



Commercial Construction Services Profile



With roots dating back to 1993, Frampton Construction is a full-service construction firm offering planning and design support, preconstruction, and construction services.

Our dedicated team of professionals take pride in delivering an individualized construction experience, from concept to close out.

No corners cut, no stone unturned.

We don't hide from change; we embrace it, striving to become a different company every single day in our quest to re-imagine commercial construction into something wholly unique. Something fresh and exciting.

Something different.

We define ourselves by a different measurement scale, building upon our foundation of integrity and trust to do the right thing right, giving every project our all as if it were our own.

Each day, we challenge everything we've ever done in the pursuit of everywhere we have yet to go. Because, to us, it's never just a job. It's an opportunity to build better lives for our clients, our coworkers, and our community. And that's why we'll never rest until we get it right.

Guiding principles

MISSION: Empower the best to build the best.

VISION: Build better lives.

BRAND MOTTO: Experience the difference.

CORE VALUES: Dynamic, Optimistic, Committed

Awards & recognition



We think long-term, not “one and done,” establishing partnerships around shared values and building relationships that last.

Early Project Development

Working with municipalities through the early project development stage is the most complex and critical aspect of a project. Our team navigates this process better than anyone in the industry, identifying and mitigating risk at each critical step.

- Site analysis, feasibility, and selection
- Land acquisition and entitlement
- Site and building permitting
- Risk identification and mitigation
- Utility coordination and planning

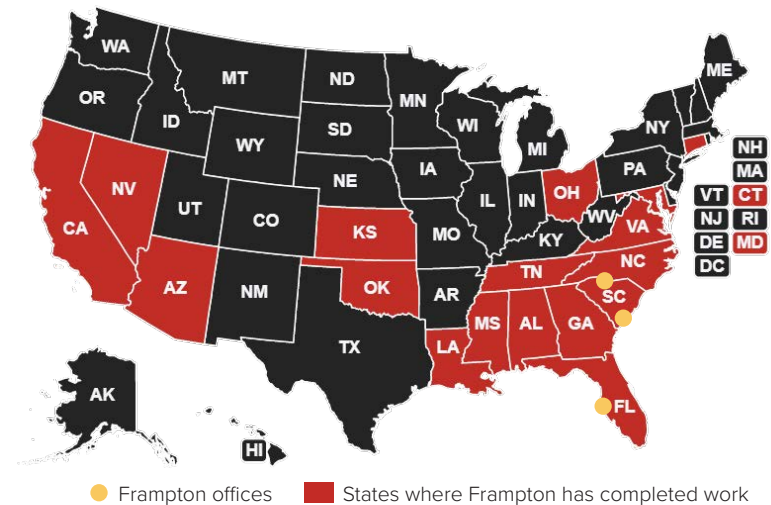
Front-End Planning and Preconstruction

We pride ourselves on our “head-first” approach to project planning. Our preconstruction team is focused on understanding full site development costs and driving competitive pricing while maintaining the overall project schedule.

- Budget and schedule development
- Constructibility planning and analysis
- Value engineering and historical cost analysis
- Market analysis and market comparisons
- Risk management and logistics planning
- Startup and commissioning



With offices in Charleston, S.C., Charlotte, N.C., and Tampa, Fla., Frampton is a southeast-based company with the ability to execute work nationally. Wherever you venture, we'll be there.



Focused Project Delivery

We execute our work at the highest level for the entire life-cycle of a project. Our proven process and procedures ensure that we will meet or exceed schedule expectations without sacrificing safety or quality. Frampton's delivery approach is underpinned by transparency and trust.

- Design-build
- General contracting
- Construction management
- Process and equipment procurement and Installation
- Safety and quality management



Our greatest strength lies in our exceptional team members.

We heavily invest in our workforce through training, cutting-edge technology adoption, and a robust leadership development program. This dedication to our team members has enabled Frampton Construction to consistently deliver top-tier construction projects while fostering a culture of excellence and growth.

