

Frampton Construction Media Kit: Case Studies

The Elms Project, North Charleston, South Carolina

Frampton Construction Company, LLC, completed a two-story medical office building for The Elms in North Charleston, S.C. The project began when Coastal Vascular and Vein Center saw the need for a new practice in North Charleston and reached out to Chad Frampton. Chad then connected with Summit Healthcare, a development client in North Carolina interested in developing a medical office building in the Charleston area. Working closely with Derek Robbins, director of preconstruction, the Frampton team located an available site, spoke with committed tenants, and performed a diligent site analysis for the proposed structure and extensive space planning with the tenants.

This combination of a developer with an opportunity and a tenant in need led by Frampton gave rise to a new medical office building featuring an array of contemporary building elements and materials for both the exterior and interior arrivals.

“This building is a showcase for Summit Healthcare, both in terms of the process, and in terms of the end result. It is concrete evidence that personal relationships make for good business,” stated Tommy Catone of Summit Healthcare. “We look forward to the chance to partner with the Frampton team again in the future.”

After completion of the core and shell of the building, Frampton Construction began the medical up-fit on the second floor for Coastal Vascular and Vein Center, the second vascular surgical facility for the Frampton team. The space contains a major procedure room, two minor procedure rooms, a clean room, four prep/recovery rooms, and six exam rooms. Remaining office space consists of restrooms, nurse stations, a reception/waiting area, and physician, nurse, and manager offices.

“The North Charleston practice has been a great expansion for us. We are thankful to Chad Frampton for introducing us to this great opportunity,” said Dr. Edward C. Morrison, M.D.

Charlotte Animal Referral and Emergency (CARE), Charlotte, North Carolina

Frampton Construction managed a 23,000-square foot single story renovation for Charlotte Animal Referral and Emergency (CARE) located in Charlotte, N.C. During the initial phases, RED Partners, a local full service commercial development firm, and Frampton Construction teamed up to provide a proposed analysis of new and renovation construction, including associated cost and schedule impacts. After careful review, the owners elected to renovate an existing structure in the uptown Charlotte area.

Due to owner stipulations and non-disclosed information, the project was given a code name to be used until owners took occupancy of the building in June of 2015. Frampton Construction worked directly with the owners to provide preconstruction and onsite project management for a turn-key package and design-build approach. The design team included McMillian Pazdan

Smith, Epic Engineering, and MDV Civil Engineering. The construction scope included a Phase One 15,000 square foot full interior renovation and exterior modifications. Phase Two consisted of bringing the space to code and provided an area for future expansion. The only item not demolished during construction was the building structure. All interior components, including plumbing, fire protection, and mechanical and electrical systems, were removed, re-designed, and installed. Although the schedule was tight, Frampton Construction, along with the help of the owners, subcontractors, and vendors, achieved project substantial completion in five months.

The completed facility comes equipped with state of the art MRI, CT, and X-ray equipment. In addition, the owner elected to install epoxy flooring throughout the building to provide a clean and sterile environment. Charlotte Animal Referral and Emergency has a fully functional pharmacy and ICU area with five operating rooms and associated medical gas including nitrogen, oxygen, and waste gas.

Since opening, Charlotte Animal Referral and Emergency, or CARE, has been marketed as the premier veterinarian clinic in the area specializing in pet surgical care, including internal medicine, cardiology, neurology, surgery, and oncology.

JEAR Logistics, Mount Pleasant, South Carolina

JEAR Logistics is a full service logistical company committed to exceeding expectations by developing strong relationships with customers and carriers. As a result of those relationships, JEAR Logistics has been ranked as the second fastest-growing company in South Carolina, creating a need for additional office space.

The JEAR Logistics team contacted Frampton Construction for a design/build project that involved remodeling an existing office space to better fit their growing needs. Frampton Construction teamed up with Robert Johnson Architects and Red Door Design to bring the new space to life.

The more than 10,000 square foot two-story office space, once home to a healthcare facility, was completely remodeled to fit the specific needs of JEAR. The first floor now houses the company's sales and operations teams, while the second floor is home to upper management. In an effort to create more space for the company's expansion, the construction team made an addition to the structure to also house a potential future sales team.

