by an accredited Management Planner.

On August 7, 2026, Charleston County School District (CCSD) provided S&ME with a *Hazardous Materials Inspection Report*, dated November 19, 2025, previously prepared by Terracon Consultants, Inc. for the referenced campus. The referenced 2025 report was prepared to support planned demolition activities of CCSD structures 0560 (Main Building) and 0561 (Annex Building) at referenced campus, which is tentatively scheduled for the Summer of 2028. Excerpts of the referenced 2025 report were used to assist in the development of this Management Plan and the *Report* is provided in Attachment II.

The suspect asbestos containing building materials (ACBMs) sampled as part of the referenced 2025 inspection report consist of flashing sealant, built-up roofing materials, exterior door caulk, textured soffits, expansion joint caulk, exhaust hood sealant, soffit sealant, cementitious wall materials, carpet mastic, vinyl floor tiles and associated mastics, mastics and associated rubber cove bases, mastics associated with stainless steel sinks (undercoating), vinyl sheet floorings and associated mastics, acoustical ceiling tiles, drywall and associated joint compound, concrete masonry unit (CMU) block filler (surfacing), mastics associated with heating, ventilation, and air conditioning (HVAC) ducts, fire-stop caulk, quarry tile underlay, terrazzo flooring, epoxy flooring, light heat shield, ceramic tile underlay, and pipe insulations and associated wraps and mastics.

Based on the results of the referenced suspect ACBMs sampled as part of the referenced 2025 report, the following ACBMs were identified are summarized in Table 1 on the following page:



Table 1: Summary of Confirmed ACBMs

Material	HA	Location	Current Condition	Disturbance Potential: Type of Disturbance	*Approx. Quantity
Main Building (Building 0560)					
Mastic (black) associated with non-asbestos vinyl floor tile (12" brown mottled)	23	CD, 3 rd , and 4 th Grade Pods Mechanical Spaces	Non-Friable Good Condition	LPD Contact/Accessibility	1,500 SF
Mastic (black) associated with stainless steel sinks (undercoating)	24	Main Building	Non-Friable Good Condition	LPD Contact/Accessibility	500 SF
Mastic (black) associated with non-asbestos vinyl floor tile (12" light grey mottled)	25	Throughout Main Building	Non-Friable Good Condition	LPD Contact/Accessibility	10,000 SF

¹Quantities are estimated and should be field verified for bidding purposes.

Abbreviations:

HA = homogeneous area SF = square feet LF = linear foot G = good O.D. = outside diameter
D = damaged SD = significantly damaged NF = non-friable F = friable
LPD = low potential for disturbance PD = potential for disturbance PSD = potential for sig. disturbance

Descriptions, locations and laboratory analysis of the referenced sampled materials are contained in the enclosed inspection report provided in Attachment II. To the best of our knowledge, these are the only ACBMs present inside the subject areas of the facility; however some suspect materials may not have been observed and sampled due to hidden locations such as inside wall voids and/or pipe chases, and flooring overlays.

This Management Plan does not meet the requirements of the South Carolina Department of Environmental Services (SCDES) Regulations 61-86.1 for asbestos assessments prior to renovation and/or demolition of the facilities on campus.



AHERA Management Plan
James B. Edwards Elementary School
855 Von Kolnitz Road
Mount Pleasant, South Carolina
S&ME Project No. 00002541

S&ME appreciates the opportunity to provide you with our industrial hygiene services. If you have any questions concerning this report, please call us at (843) 884-0005.

Sincerely,

S&ME, Inc.

A handwritten signature in blue ink that reads "Josh B. Veloso".

Josh Veloso
Associate Industrial Hygienist
jveloso@smeinc.com

A handwritten signature in blue ink that reads "Terry W. Richburg".

Terry W. Richburg
Operations Manager – Industrial Hygiene
trichburg@smeinc.com

Attachments: AHERA Management Plan
2025 Hazardous Materials Inspection Report

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA

LEA: Charleston County School District

ADDRESS: 3999 Bridge View Drive

North Charleston, South Carolina 29405

COUNTY: Charleston

TELEPHONE: 843-937-6300

DATE: August 10, 2026

SCHOOL: James B. Edwards Elementary School

SUBMIT TO LEA DESIGNEE

LIST OF DOCUMENTS ATTACHED:

X 1. List of School Buildings

2. Reassessment of Areas of ACBM

3. Added Homogenous Areas of ACBM or Suspect ACBM

X 4. Diagrams and Photographs of Each Area of ACBM or Suspect ACBM

5. Description of Each New Homogenous Area and Determination of Sampling Location

X

6. Description of Each Sample Area & Assessment of Materials

X

7. Bulk Sample Analysis

X

8. Response Actions Recommended, Response Actions Selected and Dates

9. Copy of Inspectors' Licenses

X

10. Copy of Management Planner's License

No person or firm shall offer to perform, perform or be hired to perform as professionals in providing the services of inspection, preparation of management plans, designing of response actions, or supervising of response action except as properly accredited under the provisions of Public Law 99-519, EPA regulations 40 CFR Part 763 and SCDES Regulation 61-86.1. In addition, these persons or firms performing as professionals shall be registered in South Carolina under the registration laws of the State. Such professionals shall be Independent practitioners and shall have no financial or other interest in contractors, subcontractors, manufacturers, or jobbers under their jurisdiction where direct conflict of interest could occur, except as permitted as follows.