When our team members experience satisfaction and fulfillment, our clients reap the rewards.



Team Member-Centric

We believe that the success of any construction project begins with its people. Our core values focus on creating a supportive, collaborative, and empowering work environment.



Highly Skilled & Committed Workforce

Frampton Construction prides itself on its dedicated and highly skilled team members. A stringent hiring process ensures we recruit individuals who share our values and commitment to quality.



Continuous Training

From safety certifications to advanced construction techniques, team members have access to the resources necessary for professional development.



Innovation & Technology

We stay at the forefront of construction technology and methodologies. A commitment to innovation ensures that our team is equipped to deliver exceptional results.



Leadership Development

Recognizing the importance of effective leadership in construction projects, our EMPOWERS leadership development program nurtures leadership potential among our team members.



Safety and Quality Assurance

Safety and quality are non-negotiable priorities for Frampton Construction. We provide our team members with comprehensive safety training and promote a culture of accountability.

Putting people first, always.

We've made strategic investments in top-notch technology to meticulously plan your project upfront for a seamless and highly successful construction phase.



A comprehensive **land development and site optimization** software that can reduce costs, and enhance sustainability.



Efficiently **manage earthwork operations for accurate takeoffs**, cost estimation, and project planning.



BUILDINGCONNECTED



Bid management platform that streamlines project communication, **bid collection, and subcontractor selection**.

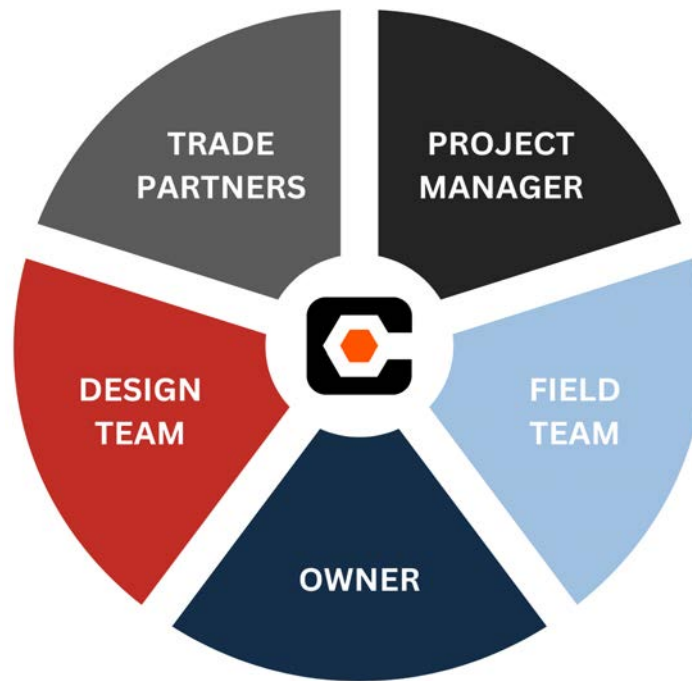


Enables us to **evaluate and mitigate subcontractor risks**, ensuring a more secure and successful project execution.



Estimating software that empowers users with **accurate and efficient cost estimation capabilities**, enhancing project planning and budgeting.

Procore construction management software facilitates collaboration and provides tools for real-time communication, document sharing, and issue tracking to ensure everyone is on the same page.



Document Management

Procore is a centralized repository for all project-related documents, including plans, drawings, specifications, contracts, permits, and change orders.

Scheduling

Offers scheduling tools like Gantt charts, critical path analysis, and resource allocation to optimize project timelines.

Cost Management

The platform allows for the creation of detailed cost reports, change order management, and forecasting to control project finances effectively.

Field Management

We use Procore's mobile app for field reporting, daily logs, field notes, and progress photos. Information from the job site is captured and shared efficiently.

Quality and Safety Management

Procore allows us to enforce quality and safety protocols by tracking safety incidents, inspections, punch lists, and quality assurance processes.