Mark W. Neumeyer, president of JEAR Logistics, commented, "It has been an absolute pleasure working with Frampton. We could not be happier with the service and finished product – absolutely fantastic experience."

Along with the Red Door Design team, Frampton Construction created a contemporary feel with upgraded lighting fixtures, reclaimed wood accent walls, and owner suites. The space now provides a fun, relaxing and comfortable atmosphere for work.

Case Study: Antolin Plant Expansion, Spartanburg, South Carolina

For this project, Frampton Construction contracted with valued client Gramercy Property Trust (NYSE: GPT), a leading global investor and asset manager of commercial real estate, to bring two 55,000 square foot plant expansions to Grupo Antolin, one of Gramercy's tenants in Spartanburg, S.C.

Grupo Antolin, a leading multi-national company established in 26 countries, develops, designs, and manufactures interior components for the automobile industry. The plant expansion at Grupo Antolin's existing facility allows the company to expand its production line to deliver products for BMW. The new addition consists of load bearing concrete tilt-up panel exterior walls, structural steel framing, seven dock doors, an ESFR sprinkler system, and an additional 127 employee parking spaces.

Within a day of receiving the building permit, rain became a challenge. Grupo Antolin's equipment delivery was scheduled for October 10, 2016, and could not be rescheduled. When Grupo Antolin turned to Frampton, the project team formulated a plan to regain the project schedule and have the building "dried-in" and ready for the scheduled equipment delivery on the agreed date. Frampton's project team executed its plan and delivered the building ready for occupancy one week ahead of schedule and within 60 days from receipt of the permit. The building was substantially complete within 90 days.

Dan Asbury, Adv. Engineering Manager of Grupo Antolin, commented, "Frampton Construction took on the impossible! We asked them to expand our building in just two months in order to meet the demands of our customers. Not only did they accomplish that, but they exhibited a high level of professionalism and stayed on budget. Service at its finest...what else could you ask for?"

Case Study: Southeastern Freight Lines, Waynesboro, Virginia

Southeastern Freight Lines – Waynesboro is a 45-door truck terminal facility located in Mt. Crawford, Virginia, just four miles south of Harrisonburg. Construction began on August 1, 2016, and was completed in May of 2017.

The 17,848-square foot building footprint sits on a 13.9-acre site adjacent to Interstate 81 and Cecil Wampler Road. The finished project consists of 13,630 square feet of terminal freight dock with 45 dock doors and 90 site trailer parking spaces and a 4,218-square foot employee office located at the front.

Sitework preparation included blasting approximately 11,500 cubic yards of trench and mass rock excavation. A two-acre detention pond and swale managed the storm drainage runoff. The site truck asphalt pad consists of 17,000 square yards of heavy duty asphalt with 5,000 square yards of heavy duty concrete dock apron at the loading docks. At the front of the facility are 55 parking spaces for employees.

The pre-engineered metal building structure provides structural support, while the brick veneer embellishes the building envelope at the front office. The truck dock is now opened to accommodate truck loading and unloading.

To bring this new terminal facility to Virginia, Frampton Construction joined with Robert Johnson Architects and Hoyt + Berenyi. This is Frampton Construction's sixth project for Southeastern Freight Lines, though this is the first time Frampton has completed a new terminal facility for the company.

Steinberg Law Firm, new office in Summerville, South Carolina

In June 2016, Frampton Construction completed a new office building for Steinberg Law Firm. One of the oldest law firms in the greater Charleston area, Steinberg Law Firm has been practicing law in downtown Charleston on Broad Street since 1927. The firm, which also has an office in Goose Creek, rented a space in nearby Summerville for eight years before deciding to permanently add an office there too.

Frampton Construction broke ground on the new Summerville office space in November of 2015. From the start, the company worked closely with architects from Lindbergh and Associates on the complex design build project to ensure that client expectations were met.

The 6,658-square foot office sits on a .75-acre site containing 25 parking spaces and energy efficient LED light poles. Seven roof top units condition the entire building, which includes four lavatories, a break room, and a conference room with a wet bar. In the lavatories and conference room, stainless steel sinks are under mounted to Verde Butterfly granite. Other features include high quality finishes throughout, the company logo integrated into the building exterior, a high glass lobby, stained concrete floors, high detailed brick, and an impact rated storefront system and glazing.

