



REQUEST FOR PROPOSAL (RFP) NO. 2025-02

Design/Build James Island Arts and Community Center for Town of James Island

The responsibility for submitting a response to this RFP on or before the stated date, time, and location is solely and strictly the responsibility of the respondent.

PROJECT OVERVIEW

DATE:	June 1, 2025
SOLICITATION NUMBER:	RFP #2025-02
DESCRIPTION OF WORK:	The Town of James Island requests proposals from all interested firms, licensed in the State of South Carolina, experienced in providing qualified Design-Build Services to include architectural and engineering design and construction services for the New James Island Arts and Community Center in the Town of James Island, Charleston County, South Carolina. The project site is located at 1129 Dills Bluff Road.
MANDATORY PRE-BID CONFERENCE	1:00 P.M. on June 10, 2025 At James Island Town Hall 1122 Dills Bluff Road James Island, SC 29412
DUE DATE FOR WRITTEN QUESTIONS:	<u>5:00 p.m. on June 26, 2025</u> 843-795-4141 (via email to Brook Lyon – Mayor at blyon@jamesislandsc.us) Any issued addenda to address written questions will be posted to the Town website at www.jamesislandsc.us/bids
SUBMITTAL PACKAGE:	One (1) electronic and five (5) hardcopies of the proposal shall be submitted in a sealed envelope clearly marked “Town of James Island RFP #2025-?? (Arts and Community Center) and submitted and delivered by the deadline below to: Town Hall, 1122 Dills Bluff Road, James Island, SC 29412
PROPOSAL DUE DATE / BID OPENING:	<u>3:00 p.m. on July 10, 2025</u>
BID OPENING LOCATION:	<i>Town of James Island 1122 Dills Bluff Rd James Island, SC 29412</i>

This Request for Proposal (RFP) does not commit the Town to awarding a contract, paying any costs associated with the preparation of a submittal, or procuring or contracting for the services noted.

The Town anticipates that this RFP will result in the negotiation and award of a contract to a responsible offeror.

The Town reserves the right to accept or reject any, all, or any part of the bid received as a result of this request, or to cancel in part or in its entirety this RFP if it will serve the best interests of the Town to do so.

The Town will be the sole judge as to whether bids submitted meet all requirements contained in this solicitation.

SECTION I. – INTRODUCTION AND BACKGROUND

The Town of James Island, South Carolina requests proposals from all interested firms, licensed in the State of South Carolina, experienced in providing qualified Design-Build Services to include architectural and engineering design and construction services for the New James Island Arts and Community Center in the Town of James Island, Charleston County, South Carolina. The project site is located at 1129 Dills Bluff Road.

The New Arts and Community Center will include three (3) buildings, interconnected by outdoor learning and activity spaces, with a combined footprint of approximately 10,250 square feet. The design will complement the architectural character of the existing Town Hall buildings, incorporating features such as a standing seam metal roof, horizontal cement board siding, split-face CMU, wood framing, and pre-engineered wood trusses.

In evaluating proposals, the Town will place significant emphasis on the experience of both the firm and the proposed project team in delivering services for projects of comparable scale and complexity. Preference will be given to firms that demonstrate a comprehensive understanding and proven capability in Design-Build project delivery, general contracting, scheduling, contract coordination and compliance, and budget management. Familiarity with applicable Federal, State, and County laws, ordinances, and building codes is essential. The Town strongly encourages responses from small and minority-owned business enterprises.

The Town of James Island reserves the right, and has a duty, to hire the most qualified provider that would serve the best interests of the Town regarding the Scope of Services requested. This may result in the Town contracting with any firm or individual that responds to this RFP that, in the sole determination of the Town Council of the Town of James Island, is qualified to complete the job, regardless of the bid price. The Town may also disqualify bidders and/or cancel, rebid, or extend the RFP or bid review process pursuant to Town of James Island and State of South Carolina procurement laws.

The Mayor, Town Council, and Town Staff may be involved in the evaluation of all proposals and will use criteria including, but not limited to, cost, experience, availability, capacity, references, knowledge of James Island, etc.

The relevant sections of the James Island Code of Ordinances, including, but not limited to, Section 32.05 – Award to Other than Low Bidder, will be followed. Additionally, relevant South Carolina legislation, including, but not limited to, Section 11-35-410 – Public access to procurement information and Section 11-35-4210 apply to this solicitation.

Prior to awarding a Contract, the Mayor or Town Council may require other additional information to determine the Respondent's ability to complete the terms of the Contract. Failure to provide this information in a timely manner may result in the Town rejecting the Proposal and finding the Respondent non-responsive.

SECTION II. – SUBMITTAL INSTRUCTIONS

Respondents are responsible for examining all solicitation documents, including any Addenda. Any discrepancies in documents should be immediately provided to the Mayor for clarification. Any

questions must be supplied in writing to the Mayor and provide the Town with sufficient time for an appropriate response to be shared in an addendum to all potential respondents. Failure to acknowledge published addenda in the proposal may result in the Respondent being found unresponsive.

Submittals may be withdrawn from consideration by written request prior to the submittal deadline and bid opening.

No allowance will be made for misunderstandings or oversight of the Respondent, after the submittal due date.

Elements of the Submittal must include:

- A) Organizational and company ownership information.
- B) Address and phone number of primary contact.
- C) A list of references for similar work that the Town may contact.
- D) A commitment to comply with all Federal and State laws and requirements including fair employment and treatment of all employees without regard or discrimination by reason of race, color, religion, sex, national origin, or physical disability. Respondents shall comply with Title VI of the Civil Rights Act of 1964.
- E) A statement of commitment to comply with the South Carolina Drug-Free Workplace Act, Section 44-107-10 et seq., S.C. Code of Laws (1976, as amended).
- F) A signed receipt of any addenda issued.
- G) A commitment to provide a contract for negotiation having materially the terms as indicated in SECTION III. – GENERAL CONDITIONS, including acceptable Certificates of Insurance to the Town prior to approval of the contract.
- H) A proposed example schedule for the project.
- I) The proposed fees.
- J) Proof of adequate insurance.

Signed and legible submittals are expected to be concise, but of appropriate length to adequately answer all questions required. Respondents are responsible for the delivery of submittals prior to the submittal deadline and during the normal Town Hall business hours of 9:00 A.M. to 5:00 P.M., Monday through Friday. Submittals received after the due date may be disqualified.

Submittals are to be mailed to:

Town of James Island
P.O. Box 12240
Charleston, SC 29422
Attn: Mayor Brook Lyon

Hand-carried to:

Town of James Island
1122 Dills Bluff Road
Charleston, SC 29412
Attn: Mayor Brook Lyon

Submittals received by the bid opening due date will be publicly opened on the date and time specified. Contents of the competing Respondents shall not be disclosed at the opening. Only the submittal of the successful Respondent shall be available for public inspection after the award of a contract upon written request. Proprietary or confidential information marked as such in any submittal shall not be disclosed without prior written consent of the Respondent. Manufacturer's part or model numbers, descriptions and cost information, etc. cannot be considered Proprietary.

