

BOARD AGENDA ITEM

March 24, 2026

SUBJECT:

Design development plans and preliminary budget for the South Aiken High School Renovation/Addition Project.

BACKGROUND INFORMATION:

The administration has completed the scope of educational needs for the South Aiken High School renovation and addition. The architectural firm Cheatham Fletcher Scott Architects (CFS) has utilized this scope to produce design development plans and preliminary budget for renovation and addition. The estimated construction budget is \$56,500,923. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$65,983,110. The scope of this work includes a new addition and renovation of the existing campus and use of 2024 1% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the design development narrative for the South Aiken High School renovation and addition. Preliminary construction cost estimates and architectural plans will also be distributed for the board's review and approval at the board meeting.

RECOMMENDATION:

Review the design development narrative, plans and preliminary construction cost estimate for the South Aiken High School renovation and addition as presented by Cheatham Fletcher Scott Architects (CFS) for information. The total budget needed is \$65,000,000 using 2024 1% funds.

PREPARED BY:

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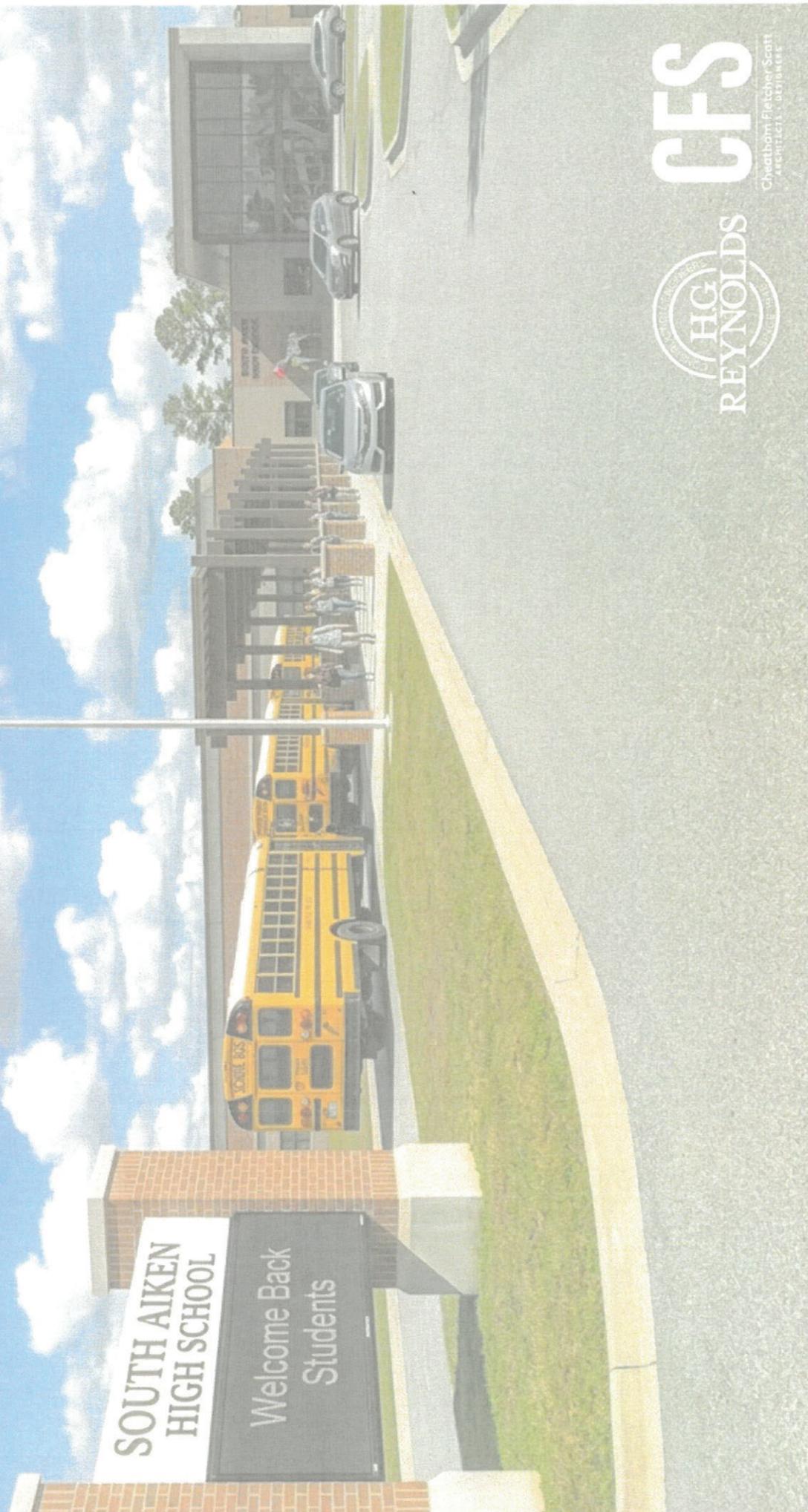