The city inspector identified the office space as "one of the nicest buildings in Summerville to date."

Steinberg Law Firm officially opened the doors on June 6, 2016, at this new location, allowing the firm to expand and serve more clients throughout the Charleston metropolitan area. Steven Goldberg, partner at Steinberg Law Firm, commented, "We are pleased with Frampton Construction's energy and effort in building our new home in Summerville."

The Blake at Carnes Crossroads, Summerville, South Carolina

The Blake at Carnes Crossroads is an 88,000-square foot, 100 unit assisted living facility in Summerville, S.C., just 20 miles northwest of Charleston, S.C. The Blake is a premier anchor for the new Carnes Crossroads master planned community. Construction began on March 31, 2016, and was completed in July of 2017.

The Blake at Carnes Crossroads is a sister facility to The Blake at Woodcreek Farms, also built by Frampton Construction, in Elgin, S.C. This project incorporates the best of its counterpart,

with enhancements indigenous to the Lowcountry. From the start, Frampton Construction worked closely with Cardinal Ventures, the design team, and the subcontractors and vendors in a collaborative approach to deliver the best project at the best cost.

The 42,000-square foot building footprint sits on a 3.7-acre site within the Carnes Crossroads community developed by Daniel Island Company, which also offers top medical offices, shops, restaurants, a school, parks and a church. The finished project contains 78 parking spaces. Onsite LED pole lights provide energy efficient solutions to light up the site at night, while energy efficient LED lighting throughout the facility ultimately reduces energy consumption, as one example of a sustainable approach to the facility. The 3000-amp electrical service has a backup generator capable of providing power to life-safety systems and key emergency lighting.

The building contains 17 rooftop units to condition the common areas, and each of the 100 units has its dedicated mini-split unit concealed above the ceiling for aesthetic appeal. The wood framed structure with engineered trusses provides the shape of the building, while the brick veneer embellishes the building envelope.

The Blake is a collection of six communities in Alabama, Florida, Louisiana, Mississippi, and now South Carolina. Frampton Construction joined with Cardinal Ventures, the development company, to bring this spacious, elegant facility to the state. This was the second Blake project for Frampton Construction.

The Blake at Edgewater, Indian Land, South Carolina

The Blake at Edgewater is an 88,000-square foot, 100 unit assisted living facility in Indian Land, S.C., just east of Rock Hill. The 42,000-square foot building footprint sits on a 3.5-acre site and serves as the front-gate anchor for the master planned community of Edgewater, a 2,300-acre community. Construction began in October 2016 and will be completed in October of 2017.

The site on which the building sits features green open spaces and spring-fed lakes where residents can enjoy the best of both quiet country living and easy access to the city. The finished project will contain 78 parking spaces. Onsite LED pole lights will provide energy efficient solutions to light up the site at night, while energy efficient LED lighting throughout the facility will ultimately reduce energy consumption, as one example of a sustainable approach to the facility.

Upon completion, the building will house 17 rooftop units to condition the common areas, while each of the 100 units will have its dedicated mini-split unit concealed above the ceiling for aesthetic appeal. The wood framed structure with engineered trusses will provide the shape of the building, while the brick veneer will embellish the building envelope.

The Blake at Edgewater is the third Blake project for Frampton Construction, and it is one of two sister facilities under construction by the company in South Carolina. Frampton Construction is working closely on this project with Cardinal Ventures, the design team, and the subcontractors and vendors to deliver the best overall value.

The Blake is a collection of six communities in Alabama, Florida, Louisiana, Mississippi, and South Carolina.

The Blake at Woodcreek Farms, Columbia, South Carolina

The Blake at Woodcreek Farms is an 88,000-square foot, 100 unit assisted living facility in Elgin, S.C., just 20 miles northeast of Columbia, S.C. The Blake is a front-gate anchor for the master planned community of Woodcreek Farms. Construction began in October 2015 and was completed in December 2016.

The Blake at Woodcreek Farms is the first of two sister facilities constructed by Frampton Construction in South Carolina. The other is The Blake at Carnes Crossroads, in Summerville. Frampton Construction worked closely with Cardinal Ventures, the design team, and the subcontractors and vendors in a collaborative approach to deliver the best overall value.