SECTION III. – GENERAL CONDITIONS:

Addenda: Changes or corrections may be made after the solicitation document is issued and prior to the Proposal Due Date. In such cases, the Town will issue addenda describing the changes. Such addenda will take precedence over the prior documentation and a signed receipt of addenda will become part of the required submission documents. The Town is not responsible for any oral instructions.

Holding Time: The Respondent agrees that, by responding to this RFP, the Proposal may not be withdrawn for a period of ninety (90) days following the Proposal Opening Date.

Lawfulness: All firms or individuals with which the Town of James Island contracts with are required to comply with the laws of any agency of the United States, the State of South Carolina, the County of Charleston, and the Town of James Island. By responding to this RFP, all respondents agree to comply with Federal, State, and Local laws. This includes securing any and all required permits, utility locations, and business licenses to work in the Town of James Island.

Gratuities: Amended Section 8-13-420 of the 1976 Code of Laws of South Carolina stated: "It shall be a breach of ethical standards for any payment, gratuity, or offer of employment to be made by or on behalf of a Sub-Contractor or any person associated therewith as an inducement for the award of a Sub-Contract order." All RFP awards made shall conform to applicable South Carolina statutes.

Anticipated Contract: Should an award be made as a result of this RFP, the contract terms shall be based on the AIA Document A141-2024 and include this RFP as well as:

- A) Antitrust/NonCollusion Oath
- B) Agreement
- C) Engagement Letter
- D) Certificates of Insurance
- E) Fees for services
- F) Anticipated invoice schedule
- G) Termination clause
- H) Other terms and conditions as identified by the Town.

Insurance: Acceptable Certificates of Insurance shall contain a provision that coverage afforded under the policies will not be canceled unless at least thirty (30) days prior written notice has been given to the Owner. All insurance policies shall be issued by responsible companies, who are acceptable to the Town and licensed and authorized to do business under the laws of the State of South Carolina. The Consultant shall affect insurance to protect the interest of the Consultant, Sub-Consultants and Sub-Sub-Consultants in the Work. The Consultant shall provide proof of such insurance to the Town by providing a Certificate of Insurance reflecting such coverage and adding the Town as a Certificate holder. The Certificate of Insurance shall endorse the Town as an additional insured by all policies, except for Professional Liability policy.

The Consultant shall procure and maintain, at the Consultant's own expense during the contract time:

- a) Consultant's General Public Liability and Property Damage Insurance, including vehicle coverage issued to the Consultant and protecting the Consultant from all claims for personal injury, including death and all claims for destruction of or damage to property arising out of or in connection with any operations under this Contract, whether such operations be by the Consultant or a Sub-Consultant employed by the Prime Consultant.
- b) Insurance shall be written with a limit of liability of not less than \$1,000,000 for all damages arising out of bodily injury, including death, at any time resulting therefrom, sustained by any one person in any one accident; and a limit of liability of not less than \$1,000,000 aggregate for any such damages sustained by two or more persons in any one accident.
- c) Insurance shall be written with a limit of liability of not less than \$500,000 for all property damage sustained by any one person in any one accident, and a limit of liability of not less than \$1,000,000 aggregate for any such damage sustained by two or more persons in any one accident.

The Consultant shall procure and maintain, at the Consultant's own expense during the Contract time, Professional Liability Insurance. The aggregate limit should be total insurance available for claims of at least \$1,000,000 per claim and \$1,000,000 aggregate.

The Consultant shall procure and maintain, at the Consultant's own expense during the Contract time, in accordance with the provisions of the laws of the State of South Carolina Workers' Compensation Insurance, including occupational disease provisions, for all of the Consultant's employees, and in case any Work is sublet, the Consultant shall require such Sub-Consultant identically to provide Workers' Compensation Insurance, including an occupational disease provision for all the latter's employees unless such employees are covered by the protection afforded by the Consultant. In case any class of employees engaged in hazardous Work under this Contract are not protected under the Workers' Compensation Law, the Consultant shall provide and shall cause each Sub-Consultant to provide adequate and suitable insurance for the protection of its employees not otherwise protected.

SCOPE OF WORK

The project will be to construct three (3) multipurpose buildings and associated site work and utilities

The scope of work includes the design and construction of three (3) multipurpose buildings, along with all associated site work and utility infrastructure. The project will

consist of an Administration Building, a Classroom Building, and a Performance/Event Building. Site work will include drive access, parking areas, and the installation and connection of utility services.

Administration Building: -

This building will include private offices, public computer stations, meeting space, an indoor/outdoor community room, and an outdoor classroom. It will also feature a shower facility for use by Town staff during emergency operations.

Classroom Building:

This building will feature two multi-functional classrooms, a kiln room, and a large storage closet for materials. The classrooms will be designed to support a wide range of activities, including gardening, flower arranging, art classes, pottery, and mindfulness programs such as yoga.

Performance /Event Building:

This building will include a performance space with a stage, backstage area with dressing rooms, prop storage, and private restroom facilities. As it is intended to function as a rental venue for private events, it will also include a warming kitchen. A large, multi-functional lobby will house the primary set of restrooms.

Each building will also incorporate essential support spaces such as restrooms, janitorial closets, electrical closets, and storage areas.

Construction and Design Elements:

All three (3) buildings will utilize wood-framed, insulated gypsum board partitions, fire-rated walls as required (particularly in the kiln room), an insulated standing seam metal roof, aluminum windows and storefront systems, a combination of acoustical and exposed-structure ceilings, doors and frames, finished flooring, millwork, and complete HVAC, plumbing, electrical, and life safety systems.

A preliminary interior layout and site plan reflecting the Town's needs has been provided. Exterior elevation concepts are included in the RFP package for reference. The selected vendor is encouraged to explore and present alternative architectural styles that are consistent with the Low Country vernacular for the Town's consideration.

The selected team will also be responsible for conducting a comprehensive building code review and incorporating all required design elements and systems based on that analysis.

PROJECT CONSTRAINTS

It is stipulated that the selected vendor be under contract by or before September 1, 2025. This project carries the challenges of completing the project within a pre-determined deadline due to community needs, which will require detailed coordination and a demanding and intense timeline to avoid delays.

SCOPE OF SERVICES

The following Scope of Services is intended to serve as a general guideline and not an exhaustive list.