PROCORE®

Procore is a comprehensive, cloud-based construction management software that streamlines communication by connecting field to office on a single mobile platform, ensuring everyone is working off the most up-to-date information.



Crafting tailored solutions for innovative and inspiring spaces



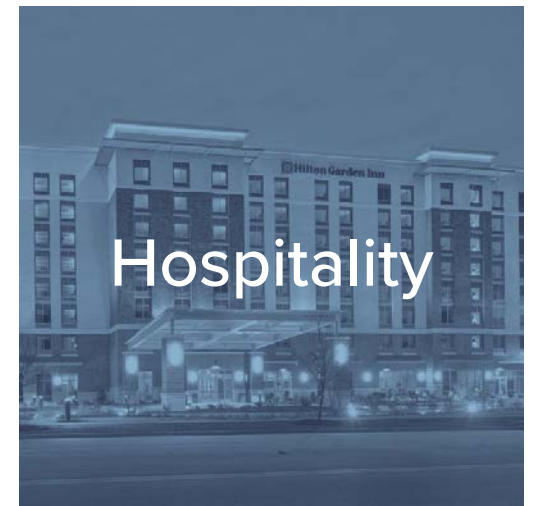
Office & TI



Healthcare



**Mission
Critical**



Hospitality

Positioning our commercial clients to run more efficiently.



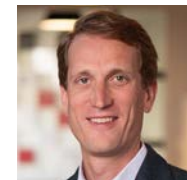
Relevant experience:

Project	Location	Description
Landmark Office Renovation	N. Charleston, SC	3-story, 26,395 SF office building renovation
FCC Charleston Office	Ladson, SC	40,000 SF office
Project LHC	Greenville, SC	35,305 SF office
New River Veterinary Specialists	Hardeeville, SC	15,000 veterinary hospital
The Shelmore	Charleston, SC	50,000 SF retail to office conversion
Hilton Garden Inn & Homewood Suites Hotel and Conference Center	Summerville, SC	8-story, 208,828SF hotel and conference center
T-Mobile Customer Care Center	Richmond, VA	130,000 SF retail to office conversion
Cambria Hotel Greenville	Greenville, SC	4-story, 75,000 square foot hotel
US Foods Chef Store	Charleston, SC	59,000 SF specialty grocery store
T-Mobile Customer Care Center	Charleston, SC	169,000 SF retail to office conversion
Adams Outdoor Advertising	Charlotte, NC	New, 19,000 SF
Booz Allen Hamilton Digital Hub	Charleston, SC	Renovation + Expansion, 75,000 SF
The Quin	N. Charleston, SC	New, 110,000 SF
The Blake at Baxter Village	Fort Mill, SC	104,000 SF assisted living and memory care facility
Seely Pavilion at the Grove Park Inn	Asheville, NC	10,000 SF event pavilion