The 42,000-square foot building footprint sits on a 3.5-acre site within 2,300-acre community known as Woodcreek Farms. The site features green open spaces and spring-fed lakes where residents can enjoy the best of both quiet country living and easy access to the city. The finished project contains 78 parking spaces. Onsite LED pole lights provide energy efficient solutions to light up the site at night, while energy efficient LED lighting throughout the facility ultimately reduces energy consumption, as one example of a sustainable approach to the facility.

Upon completion of The Blake project, vice president of Cardinal Ventures, Edgar McKee, wrote, “Just as advertised, Frampton Construction’s management teams are extremely focused. Their protocols underscore effective communication and accurate reporting as they work to accommodate special requests of the client too.” He plans to continue working with Frampton Construction on more projects in the future.

The building contains 17 rooftop units to condition the common areas, and each of the 100 units has its dedicated mini-split unit concealed above the ceiling for aesthetic appeal. The wood framed structure with engineered trusses provides the shape of the building, while the brick veneer embellishes the building envelope.

The Blake is a collection of six communities in Alabama, Florida, Louisiana, Mississippi, and now South Carolina. Frampton Construction joined with Cardinal Ventures, the development company, to bring this spacious, elegant facility to the state.

Marriott Townplace Suites, Orlando, Florida

The Marriott Townplace Suites is a 65,000-square foot, four-level, 112 unit extended stay hotel in Lakeland, Fla., located just 30 miles from major attractions in Orlando, Fla. This TownePlace Suites is a fourth-generation design for Marriott, which is new to the marketplace. Notably, Lakeland was one of the first “Gen4” TownePlace Suites to be constructed.

This “Gen4” design introduces a modern façade, not historically seen at this flagship hotel, with in-room workstations and closets designed by The Container Store®. The select service style

hotel has spacious suites with full-size kitchens, six-foot corridors, fresh air distribution in the guestroom HVAC systems, and community spaces on the ground level. The building was constructed in accordance with Marriott's Module 14 life safety requirements, which meets and partly exceeds local building codes for fire and life safety management.

The developer was InterMountain Management, one of the country's leading hospitality management and development firms headquartered in Monroe, La. Because this new generation of Towneplace Suites was rolled out by Marriott only a short time before planning the Lakeland project, there was significant design development work to be done to execute the project concept. Frampton Construction worked closely with Marriott and InterMountain Management to round out and finalize the design. At the time, the project's construction had not been tested, so Frampton Construction helped refine the exterior and interior construction details in a way that made the project financially feasible. The Frampton team provided valuable cost option solutions that maintained the design concept while saving nearly seven percent on overall project costs without impacting the project schedule.

Dave Raymond, director of construction for Intermountain Management, LLC, commented, "The Frampton Construction team worked closely with us and Marriott to round out and finalize the new 'Gen4' design in such a way that made the project financially feasible without impacting the project schedule. This project is truly a testament to teamwork."

The project broke ground in December 2015 and took just twelve months to complete.

Omni Oceanfront Resort, Hilton Head, S.C.

For this project, Frampton Construction contracted with valued client Atlantic Resort Managers, Inc., a leading manager for one of the nation's largest luxury resorts, to fully restore the common areas, ballroom, meeting rooms, restaurant, spa and offices at the Omni Oceanfront Resort in Hilton Head, S.C., which were damaged by Hurricane Matthew. The restoration effort was done in an aggressive two-month timeline, meeting all expectations and allowing the resort to reopen in record time.

Restoration efforts included new drywall, paint and carpet for the resort's River Meeting Rooms; new detailed soffit/tray ceilings, drywall, carpet, and paint for the Sabal Ballroom; new lighting fixtures, HVAC, drywall, and paint for the HH Prime Restaurant; a complete sauna re-build and new millwork, drywall and paint for the Ocean Spa, and a complete overhaul of the resort's administrative offices for daily operations.

From day one of mobilization, an intense schedule created multiple challenges to the restoration efforts. Hurricane Matthew made landfall in the Hilton Head community on October 8, 2016, and had an immediate impact on the functionality of the resort. In the days following, the Town of Hilton Head performed after-storm assessments and deemed the property unable to operate until restoration efforts were completed and the property was certified for occupancy. The Omni Oceanfront Resort set a goal of re-opening for rooms and most common areas on January 1, 2017, and that goal was met.