1. Perform site evaluation(s) to determine the best location and layout of building on site.
2. Programming and space planning shall conform to the floor plan provided. Prepare space needs assessment, schematic floor plans and estimate of probable costs for review and approval by the Town before proceeding into design development phase.
3. Prepare estimate of probable costs at schematic and design development phases. If estimates are not within Town approved budget, provide alternatives to design, for the consideration of the Town.
4. Prepare and submit Guaranteed Maximum Price at the conclusion of the Construction document phase. If GMP is not within Town approved budget provide alternates to design, for the consideration of the Town.
 - a. Design services and GMP shall include access control wiring, hardware and software, security cameras and information technology.
5. Prepare all required documents for submission to Charleston County and/or local municipality planning, design review boards, storm water review boards and traffic engineering. Attend meetings as required throughout these approvals.
6. Geotechnical investigations and reports, as needed for design and construction.
7. Governmental and regulatory agency permitting. Prepare, submit, and manage all required permits from County and/or municipal building departments, USACE, SC-DHEC/OCRM, SCDOT, the Town's zoning department and others as applicable.
8. Inspections and certifications required to secure Certificates of Compliance and Certificates of Occupancy.
9. Provide quality control testing and inspections during construction.
10. Manage all documentation during design and construction to include but not limited to.
 - a. Schedule and conduct design phase, pre-construction and construction phase meetings. Provide meeting notes for all.
 - b. Submittals reviews and approvals.
 - c. Monthly pay applications.
 - d. Original programming, design and construction schedules and monthly updates for each.
 - e. Requests for information.
 - f. Potential change orders, contractor quotations for additional cost and Change Orders.
 - g. Tests and inspection reports
 - h. Punch list preparation and tracking.
 - i. As-built and closeout documents.
11. Determine availability of public and private utilities and coordinate with all utility companies to prepare and record easements. To include, but not limited to:
 - a. CWS
 - b. JIPSD

- c. Dominion Energy
 - d. Telephone/cable companies.
- 12. Surveying to include:
 - a. Boundary and topographic surveys.
 - b. Surveying and layout required for design and construction.
 - c. Prepare surveys and plats for storm water easements as necessary.
 - d. As-built surveys and elevation certificates.
- 13. Prepare public educational outreach materials and conduct public meetings as needed.
- 14. The Town has budgeted **\$3,000,000** for the project. Budget includes all buildings and site design and construction, surveying, exterior and interior building signage, geotechnical survey and soil investigation, permit costs, construction materials testing, utility connection and meter fees, all building permit fees, **5%** Owner contingency, bidding, construction for building and site work, P&P bonds, insurance, building access control and security cameras, information technology infrastructure, cabling and terminations.
 - a. Cost of property acquisition is not included in the budget.
 - b. Cost of traffic study if required is not included in the budget.
 - c. Cost of Owner FF&E and moving costs is not included in the budget.

PROPOSAL SUBMITTAL CONTENTS

To achieve a uniform review process and allow for adequate comparability, the information is to be organized in the manner specified below and the entire package must not exceed 15 double-sided printed pages excluding Exhibit A and B, cover pages and tabs.

- 1. **Executive Summary:** Objectives of the project, scope of work, and related issues which must be addressed throughout development stages of the planning.
- 2. **Approach to the Planning Process:** Explanation of the planning process
- 3. **Work Plan and Scheduling –** A summary of tasks to be performed from evaluation of data through County approval of the final plan. Include a timeline of key milestone dates to include overall durations for each major task.
- 4. **Experience and Qualifications:** Experience and qualifications of the team members, with an emphasis on similar type project completed within the last five (5) years. Provide an organization chart including sub-consultants and contractors.
- 5. **List any exceptions, qualifications, or exclusions to this RFP.**
- 6. **Total Price and Payment Schedule**

ALL OTHER PAGES SHALL REMAIN PART OF THE RFP

BY REFERENCE AND IT IS NOT NECESSARY TO RETURN THESE ITEMS.

Reserved Rights

The Town shall not be responsible for any of the costs associated with responding to this request and all submitted materials shall become the property of the Town. Furthermore, the Town expressly reserves the right and options to:

- Reject any or all Design Build Teams and re-advertise if deemed necessary
- Waive any or all formalities and technicalities
- Approve, disapprove, or cancel all services associated with the project

The Town has yet to decide whether to select one or more other firms to provide some or all of the professional services described in this document. All selected firms will perform such services under the direct supervision of the Town of James Island's designee.

Selection & Notification

The selected firms will be given written notification of being selected by the Town. This work may be awarded in whole or in part at the sole discretion of the Town. The Town will negotiate and execute a contract with the selected firm(s) prior to the beginning of the actual services. Should contract negotiations fail, the Town will negotiate with one of the other highly ranked firms. In general, the contract will comply with applicable laws and standard provisions and shall contain the following terms:

- Detailed scope of services
- Schedule for providing services
- Cost of services

EXHIBIT A

Certification regarding Debarment, Suspension, Ineligibility, and Voluntary exclusion

The contractor certifies, by submission of this qualification statement or acceptance of a contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State, Federal department, or agency.

It further agrees by submitting this qualification statement that it will include this clause without modification in all lower-tier transactions, solicitations, proposals, contracts, and subcontracts. Where the bidder/contractor or any lower tier participant is unable to certify to this statement, it shall attach an explanation to this solicitation/bid.

State whether your company has been involved in any litigation within the past five (5) years, arising out of your performance.

Circle Yes or No.

If you answer yes, explain fully if it has been involved in any litigation involving performance.

Contractor

Signature

Name and Title of Signer

Date

EXHIBIT B

CERTIFICATION BY CONTRACTOR

Regarding

NON-SEGREGATED FACILITIES

The Bidder certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated fountains, transportation, parking, entertainment, recreation, ad housing facilities; waiting, rest, wash, dressing, and locker room, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, based on color, creed, national origin, and race. The Bidder agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontractors exceeding **\$10,000.00** which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The Bidder agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Contractor

Signature

Name and Title of Signer

Date

EXHIBIT C**EVALUATION FORM**

DATE: _____

RFP# _____ TITLE: _____

OFFERER: _____

Evaluator _____

		POINT RANGE	POINTS ASSIGNED
1.0	Knowledge and experience working on similar projects over the last five years	0-20 Points	
2.0	Understanding of the permitting process required by state and county jurisdictions and approach to the process and ability to meet design and construction schedules	0-20 Points	
3.0	History of the combined Design-Build team and track record of meeting budgets	0-20 Points	
4.0	Quality and breadth of experience as provided in the form of similar projects and references	0-20 Points	
5.0	Ability to expedite the project and deliver the project within a timely manner.	0-20 Points	
		Total Points Out of 100 Possible	

Please include notes regarding your scoring



EXISTING CONDITIONS AND DEMOLITION PLAN

CD101 C

ISSUED FOR OWNER REVIEW

CLIENT: TOWN OF JAMES ISLAND
1122 DILLS BLUFF ROAD, JAMES ISLAND, SC 29412

PROJECT NAME:

**JAMES ISLAND
ARTS & COMMUNITY CENTER**

PROJECT LOCATION:
1144 DILLS BLUFF ROAD, JAMES ISLAND, SC 29412

*NOT FOR
CONSTRUCTION*

[illegible]

PROJECT NO. 3082.2501

DRAWN BY : CDB

CHECKED BY : LSC

DATE: 04/10/2025

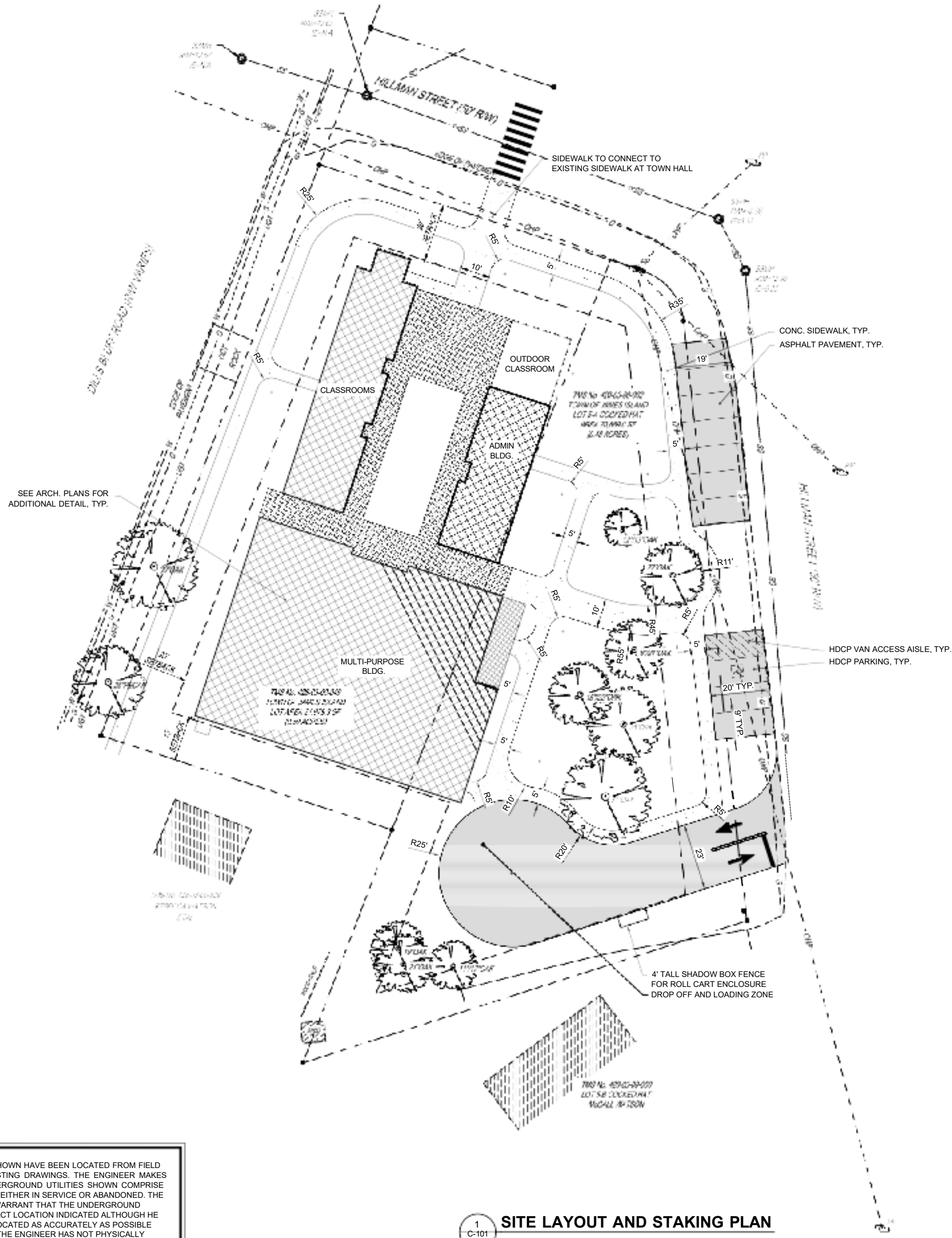
SHEET TITLE :

SITE LAYOUT AND STAKING PLAN

SCALE: 1" = 20'

DRAWING NO.