Market Leaders



Chad Frampton
 President & CEO
 843-200-5510
cframpton@frampton.construction



Andrew Myers
 Project Executive
 843-408-8030
amyers@frampton.construction



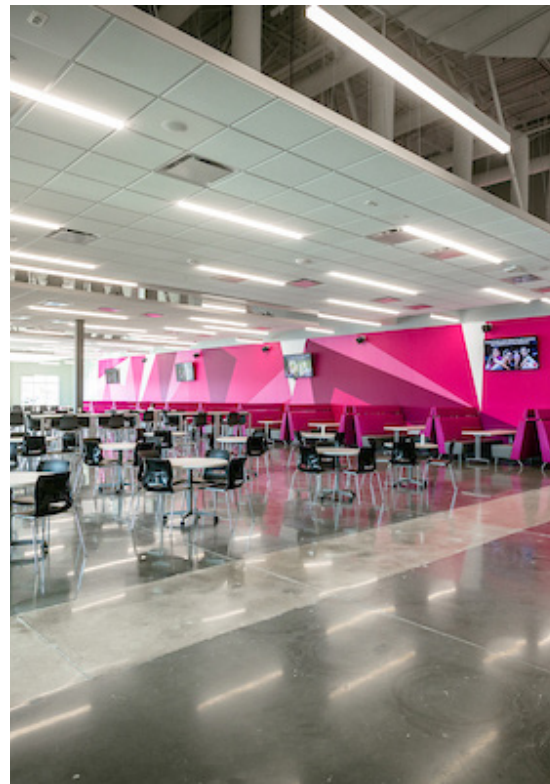
T-Mobile Customer Experience Center

Richmond, VA

Frampton Construction was selected to complete the shell conversion and tenant upfit renovation of an existing Sam's Club facility in Richmond, Va. The facility was transformed into a 130,000 square foot, state-of-the-art customer experience center for T-Mobile. Interior features include a fitness center, theater room, game room, cafeteria, open office space, training rooms, and boardrooms.

Outdoor amenities include a 3,000 square foot employee patio with outdoor kitchen, fireplace, and a basketball court. Twenty-four (24) new windows were cut into the existing concrete wall, new storefront entrances were constructed, and new EIFs were placed on the entire building.

- LOCATION:** Richmond, VA
- SIZE:** 130,000 SF
- OWNER:** Aston Properties
- ARCHITECT:** JPC Architects (interior),
McMillan Pazdan Smith (shell)
- TYPE:** Adaptive Reuse
- COMPLETED:** 2020





Cambria Hotel & Suites

Greenville, SC

Frampton Construction was selected by Four Raines, LLC, to build a 126-room Cambria Hotel & Suites in Greenville, SC. The 75,000-square-foot, four-story hotel is situated on Carolina Point Parkway in a mixed-use retail area of Woodruff Road.

The structural steel and wood-frame hotel features a stacked stone, metal panel, and EIFS façade. It hosts a number of amenities suited for the modern traveler, including a state-of-the-art fitness center, spa-style bathrooms with bluetooth mirrors, restaurant & bar with locally-inspired menu of craft beverages and bites, and multi-functional meeting spaces.

LOCATION:	Greenville, SC
SIZE:	75,000 SF
OWNER:	Four Raines, LLC
ARCHITECT:	Overcash Demmitt Architects
TYPE:	New. Hospitality
COMPLETED:	2020





FCC Charleston Office

Ladson, SC

Frampton's new 18,000-square-foot office space in Ladson, S.C. functions as the company's flagship location, setting the standard for their other offices now and in the future.

The space features 22 private offices, 33 work stations, and seven conference rooms. Office amenities include a golf simulator room, a training center, a gym, a café, and a barbershop.

The 40,000-square-foot facility, built by Frampton, was constructed of 26' concrete tilt walls with glass curtainwall, wood, and metal panels at the storefront entrances. Three additional tenants occupy the building.

LOCATION:	Ladson, SC
SIZE:	18,000 SF
OWNER:	Frampton Construction
ARCHITECT:	LS3P
TYPE:	New Construction
COMPLETED:	2023





Adams Outdoor Advertising Office

Charlotte, NC

In August 2019, Frampton completed work on the building that houses Adams Outdoor Advertising’s flagship Charlotte operation. The project is situated on a highly visible 6-plus acre site along I-85.

The building consists of a 9,044-square foot shop and a 10,098-square foot office. The design team created a “refined industrial” design that celebrates the building’s exposed steel structure and concrete floors. The form of the building takes cues from the natural topography of the site, solar orientation, and the mission of the building itself: to advertise. The vertical fins along the north elevation are designed to provide shade from the setting sun, while the walls that meet at the northeast corner of the building serve as space for graphics.