What began as a four-month project was completed in two months to meet the Omni Oceanfront Resort's goal of opening by the first of the year. To keep the project on such a tight schedule, Frampton Construction self-performed all finish carpentry, along with added manpower for demolition, framing, drywall, painting, scaffolding, HVAC, floor coverings and electrical work, working around the clock to complete this project in such a short amount of time. With intense coordination efforts between the Frampton Construction team, the subcontractors, the Omni Oceanfront Resort team, and the insurance adjusters, the Omni Oceanfront Resort was able to receive its first guests of 2017 on the first day of the New Year.

Located in the Palmetto Dunes Community, the Omni Oceanfront Resort in Hilton Head offers numerous amenities, including championship golf, tennis, and beachfront activities. The restoration efforts by Frampton Construction allowed the resort to resume operations swiftly after Hurricane Matthew to provide guests with the ultimate experience. Omni Resorts, a leading national/international hospitality company established in multiple U.S. states and Mexico, strives to present a distinctive collection of luxury resorts for all their clients.

Leading Professional Services Company, Charleston, S.C.

This project for a leading professional services company located near I-526 in Charleston, S.C., providing a broad range of services and solutions in management, technology, consulting, and engineering, involved a highly tactical renovation of the company's existing building, and the construction of a mirror image building with a glass wing connecting the two in the center. 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.

This project became more complex than planned when a non-construction related fire event occurred in the existing building there. That incident led to a complete restoration of the fire-damaged building while Frampton Construction continued work on the expansion. The existing building was deemed a total loss and was demolished down to its structural frame.

Frampton Construction started on the rebuild in mid-September, after numerous onsite meetings with the design team and two third-party insurance adjusters, one for Agracel, Inc., the project developer, and another for the office. Communication between the various parties was critical to keep things moving smoothly. Once demolition was complete, engineers determined that some of the metal frame had to be reworked, which added a new level of structural complexity to the project.

“Through the complex construction process, Frampton Construction continued to provide excellent communication on the project schedule and budget,” said Mark S. Keller, construction manager for Agracel, Inc. Keller further commented, “Frampton Construction's attitude was one of problem solving. They always presented options that were conscientious of the project schedule and budget.”

This project represents an enterprising approach to timely delivery and included project team members of Agracel, Inc., as project developer; McMillan Pazdan Smith as project designer;

Hoyt + Berenyi as civil engineer; and Jones Lang LaSalle as construction manager for the office. Additionally, Frampton Construction worked with two key partners: Citadel Contractors, Inc., which designed the structural steel and tilt-up panels, and Carolina Fire Control, which provided the fire protection scope of work. The expertise of all partner companies was critical to the overall project.

“We believe good design enriches lives and enhances communities. As a project that truly defines the word ‘collaboration’, this facility embodies good design. Not only does it reflect the sophistication of Booz Allen Hamilton as a company, but it was delivered ahead of schedule, all through the hard work of our team and Frampton Construction’s great leadership,” said Jill Rodgers, project architect with McMillan Pazdan Smith.

Work on the initial expansion began in February 2016 and was slated to be done in December. Frampton Construction completed that by mid-September, three months ahead of schedule. The fire restoration was completed on January 17, 2017.

Kyle Edney, southeast region development director for Agracel, Inc., commented, “This wasn’t an easy project, but as always, the Frampton team handled the job in a most professional manner and delivered the job on time, as usual!”

The team worked closely together to meet an aggressive design schedule and the required permits while affording the tenant time to incorporate additional project elements and design details. Frampton Construction looks forward to partnering with Agracel again in the future to deliver quality facilities construction for its end users.

Circle Seven at Garden and Gun, Charleston, S.C.

Circle Seven at Garden and Gun is an interior retail build-out in the historic Cigar Factory, located in Charleston, S.C. The two-month project included an interior renovation to an existing vacant tenant space. Renovation improvements included new spaces consistent with a boutique retail store and a replica of a French pigeonier with a catwalk spanning across the retail space connecting Garden and Gun with Circle Seven.

To upgrade the space without detracting from the natural look and historic architecture of the Cigar Factory, Frampton Construction worked closely with the architects at McMillan Pazdan Smith Architects. Together, they designed the custom fabricated pigeonier and catwalk that allows for private customer entry from the Garden and Gun tenant area. Other parties involved included Pace Collective of S.C., Inc.