C-101

REV
C

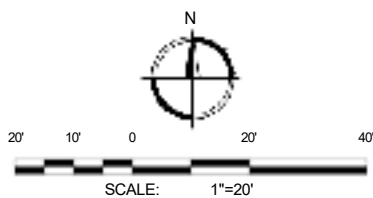
NOTE: PLANS SUBJECT TO CHANGE AS REQUIRED DURING PERMITTING PHASE



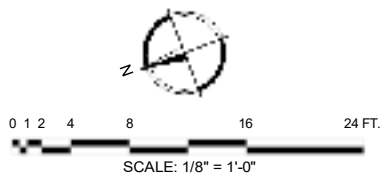
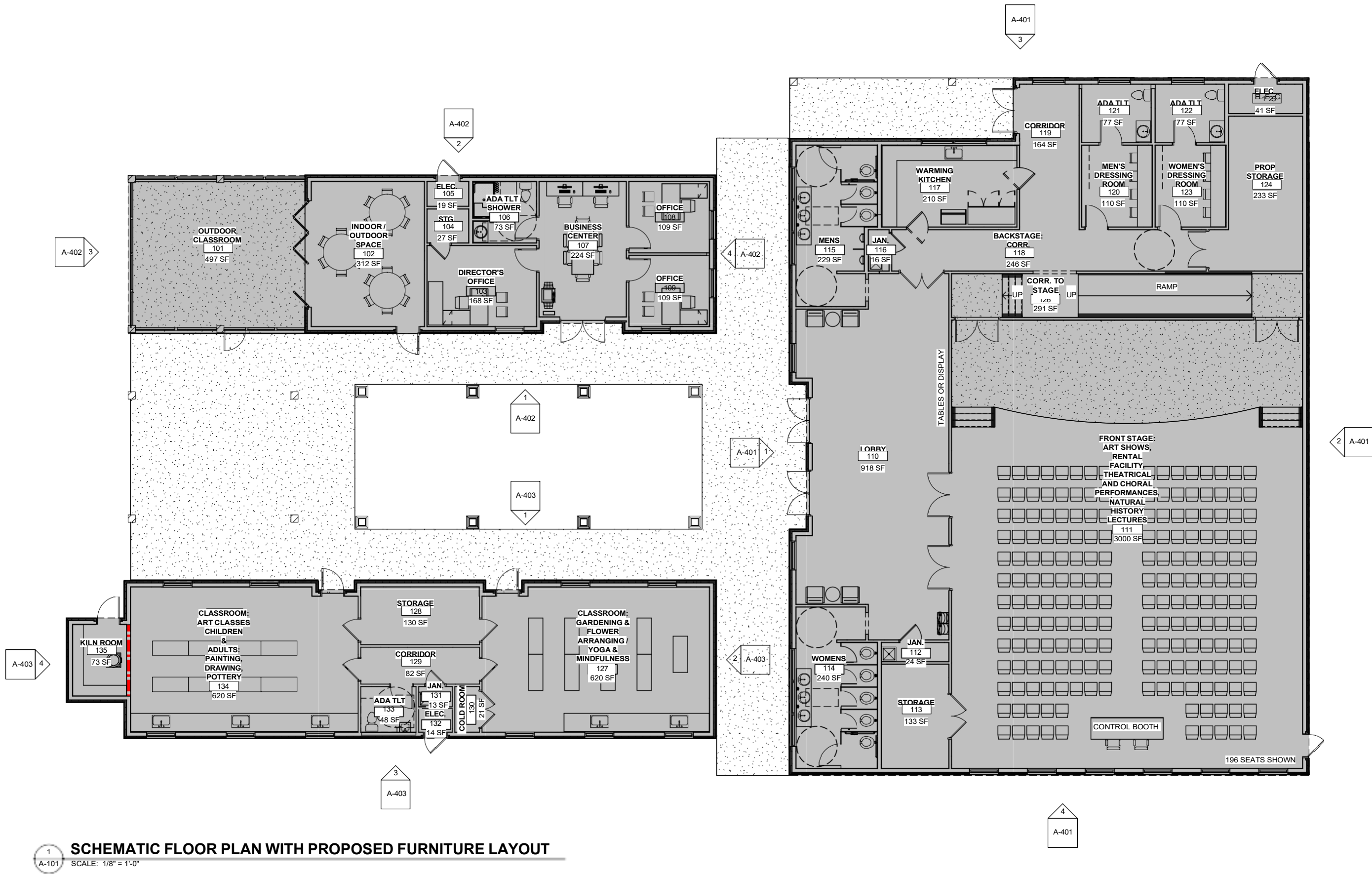
UTILITY WARNING:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

1
C-101

SITE LAYOUT AND STAKING PLAN



F
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D
C
B
A



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FAX (706) 724-3955
WWW.THEJLAGROUP.COM

CLIENT: TOWN OF JAMES ISLAND
1122 DILLS BLUFF RD., JAMES ISLAND, SC 29412
PROJECT NAME: JAMES ISLAND
ARTS & COMMUNITY CENTER
PROJECT LOCATION: 1144 DILLS BLUFF RD., JAMES ISLAND, SC 29412