- LOCATION:** Charlotte, NC
- SIZE:** 19,000 SF
- OWNER:** Adams Outdoor Advertising
- ARCHITECT:** McMillan Pazdan Smith Architecture
- TYPE:** New Construction
- COMPLETED:** 2019





New River Veterinary Specialists

Hardeeville, SC

Located in Hardeeville, S.C., on a 5.2-acre site, this state-of-the-art 24/7 emergency and specialty hospital provides advanced animal care to Jasper and Beaufort Counties and the surrounding areas, including Bluffton, Ridgeland, Beaufort, Savannah, and the nearby islands.

The nearly 15,000 square-foot building features various exterior lap siding and storefront windows with an elevated dual canopy front entrance. The facility houses multiple surgery and exam areas, a CT scanner, x-ray machine, and several veterinarian offices. A dog run area outside with artificial turf provides a space where pets can roam and play.

- LOCATION:** Hardeeville, SC
- SIZE:** 19,000 SF
- OWNER:** New River Veterinary Specialists
- ARCHITECT:** McMillan Pazdan Smith Architecture
- TYPE:** New, veterinary hospital
- COMPLETED:** 2022





Upstate Office Facility

Greenville, SC

Located in Greenville, SC, the facility includes 18,694 square feet of office space and 16,611 square feet of warehouse and prefabrication area, with 36-foot clear heights. The Class A office features a break room with quartz countertops, a training center, private and open offices, and conference rooms.

The incorporation of glass curtain wall, natural wood accents, specialty blade ceilings, and stainless-steel partitions throughout the space allow for an open and modern concept with unparalleled natural light. The warehouse and prefabrication areas are equipped with full-length open spans, as well as overhead fans and heaters to maximize efficiency.

- LOCATION:** Greenville, SC
- SIZE:** 36,306 SF
- OWNER:** Confidential
- ARCHITECT:** MCA Architecture
- TYPE:** New Construction
- COMPLETED:** 2023





Hilton Garden Inn & Homewood Suites Hotel and Conference Center

Summerville, SC

Frampton Construction was selected by developer Lowcountry Hotels and partnered with project architect Bounds, Gillespie, Killebrew, Tushek, PLLC, to design, plan and build this 208,828-SF Hilton Garden Inn/ Homewood Suites & Conference Center. The facility sits on a 6.1-acre site in the Nexton community of Summerville, SC.

Featuring a total of 250 guest rooms, the eight-story hotel measures 93 feet in height, making it the tallest building in Summerville and Berkeley County. Amenities include a full-service restaurant, bar and lounge, resort-style pool with cabana, several outdoor green spaces, a workout facility, and a business center.

LOCATION: Summerville, SC

SIZE: 208,828 SF

OWNER: Lowcountry Hotels

ARCHITECT: Bounds, Gillespie, Killebrew, Tushek

TYPE: New. Hospitality

COMPLETED: 2020





Booz Allen Hamilton Digital Hub

Richmond, VA

The total project spanned 75,000 square feet and included a 34,500-square-foot office addition, an 8,000-square-foot connector, a 34,500-square-foot renovation to the existing facility, and close to 450 surface parking spaces. The project became more complex than planned when a non-construction related fire event occurred in the existing building. This event led to the complete restoration of the fire-damaged building which was deemed a total loss and was demolished down to its structural frame.

The state-of-the-art, 75,000-square-foot facility offers a tech-forward, open, and multipurpose floor plan designed to foster collaboration on mission-critical projects and deliver new levels of innovation for Booz Allen's clients including the U.S. Department of Veterans Affairs (VA) and the U.S. Navy.

- LOCATION:** Charleston, SC
- SIZE:** 75,000 SF
- OWNER:** Agracel, Inc.
- ARCHITECT:** McMillan Pazdan Smith
- TYPE:** Renovation, Expansion
- COMPLETED:** 2017





Seely Pavilion at the Omni Grove Park Inn

Asheville, NC

Omni Hotels and Resorts selected Frampton Construction to deliver the 10,000-square foot Seely Pavilion and Event Lawn at The Omni Grove Park Inn in Asheville, N.C. The pavilion sits at the southern base of the historic Grove Park Inn, a premier vacation resort built in 1913 that is located along the Blue Ridge Mountains.