According to Will Pace, of Pace Collective, “Circle Seven could not be more excited to enter the vibrant Charleston market and to have Tom Black and the Frampton team handling our important expansion into Charleston.”

The project was completed in May of 2017.

Omni Grove Park Inn Pavilion and Event Lawn, Asheville, N.C.

Omni Hotels and Resorts has selected Frampton Construction to build an approximate 10,000 square foot multi-purpose Omni Grove Park Inn Pavilion and Event Lawn in Asheville, N.C. The projects sits on 2.60 acres.

The Omni Grove Park Inn Pavilion and Event Lawn will be constructed at the southern base of the historic Grove Park Inn in Asheville, N.C., a premiere vacation resort built in 1913 that is located along the Blue Ridge Mountains. The newly constructed pavilion and event lawn will provide this high-profile resort with a prime venue for future events. This multi-purpose event facility will feature a heavy Douglas fir timber structure with indigenous dry-stack stone columns and full-height glass curtainwalls, boasting panoramic views of the Blue Ridge Mountains and overlooking the Donald Ross designed golf course.

For this project, Frampton Construction has partnered with Omni Hotels and Resorts, Atlanta, and Beck Architecture, from Austin, TX.

A challenging aspect of this project is relocating an existing 12” waterline that crosses the site of the future pavilion building pad. This waterline relocation will require close coordination with other parties to minimize impact to the public. It will be moved prior to the start of construction in May.

The project is expected to be complete by October 2017.

IFA Manufacturing Distribution Center, Summerville, S.C.

Frampton Construction has been selected by German-based automotive supplier IFA to build a new 234,000-square foot industrial manufacturing facility in Berkeley County. The facility will include a 17,500-square foot office area and 216,500 square feet of warehouse and manufacturing space. Construction started in May of 2017 and is expected to be complete by March of 2018.

Frampton Construction assembled a top-notch team of partners including the Keith Corporation, project developer, and McMillan Pazdan Smith, project architect, to pursue and ultimately win the build-to-suit commission.

“Frampton has consistently delivered results over and beyond what they committed to during the negotiation phase. Their ability to exceed expectations is remarkable and their level of professionalism impressive. After a long and detailed selection process, it’s clear that IFA partnered with the right company for our project. We’re confident that Frampton will continue to exceed our expectations and deliver outstanding results through the project completion,” noted Mauro Amarante, IFA North America president and CEO.

Frampton Construction CEO Chad Frampton commented, “We and our partners were honored to have been selected for this exciting new development in Berkeley County. It’s been a long-term, now realized vision of Mauro’s, and it’s rewarding to see the project underway. As IFA deepens their roots here and grows their North American presence, we’re excited to play a role.”

IFA, one of Charleston's top 10 employers in the manufacturing sector, will be among other major manufacturers entering Charleston's newest Class A industrial business park, the Charleston Trade Center. The 750-acre trade center located along Interstate 26 offers unrivaled port proximity and a business-friendly environment.

When complete, IFA will consolidate its existing Ladson, S.C., operations into the facility to accommodate the company's growth and expanding product line. The development is projected to bring \$69 million of capital investment and create more than 120 new jobs.

Notable exterior building components include a concrete tilt wall and glass curtain wall systems with a thermoplastic polyolefin roof system. Interior office finishes include acoustical ceiling "clouds," wood doors, solid-surface countertops, storefront glazing, and a combination of vinyl composition tile, luxury vinyl tile carpet, and ceramic tile flooring.

As one of the largest manufacturers of propshafts in the world, **IFA** assembles approximately two million state-of-the-art propshafts every year in Ladson, S.C. The company was established in 2002 and currently employs more than 600 people in the United States, serving many of the largest global automobile manufacturers.

T-Mobile Call Center, N. Charleston, S.C.

As the negotiated contractor for both the shell conversion and tenant upfit renovation of an existing K-Mart facility in N. Charleston, S.C., Frampton Construction is working to transform the existing facility into a modernized T-Mobile Call Center that will include a fitness center, a theater room, boardrooms, a kitchen, and an outdoor employee patio. Exterior work involves updating the landscape around the complex, milling and paving the entire parking lot, and adding new sidewalks around the building. Additionally, 50 new windows will be cut into the existing concrete wall, two new storefront entrances will be constructed, new EIFs will be placed on the entire building, and a new membrane roof will be added.