NOT FOR
CONSTRUCTION

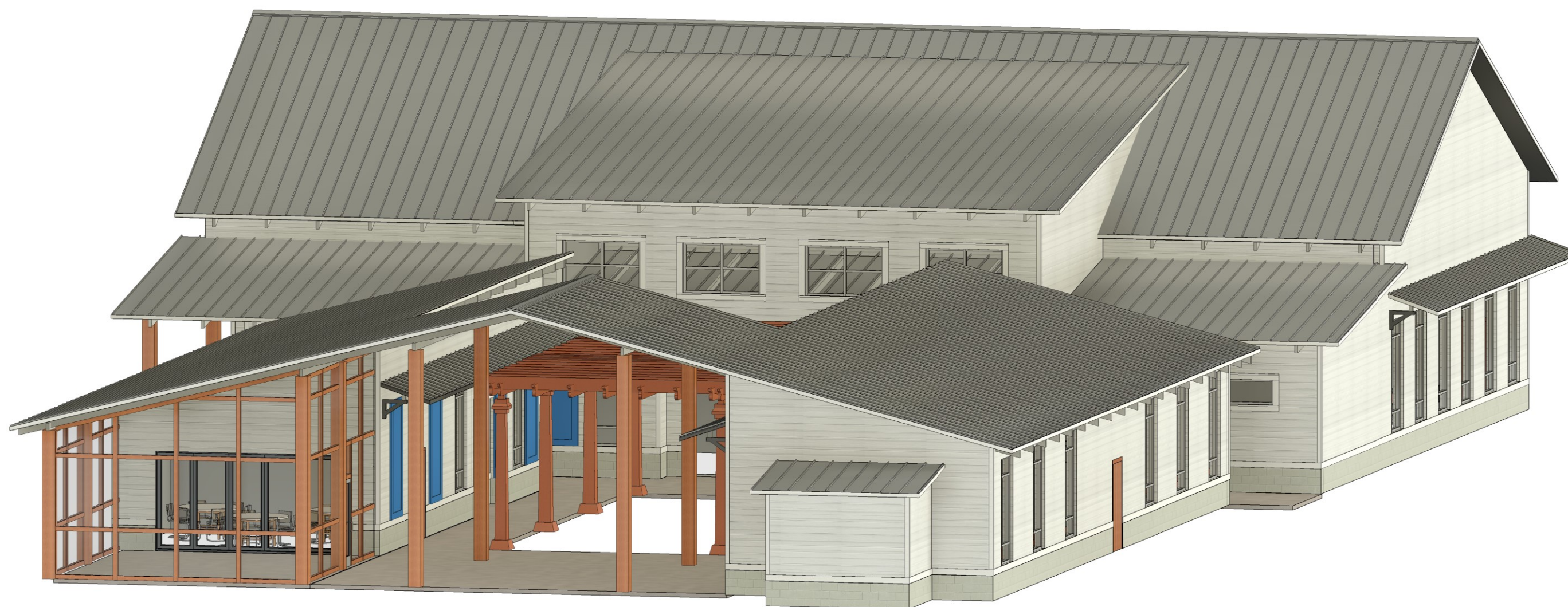
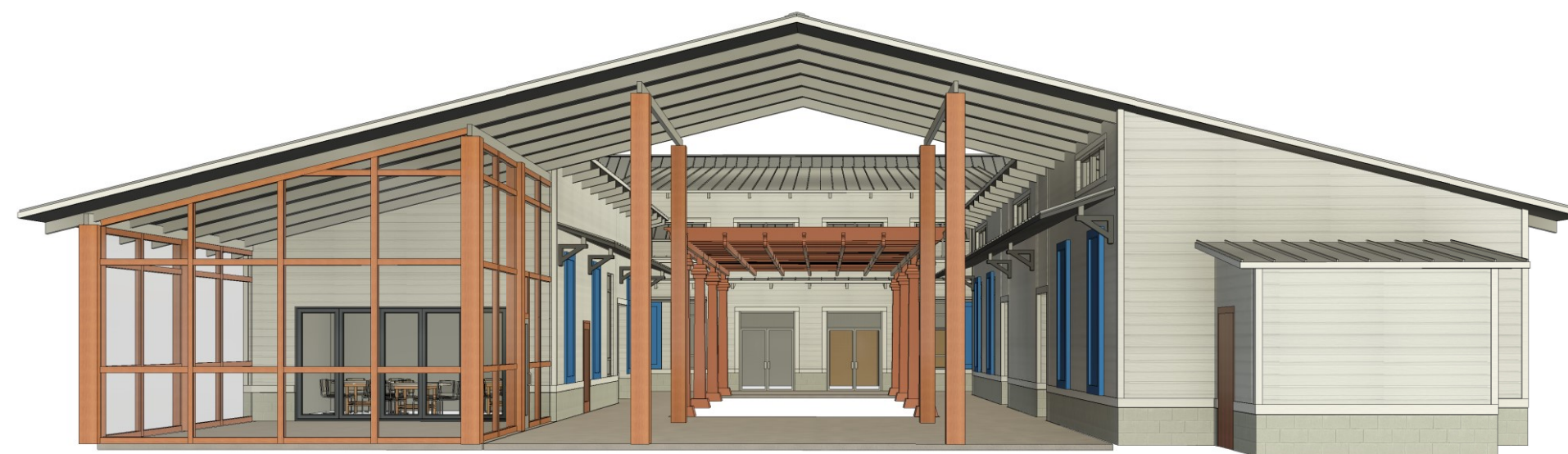
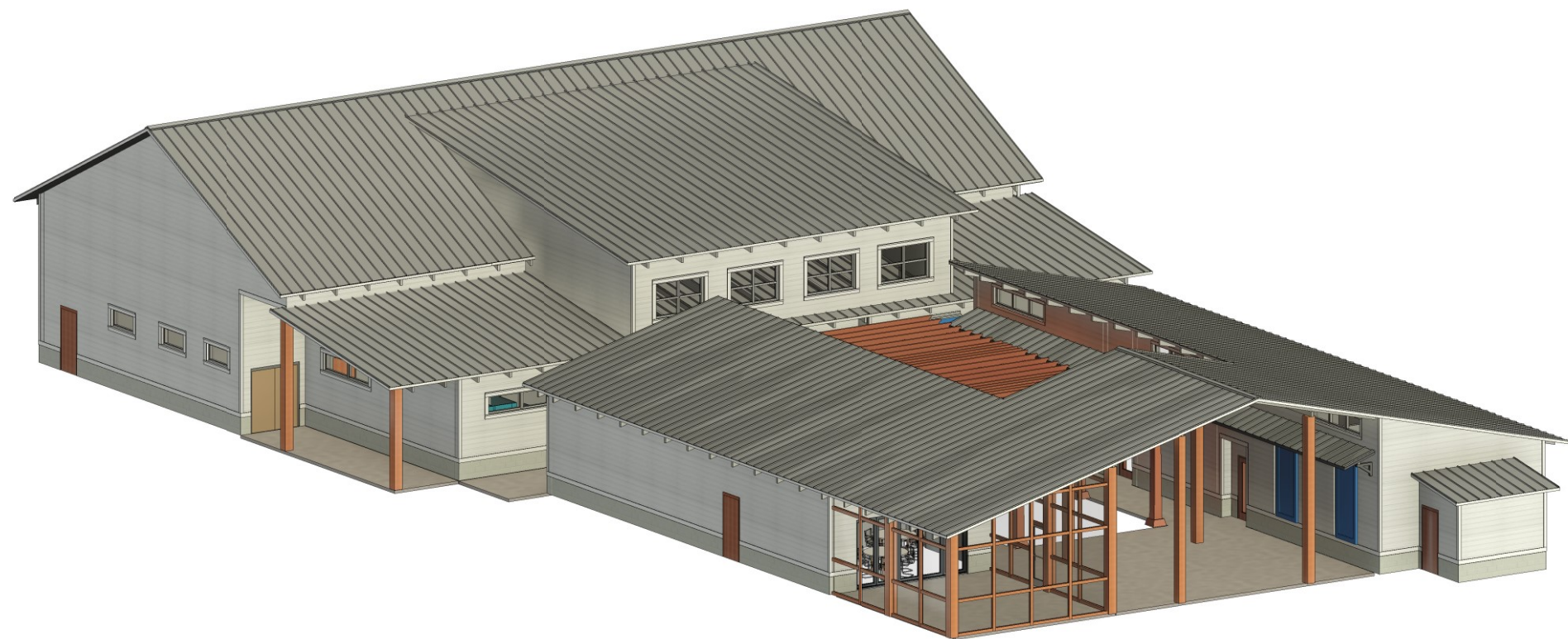
REV	DATE	BY	DESCRIPTION
B	05/13/25	WLD	FINAL REVISIONS FOR SCHEMATIC DESIGN
A	05/05/25	WLD	ISSUED FOR OWNER REVIEW

PROJECT NO. 3082.2501
DRAWN BY: JPT
CHECKED BY: WLD
DATE: 04/28/2025
SHEET TITLE:

SCHEMATIC FLOOR
PLAN

SCALE AS NOTED

DRAWING NO. A-101 REV. B



JAMES ISLAND ARTS & COMMUNITY CENTER

JAMES ISLAND, SOUTH CAROLINA

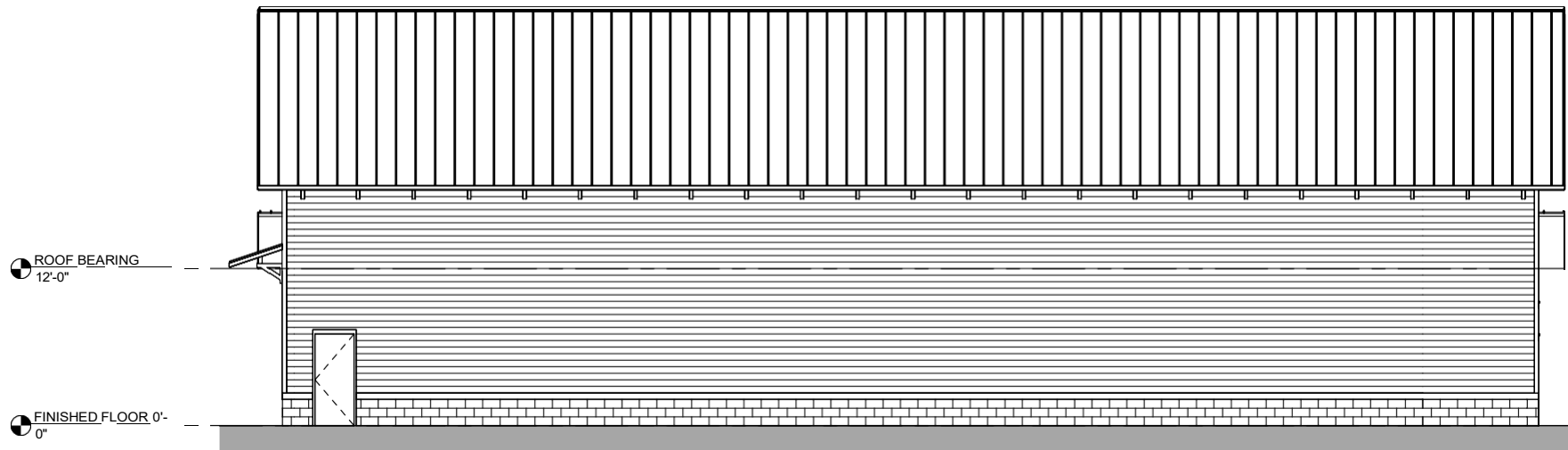
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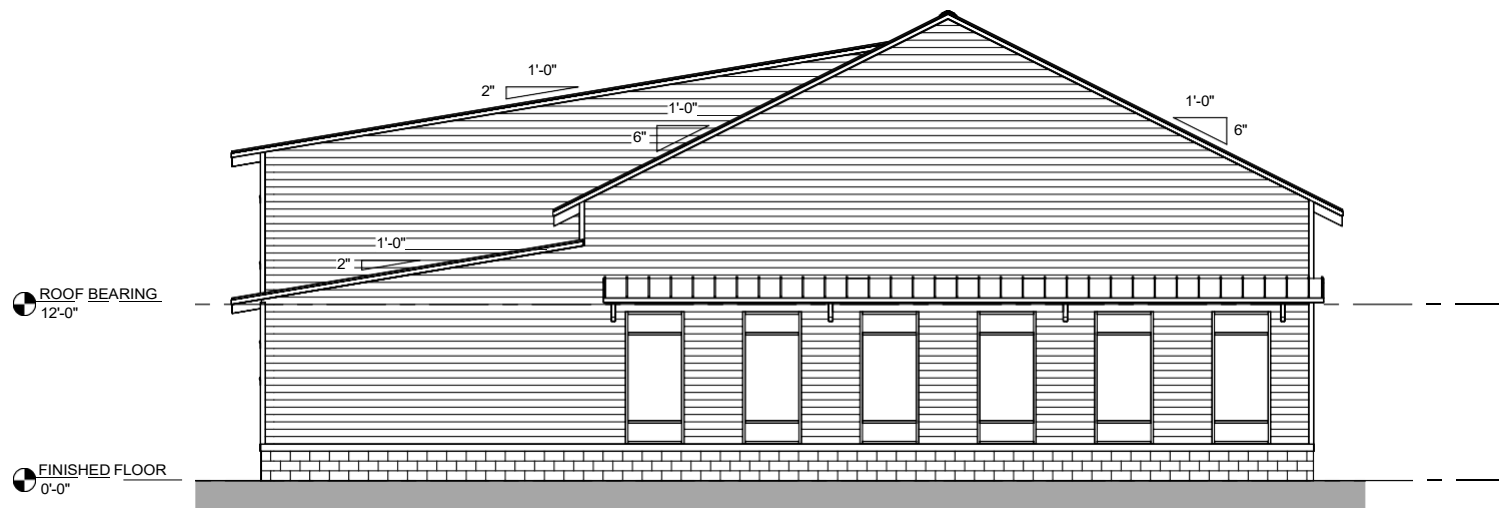
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A-401
EXTERIOR ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/8" = 1'-0"



2
A-401
EXTERIOR ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/8" = 1'-0"



3
A-401
EXTERIOR ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/8" = 1'-0"



4
A-401
EXTERIOR ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/8" = 1'-0"

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REV: 05/10/2024 JAW

12345678



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FAX (706) 724-3955

WWW.THEJLAGROUP.COM

CLIENT: TOWN OF JAMES ISLAND
1122 DILLS BLUFF RD., JAMES ISLAND, SC 29412

PROJECT NAME:

JAMES ISLAND
ARTS & COMMUNITY CENTER

PROJECT LOCATION: 1144 DILLS BLUFF RD., JAMES ISLAND, SC 29412

NOT FOR
CONSTRUCTION

B 05/13/25 WLD FINAL REVISIONS FOR SCHEMATIC DESIGN
A 05/05/25 WLD ISSUED FOR OWNER REVIEW
REV DATE BY DESCRIPTION

PROJECT NO. 3082.2501
DRAWN BY: CTH
CHECKED BY: WLD
DATE: 04/28/2025

SHEET TITLE:

EXTERIOR
ELEVATIONS

SCALE AS NOTED

DRAWING NO. REV.

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1144 DILLS BLUFF RD., JAMES ISLAND, SC 29412

*NOT FOR
CONSTRUCTION*

REV	DATE	BY	DESCRIPTION
A	05/05/25	WLD	ISSUED FOR OWNER REVIEW

PROJECT NO.	3082.2501
DRAWN BY:	CTH
CHECKED BY:	WLD
DATE:	04/28/2025
SHEET TITLE:	

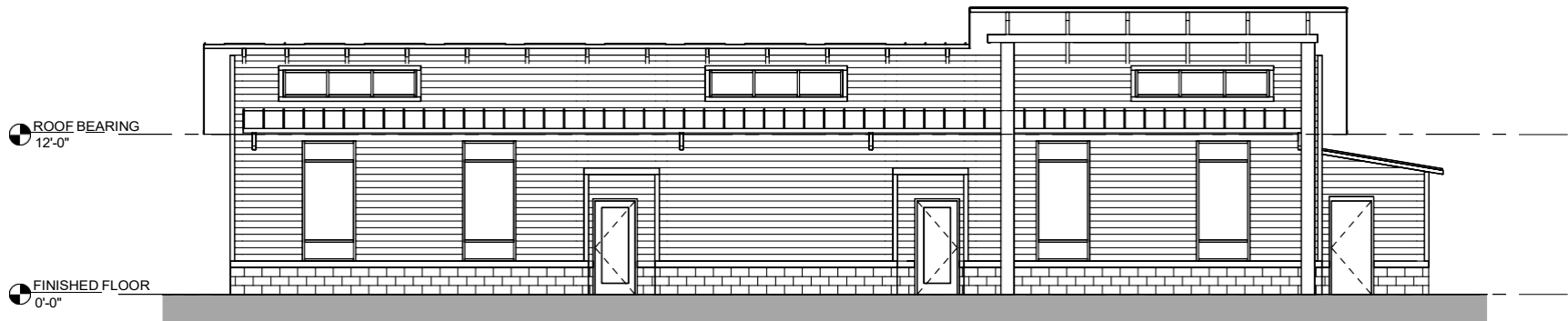
EXTERIOR ELEVATIONS

SALE	AS NOTED
DRAWING NO.	REV.