The exposed trusses, reclaimed wood and a stacked hearth around the large fireplace provides a rustic ambiance, while polished concrete flooring and modern technical amenities ensure the Pavilion provides up-to-date conveniences. The structure also features six pairs of picturesque, floor-to-ceiling doors and windows, offering panoramic views.

LOCATION:	Asheville, NC
SIZE:	10,000 SF
OWNER:	Omni Hotels and Resorts
ARCHITECT:	Beck Architecture
TYPE:	New. Hospitality
COMPLETED:	2017





T-Mobile Customer Experience Center

North Charleston, SC

As the negotiated contractor for both the shell conversion and tenant upfit renovation, Frampton Construction worked to transform an existing K-Mart facility into a modernized T-Mobile Customer Care Center that includes a fitness center, a theater room, boardrooms, a cafeteria, and an outdoor employee patio.

Exterior work involved updating the landscape around the complex, milling and paving the entire parking lot, and adding new sidewalks around the building. Additionally, 50 new windows were cut into the existing CMU wall, two new storefront entrances were constructed, new EIFs were placed on the entire building, and a new membrane roof was added.

LOCATION:	N. Charleston, SC
SIZE:	169,000 SF
OWNER:	Aston Properties
ARCHITECT:	JPC Architects (interior) McMillan Pazdan Smith (shell)
TYPE:	Adaptive Reuse
COMPLETED:	2018





The Blake Assisted Living

Frampton partnered with the development company, Cardinal Ventures, to bring five facilities to South Carolina: The Blake at Hollingsworth Park, The Blake at Baxter Village, The Blake at Edgewater, The Blake at Carnes Crossroads & The Blake at Woodcreek Farms. Each location is approximately 88,000 square feet with 100 units, ideally located within new master planned communities.

With 60+ assisted living and 30+ memory care suites in a range of flexible floor plans, the Blake facilities each feature a movie theater, salon, dining room, activity room, physical therapy clinic, and enclosed courtyards for residents to enjoy.

LOCATION:	Multiple locations throughout Southeast
SIZE:	88,000 SF
OWNER:	Cardinal Ventures
ARCHITECT:	Young, Wier + Boerner Architecture, PLLC
TYPE:	New, Assisted Living
COMPLETED:	2020



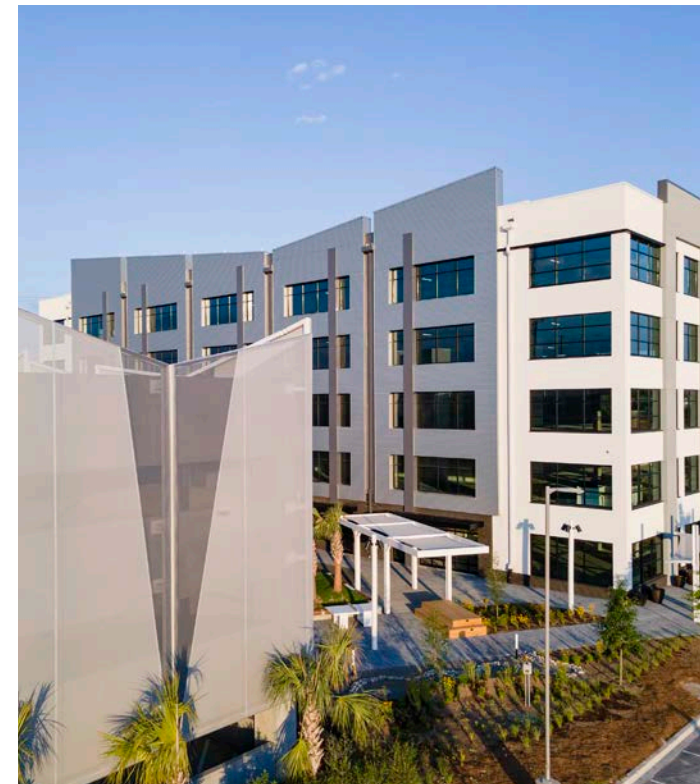
The Quin

Charleston, SC

In addition to the 112,635-square-foot Class A spec office building, the four-acre site also houses a four-story, 125,748-square-foot parking deck with approximately 300 spaces. The building is constructed of structural steel with exterior finishes of glass, brick, stucco, metal panels, and canopies.

