

BOARD AGENDA ITEM

October 28, 2025

SUBJECT:

Construction documents and guaranteed maximum price (GMP) for the Belvedere Elementary School addition project.

BACKGROUND INFORMATION:

The administration has completed the scope of educational needs for the Belvedere Elementary School addition. The architectural firm Cheatham Fletcher Scott Architects (CFS) has utilized this scope to produce construction documents and the guaranteed maximum price (GMP) for the addition. The construction budget is \$8,664,193. The overall budget includes design, advertising, FFE, and owner contingency for a total budget of \$9,891,468. The scope of this work includes a new addition at the existing campus. The project will be funded through a combination of the remaining \$90 million bond proceeds, currently \$9.1 million with the balance covered by 8% funds.

ADMINISTRATIVE CONSIDERATION:

The architects in conjunction with the CM at risk contractor Hood Construction developed the narrative, GMP contract documents, construction budget and architectural plan. This information will be distributed for the board's review at the board meeting.

RECOMMENDATION:

Request consent for the construction documents and GMP narrative, plans, and construction budget for the Belvedere Elementary School addition as presented by Cheatham Fletcher Scott Architects (CFS). Authorize the administration to negotiate a contract with Hood Construction the amount of \$9,891,468 for the Belvedere Elementary School addition project. The total budget needed is \$9,891,468 funded through a combination of the remaining \$90 million bond proceeds, currently \$9.1 million with the balance covered by 8% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS





CONSTRUCTION DOCUMENT & GMP SUMMARY

BELVEDERE ELEMENTARY SCHOOL ADDITION

AIKEN COUNTY PUBLIC SCHOOL DISTRICT OCTOBER 14, 2025

CFS

Cheatham Fletcher Scott
ARCHITECTS • DESIGNERS



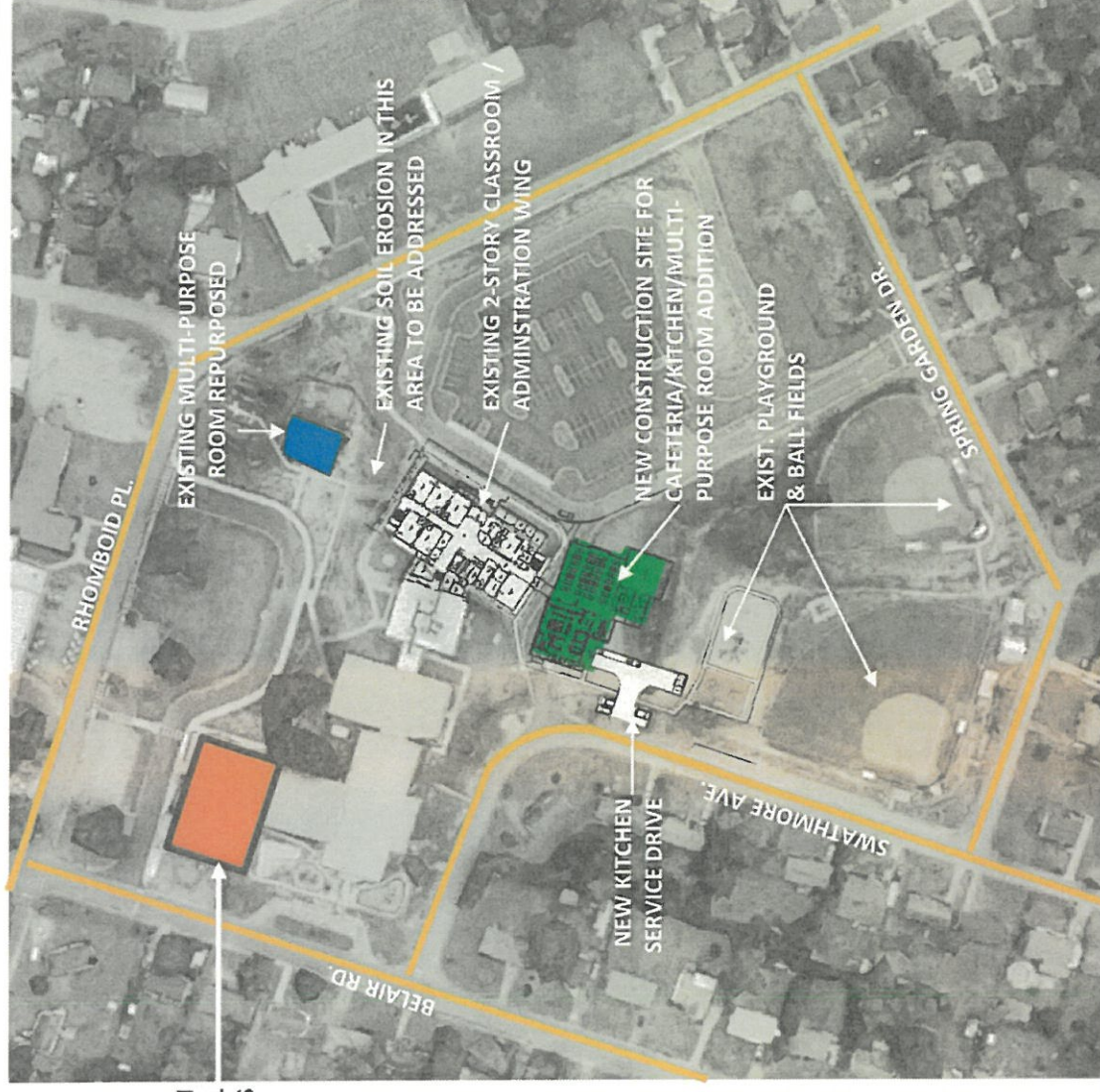
PROJECT INFORMATION

Construction Document Review

- A single story addition to the school that will include a new cafeteria, kitchen, multi-purpose room and restrooms to replace existing dated facilities.
- The new cafeteria will have seating for approx. 400 students and a retractable stage for school meetings and student performances.
- The new kitchen will have all new equipment and two serving lines.
- The new addition will step down in grade to allow handicap access to the existing playground.
- The building will be brick veneer with storefront windows to complement the architectural style of the recent addition.
- The existing kitchen/cafeteria will be repurposed for school administrative functions.
- The existing multi-purpose room will be repurposed for outdoor equipment storage.
- Pre-existing soil erosion between the existing multi-purpose building and the school will be addressed.