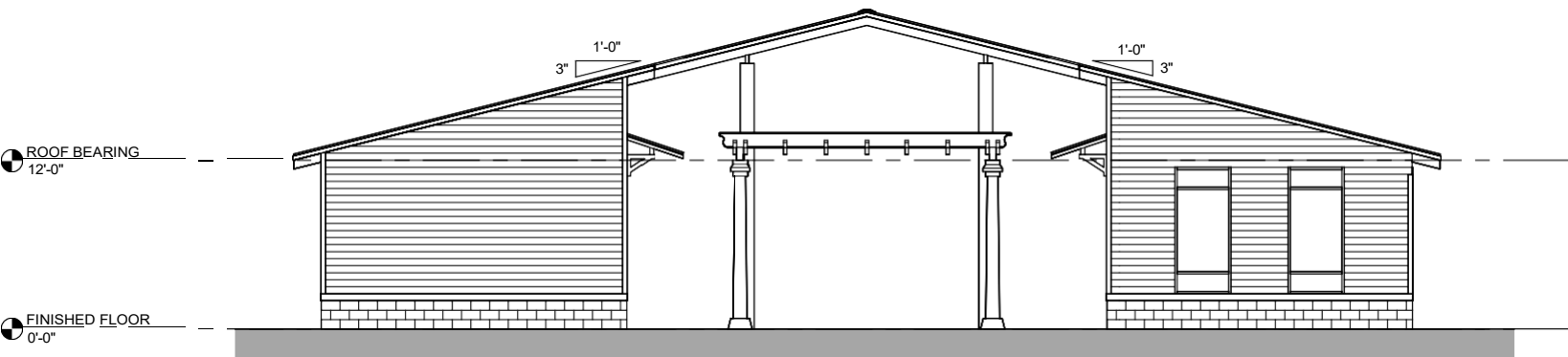
A-402



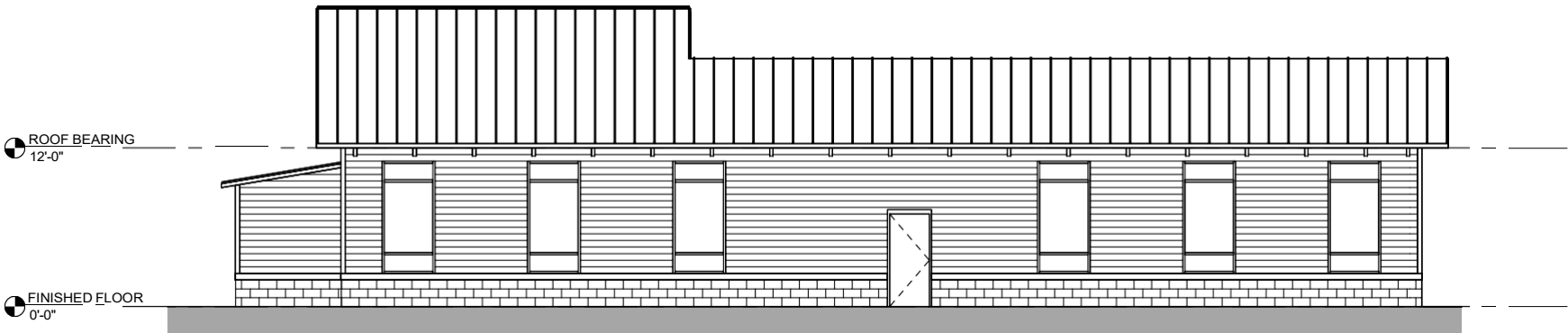
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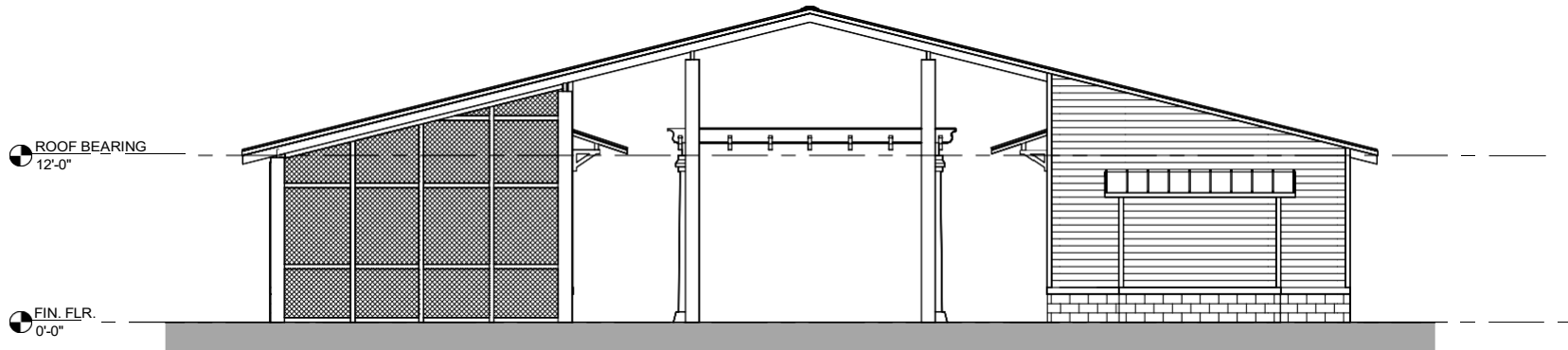
1
A-403
EXTERIOR ELEVATION - CLASSROOMS BUILDING
SCALE: 1/8" = 1'-0"



2
A-403
EXTERIOR ELEVATION - CLASSROOMS BUILDING
SCALE: 1/8" = 1'-0"



3
A-403
EXTERIOR ELEVATION - CLASSROOMS BUILDING
SCALE: 1/8" = 1'-0"



4
A-403
EXTERIOR ELEVATION - CLASSROOMS BUILDING
SCALE: 1/8" = 1'-0"

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CLIENT: TOWN OF JAMES ISLAND
1122 DILLS BLUFF RD., JAMES ISLAND, SC 29412

PROJECT NAME:

JAMES ISLAND
ARTS & COMMUNITY CENTER

PROJECT LOCATION:

1144 DILLS BLUFF RD., JAMES ISLAND, SC 29412

NOT FOR
CONSTRUCTION

B 05/13/25 WLD FINAL REVISIONS FOR SCHEMATIC DESIGN

A 05/05/25 WLD ISSUED FOR OWNER REVIEW

REV DATE BY DESCRIPTION

PROJECT NO. 3082.2501

DRAWN BY: CTH

CHECKED BY: WLD

DATE: 04/28/2025

SHEET TITLE:

EXTERIOR
ELEVATIONS

SCALE AS NOTED

DRAWING NO. REV.

A-403 B

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