An employee of a public school, a private school association, a private school or an A/E may provide the services of inspection, and or preparation of management plans, provided the employee is properly accredited under the "AHERA" Laws and Regulations. Where an employee of the LEA provides these services, the LEA must request a Waiver of Professional Services.

The Signatures here on attest to the above statement and certify that it is the intent of the signatories to carry out all other provisions of the "AHERA" Law and Regulations.

LEA DESIGNEE: Kurtis Huffman (843)-323-5310
Name Signature & Date Telephone No.

HOURS TRAINING: _____ WHERE TRAINED & DATE: _____

LEA OFFICER: Kurtis Huffman (843)-323-5310

Name Signature & Date Telephone No.

DIRECTOR OF FACILITIES/MAINTENANCE:	Robert Rivers	(843)-296-6210
Name	Signature & Date	Telephone No.

INSPECTOR _____
Name & Signature

S.C. DES LICENSE NO. Telephone No.

MANAGEMENT PLANNER Terry W. Richburg
Name & Signature

S.C. DES LICENSE NO. MP-00110 Telephone No. (843) 884-0005

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA
1 - LIST OF BUILDINGS INSPECTED

LEA: Charleston County School District
SCHOOL: James B. Edwards Elementary School
ADDRESS: 855 Von Kolnitz Road
Mount Pleasant, South Carolina 29464
DATES INSPECTED: October 31-November 1, 2025

BUILDING NAME	ACBM		SUSPECT ACBM		NO ACBM
	FRIABLE	NON-FRIABLE	FRIABLE	NON-FRIABLE	
Main Building (Building 0560)		X			
Annex Building (Building 0561)					X

COMMENTS:

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA

4 - DIAGRAMS & PHOTOGRAPHS OF EACH HOMOGENEOUS AREA
OF ACBM OR SUSPECT ACBM

LEA: Charleston County School District

SCHOOL: James B. Edwards Elementary School

ADDRESS: 855 Von Kolnitz Road
Mount Pleasant, South Carolina 29464

DATES INSPECTED: October 31-November 1, 2025

See Attached Figures

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA

LEA: Charleston County School District

6 -ASSESSMENT OF MATERIAL AND DESCRIPTION OF EACH SAMPLE

SCHOOL: James B. Edwards Elementary School

ADDRESS: 855 Von Kolnitz Road
Mount Pleasant, South Carolina 29464

DATES INSPECTED: October 31-November 1, 2025

See Attached Tables

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA
7 - BULK SAMPLE ANALYSIS

LEA:	<u>Charleston County School District</u>
SCHOOL:	<u>James B. Edwards Elementary School</u>
INSPECTION DATES:	<u>October 31-November 1, 2025</u>
SAMPLE DATES:	<u>October 31-November 1, 2025</u>
ANALYSIS DATES:	<u>November 6-7, 2025</u>
ANALYSIS METHODS:	<u>AHERA PLM and TEM EPA NOB</u>

See Attached Laboratory Reports

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA

8 – ACTIONS RECOMMENDED AND RESPONSE ACTION SELECTED & DATES

LEA: Charleston County School District

SCHOOL: James B. Edwards Elementary School

ADDRESS: 855 Von Kolnitz Road
Mount Pleasant, South Carolina 29464

DATES INSPECTED: October 31-November 1, 2025

HA	RECOMMENDED RESPONSE ACTION	SELECTED RESPONSE ACTION	ORIGINAL DATE	SCHEDULED DATE	COMMENTS
23 24 25	Remove and dispose the ACBMs using a qualified asbestos abatement contractor OR Conduct six-month periodic surveillance and three-year reinspection and maintain ACBMs under an Operations and Maintenance (O&M) Plan. Under an O&M Plan, the LEA Designee/Officer must restrict access to key locker for referenced campus.				

MANAGEMENT PLANNER: Terry W. Richburg

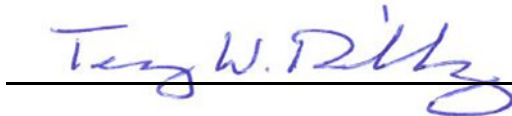
LEA DESIGNEE: Kurtis Huffman

DATES OF INSPECTION: October 31 – November 1, 2025

DATE OF INSPECTION REVIEW: _____

SCDES LICENSE No.: MP-00110 EXP. DATE: 06/01/2027

SIGNATURE: _____



SIGNATURE: _____

AHERA MANAGEMENT PLAN

STATE OF SOUTH CAROLINA

LEA: Charleston County School District

10 - COPY OF MANAGEMENT PLANNER'S LICENSE

SCHOOL: James B. Edwards Elementary School

ADDRESS: 855 Von Kolnitz Road

Mount Pleasant, South Carolina 29464

DATES INSPECTED: October 31-November 1, 2025

MANAGEMENT PLANNER'S SCDES LICENSE