This quick-turn project got underway in May of 2017 and is expected to be complete by December of the same year. While working through the preconstruction process, the project management team created a project schedule to expedite long lead items to ensure completion of the 169,765-square foot project within such a short timeframe.

Prior to breaking ground, the Frampton team worked diligently with Aston Properties and T-Mobile to complete a detailed scope of work within budget that accurately reflected the landlord's financial responsibility for the exterior scope of work, the demising wall, and the new windows, and the tenant's financial responsibility for the interior scope of work. During the preconstruction process, many cases of scope overlap arose, which carried over into lease agreements. Frampton Construction worked carefully with both parties to ensure that costs were properly accounted for.

George Dewey, IV, president and CEO of Aston Properties, remarked, “The opportunity to bring T-Mobile’s largest customer care center in the U.S. to North Charleston and to partner with such a well-qualified, local contractor to assist us in doing the work, is a win-win for the community.”

Southeastern Freight Lines in the Spotlight

Frampton Construction completed its sixth project for Southeastern Freight Lines (SEFL) in July of 2017 and has had a long-term, fruitful partnership with the company for many years now.

Southeastern Freight Lines, founded in 1950 and headquartered in Lexington, S.C., is a privately-owned regional less-than-truckload transportation services provider specializing in next-day service in the Southeast and Southwest. The company serves customers through 89 service centers spanning 14 states, Canada, and Puerto Rico. This year, SEFL celebrated the 65th anniversary of its Charleston service center. Since it opened in 1952 with five dock doors and six associates, the facility has relocated three times to accommodate growth and expansion of services and today boasts 63 dock doors and 80 associates.

Like Frampton, SEFL started small on a foundation of commitment to service, a drive for constant improvement, and a tenacity for success.

In reflecting on the beginning of SEFL’s partnership with Frampton Construction, W.T. Brogdon, vice president of real estate for SEFL, said, “We originally interviewed Frampton for our corporate office in Columbia, and although not selected, the Frampton team impressed me and the owners of the company so much that we decided to include them on our very short list of contractors to handle projects throughout our service area in the Sunbelt. As with all our contractors, we started out with a couple of small renovation projects and progressed to much larger turnkey/design build service centers.”

Frampton’s first project with SEFL was a renovation to its Pensacola, Fla., service center. Additional projects since then have included expansions and renovations in Fayetteville, N.C., Florence, S.C., Columbia, S.C., and Fredericksburg, Va. The most recently completed project in Mt. Crawford, Va., marks a milestone in Frampton’s relationship with SEFL as it was the first ground-up, turn-key service center build. The new terminal sits amidst the rolling hills of the Shenandoah Valley on a 13.9-acre site and consists of a 45-dock door freight terminal, 90 site trailer parking spaces, and a front facing administrative office.

Chad Frampton, president and CEO of Frampton Construction, commented, “From the start we were determined to prove that we had what it took to meet the high-quality standards set by a company of Southeastern Freight’s stature. Since the very first project where we made renovations to one of their facilities, our work has spoken for itself and today we find ourselves in a partnership based on mutual respect, shared values, and an unrelenting focus on quality.”

SEFL shares a similar sentiment. Brogdon added, “Frampton has been a pleasure to work with. Their attention to detail and continuous improvement for quality and cost control to the owner are very much appreciated. We look forward to working with Frampton on many more successful projects.”

SEFL's core commitment is providing "Quality without question"- and with 390+ quality awards under their belt, it seems they live up to their motto. Frampton sees SEFL as a role model in this regard, and strives to achieve the goal of continued, measurable improvement so coveted by SEFL.

Chad noted, "Our relationship with Southeastern is one that we truly cherish and we thank them for trusting us with their business time and again. Clients like SEFL drive us to be the best we can be and inspire a thirst for innovation and excellence. As a smaller company, we enjoy surprising our clients by exceeding expectations and ensuring value on every single project."

With more projects in the pipeline, Frampton looks forward to challenging the status quo to deliver top-notch facilities to their long-time friends at Southeastern Freight Lines, and more.