



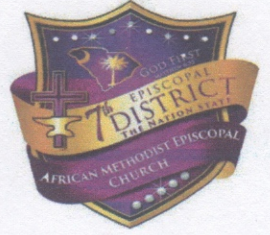
Campbell Chapel African Methodist Episcopal Church

25 Boundary Street

P. O. Box 83

Bluffton, SC 29910

Pastor Brandon. A. A. J. Davis



December 30, 2025

**State of South Carolina Funding – \$200,000: Vendor No. 7000363267 (CCCDM)
Final Report of the Historic Campbell Chapel Restoration and Rehabilitation**

Project Description

We are seeking to restore and rehabilitate the Historic Campbell Chapel to its 1874 appearance and condition correcting years of accumulated deterioration. Built in 1853 and purchased in 1874 by nine formerly enslaved persons, it was recently added to the Historic Registry, is one of eleven antebellum structures and one of two in the Historic Bluffton District.

Public Benefit

A significant part of the city's history, its completion will allow it to be used as an educational and cultural hub for the community. It will provide an additional venue space for the town of Bluffton, its residents and visitors to host dialogues, lectures, destination weddings, concerts, and other events that bring people together to learn and experience the unique culture of the city inspiring generations to come.

Project Budget and State of South Carolina Funding

The Project is organized into a Planning and Six Construction Phases. The **\$200,000 State of South Carolina Funding supported Stabilization in Phase 1 and Selective Removals in Phase 2.** The Phases:

Planning	\$140,000	Architectural and Construction Planning
Phase 1	\$134,834	Asbestos Removal, Abatement and Building Stabilization
Phase 2	\$243,228	Selective Removals and Repairs (Interior and Exterior)
Phase 3	\$694,493	Exterior Restoration
Stage 4	\$197,313	Rough-in and Framing
Stage 5	\$322,562	Interior Finishes
Stage 6	\$382,883	Additions (Bathrooms and ADA Requirements)
Total Budget	\$2,115,313	

We have completed Phase 1 Stabilization and Phase 2. This included structural stabilization, selective removals of the front porch slab, siding and skirt boards to conduct framing repairs to prevent water intrusion; creation of measured drawings and ordering of windows and jib doors, and removal of a social hall addition. We have installed new wooden sills for the foundation in the north and south walls.

"God Our Father, Christ Our Redeemer, The Holy Spirit Our Comforter, Humankind Our Family"



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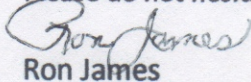


Budget Expenditures Details

No.	Work Required	Contractor	Invoice Amount	Date of Invoice	Paid From S.C. Funding	Notes
1.	Completing Stabilization and Design and Fabrication of Windows and Jib Doors	Landmark Preservation, LLC	\$39,000.00	2/26/25	\$19,000.00	\$39,000 paid from Palmetto State Bank 3/05/25 (\$19,000 paid from Truist to Palmetto State Bank)
2.	Exterior Removals and Framing Repairs	Landmark Preservation LLC	\$24,882.20	6/18/25	\$24,882.20	Paid by check dated 6/18/25 from Truist (BB&T) Bank
3.	Initial Social Hall Removal, Foundation Repair and Repointing, Framing Repairs	Landmark Preservation, LLC	\$76,750.00	9/13/25	\$76,750.00	Paid by check dated 9/15/25 from Truist (BB&T) Bank
4.	Completion of Social Hall Removal, Foundation Repair and Repointing, Framing Repairs. Front Porch Removal	Landmark Preservation LLC	\$95,728.74	11/04/25	\$79,367.80	Paid by check dated 11/12/25 from Truist (BB&T) Bank Remaining Balance of \$16,360.94 paid 11/12/25 from Palmetto State Bank
5.	Total		\$236,360.94		\$200,000.00	

The State of South Carolina's support has been an essential part of our continued momentum. We look forward to a continuing partnership.

Please do not hesitate to reach out with any questions, advice or counsel.


Ron James

President, Campbell Chapel Community Development Ministry (CCCDM)