PROJECT SITE



CONTEXT



CFS
CLARK COUNTY PUBLIC SCHOOL DISTRICT
CLARK COUNTY, TEXAS 76010

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

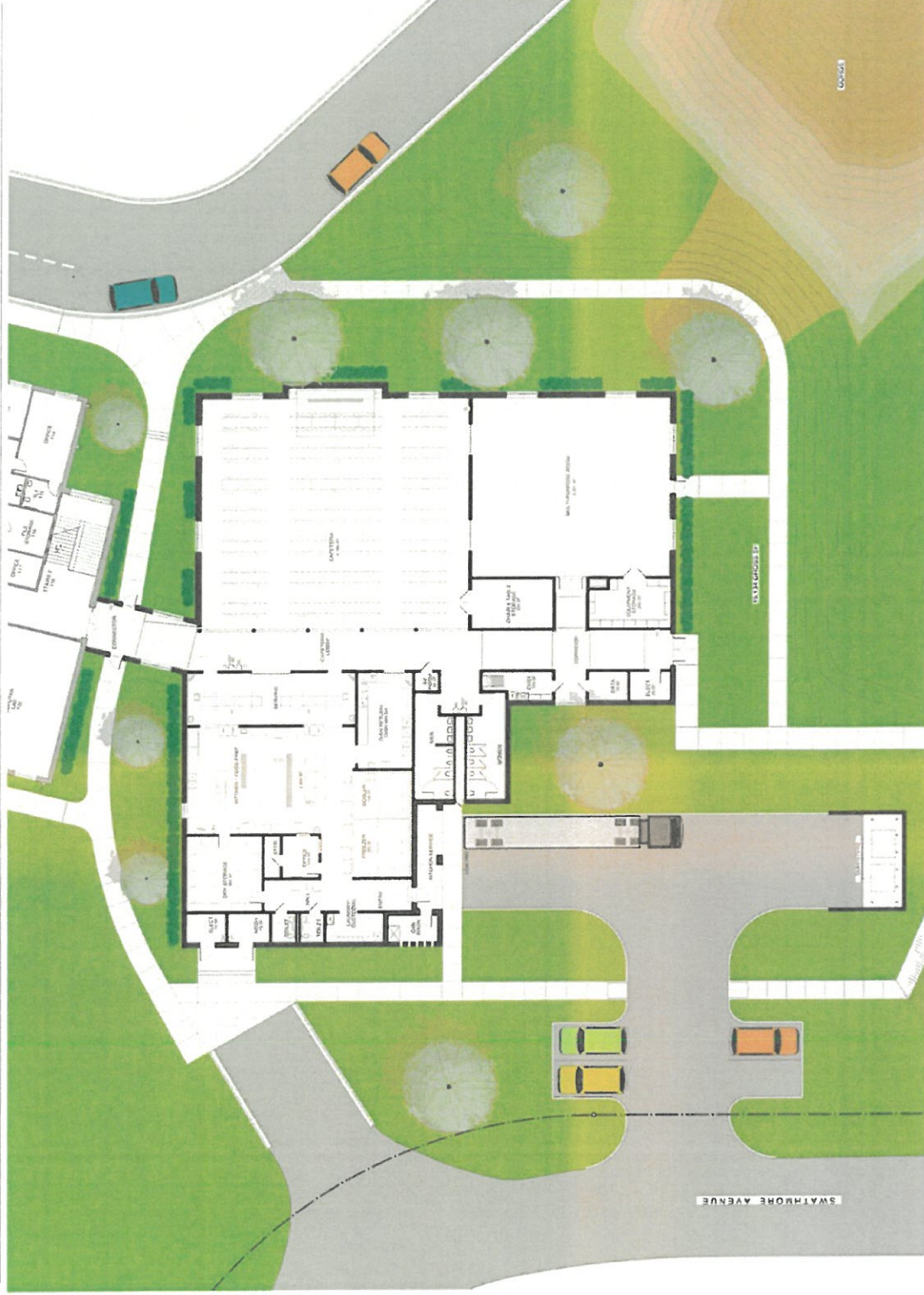
BELVEDERE ES | OCTOBER 14, 2025

SITE PLAN



CFS
COUNCIL FOR
FAMILY SERVICES

FLOOR PLAN



CFS
Crawford & Associates, Inc.
ARCHITECTS

EXTERIOR RENDERING



AIKEN COUNTY PUBLIC SCHOOL DISTRICT

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EXTERIOR RENDERING



CFS
Crawford County Public School District
Crawford County, Missouri

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

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EXTERIOR RENDERING



CFS
Crawford & Sons
Construction Services

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

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EXTERIOR RENDERING



CFS
COLUMBIA FARM SCHOOL
COLUMBIA, MISSOURI 65201

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

BELVEDERE ES | OCTOBER 14, 2025

TOTAL PROJECT BUDGET

  		Belvedere Elementary Addition Belvedere, SC		
		January 2, 2025	May 29, 2025	October 14, 2025
		SD COST	DD COST	GMP COST
CONSTRUCTION COST				
New Building		\$6,281,180	\$7,122,882	\$7,183,165
General Requirements		\$345,200	\$345,200	\$345,200
Sitework		\$1,179,145	\$925,658	\$1,035,828
Contingency		\$425,000	\$175,000	\$100,000
CONSTRUCTION COST SUB-TOTAL		\$8,230,525	\$8,568,740	\$8,664,193
SOFT COST				
Sewer Impact/Water Tap Fees		\$50,000	\$50,000	\$50,000
Testing Allowance		\$75,000	\$75,000	\$75,000
Data Wiring & Equipment		\$19,375	\$19,375	\$19,375
Access Control		\$25,500	\$25,500	\$25,500
A/V		\$40,000	\$40,000	\$40,000
CCTV		\$17,400	\$17,400	\$17,400
FF&E		\$200,000	\$200,000	\$200,000
Design Cost		\$500,000	\$500,000	\$500,000
SOFT COST SUB-TOTAL		\$927,275	\$927,275	\$927,275
Owner Contingency		\$400,000	\$400,000	\$300,000
PROJECT TOTAL		\$9,557,800	\$9,896,015	\$9,891,468

PROJECT SCHEDULE