The parking deck was built with pre-cast concrete and features multi-colored mesh panels on the two visible sides. A bike rental facility is located at the base of the parking deck, and the space between the building and parking deck is a public park featuring extensive landscaping, a ping pong area, putting green, and outdoor seating.

LOCATION:	Charleston, SC
SIZE:	110,000 SF
OWNER:	White Point Partners
ARCHITECT:	McMillan Pazdan Smith
TYPE:	New Construction
COMPLETED:	2021





The Shelmore

Mount Pleasant, SC

This project involved the redevelopment of a former BI-LO grocery store into The Shelmore, a Class-A mixed use property. The Shelmore offers 50,000 square feet of creative office space featuring 18-foot ceilings, a spacious lobby with a two-story “jewel box” entry, and the potential for a variety of floor plans ranging in size from 2,400 square feet up to 46,000 square feet.

The redevelopment involved complete interior demolition, the cutting of more than 35 openings for new windows and skylights, installation of a new TPO roof, and the addition of six new building entrances. The existing retail surrounding the building received exterior upgrades to match the new façade. Extensive landscaping and hardscaping around the building were also added to complement the structure.

- LOCATION:** Mount Pleasant, SC
- SIZE:** 50,000 SF
- OWNER:** Collett Capital
- ARCHITECT:** LS3P
- TYPE:** Adaptive Reuse
- COMPLETED:** 2020



US Foods Chef Store

Charleston, SC

Frampton Construction was tapped by major national food distributor, US Foods, to build a new, 59,000-square foot CHEF'STORE on a nine-acre site in downtown Charleston, SC. The facility is comprised of store space, a 7,000-SF walk-in cooler, 5,600-SF of freezer space, a 3,000-SF test kitchen, and 2,700-SF of office for the staff and sales team.

Constructed with structural steel and concrete tilt panels, the building boasts a façade that includes architectural metal wall panels and concrete tilt panels with brick inlay. Designed as a one-stop shop for restaurant operators and food industry professionals, the store features an assortment of more than 5,000 food products as well as restaurant-grade equipment and other supplies.



- LOCATION:** Charleston, SC
- SIZE:** 59,000 SF
- OWNER:** US Foods
- ARCHITECT:** Robert Johnson Architects
- TYPE:** New, Specialty grocery store
- COMPLETED:** 2019



Minges Bottling Group

Ayden, NC

Minges Bottling Group selected Frampton Construction to perform a 223,375-square-foot build-to-suit project in Ayden, N.C.

The 19-acre project is located directly next to the Pepsi franchiser’s existing operations on Highway 11. The new facility will feature extensive warehouse space with a vending repair area, a three-bay fleet maintenance shop, and over 20,000 square feet of office space.

The rear-load building is constructed of concrete tilt walls, with a 32’ clear height, 24 dock doors, and 10 drive-in doors.

LOCATION:	Ayden, NC
SIZE:	223,375 SF
OWNER:	Minges Bottling Group
ARCHITECT:	McMillan Pazdan Smith
TYPE:	New, BTS Office & Warehouse
COMPLETED:	2024 (Under construction)





www.frampton.construction

Charleston Office

9705 Highway 78
Suite 105
Ladson, SC 29456
843.572.2400

Charlotte Office

4500 Cameron Valley Pkwy
Suite 220
Charlotte, NC 28211
704.900.0511

Tampa Office

4300 West Cypress Street
Suite 200
Tampa, FL 33607
518.810.3762