AIKEN COUNTY

PUBLIC SCHOOLS

SOUTH AIKEN HIGH SCHOOL

DESIGN DEVELOPMENT & PROJECT BUDGET SUMMARY



CFS

Cheatham Fletcher Scott
ARCHITECTS • INTERIORS

EXISTING SITE MAP



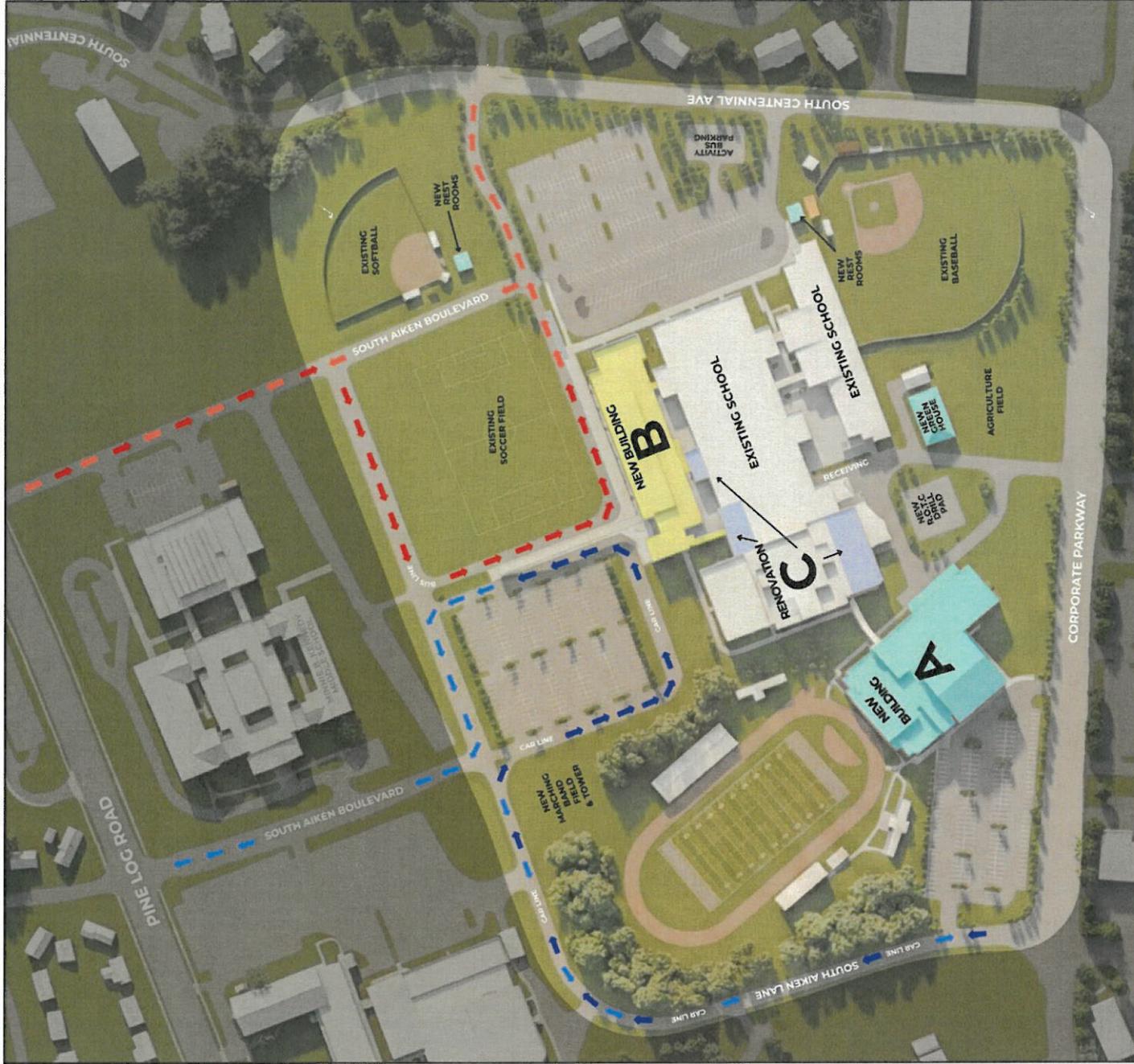
CURRENT TRAFFIC FLOW

-  CAR LINE STAGING TRAFFIC
-  CAR LINE EXIT
-  BUS TRAFFIC
-  BUS TRAFFIC EXIT

PROJECT SITE MAP

PROPOSED TRAFFIC FLOW

-  CAR LINE
STAGING TRAFFIC
-  CAR LINE EXIT
-  BUS TRAFFIC
-  BUS TRAFFIC EXIT



BUILDING A

COMPETITION GYM, ATHLETICS, N.J.R.O.T.C., WELDING & AGRICULTURE

SQUARE FOOTAGE: 60,578

HIGHLIGHTS

- COMPETITION GYM - SEATS MINIMUM 1500
- WEIGHT ROOM WITH VIEW OF STADIUM
- NEW TRAINING ROOM WITH ICE BATHS
- NEW LOCKER ROOMS FOR COMPETITIVE SPORTS
- NEW COACHES OFFICES
- NEW C.T.E FACILITIES (NEW PROGRAM - AGRICULTURE)
- GREEN HOUSE AND AGRICULTURE FIELD
- N.J.R.O.T.C DRILL PAD
- EXTERIOR RESTROOMS FOR BASEBALL AND SOFT BALL

KEY ENHANCEMENTS

- NEW 15,000 SQFT COMPETITION GYM (FROM 11,685 AUXILIARY)
- GYM SEATING FROM 940 TO MINIMUM 1500
- SPORTS LOCKER ROOMS FROM 2,460 SQFT TO 5,046
- WEIGHT ROOM FROM 2,045 SQFT TO 5,800
- ROTC FROM 2,200 SQFT TO 5,870
- AGRICULTURE FROM 0 SQFT TO 5,400
- WELDING FROM 2,540 SQFT TO 5,680



BUILDING B ADMINISTRATION, SCIENCE, CULINARY & SPECIAL EDUCATION

SQUARE FOOTAGE: 44,136

HIGHLIGHTS

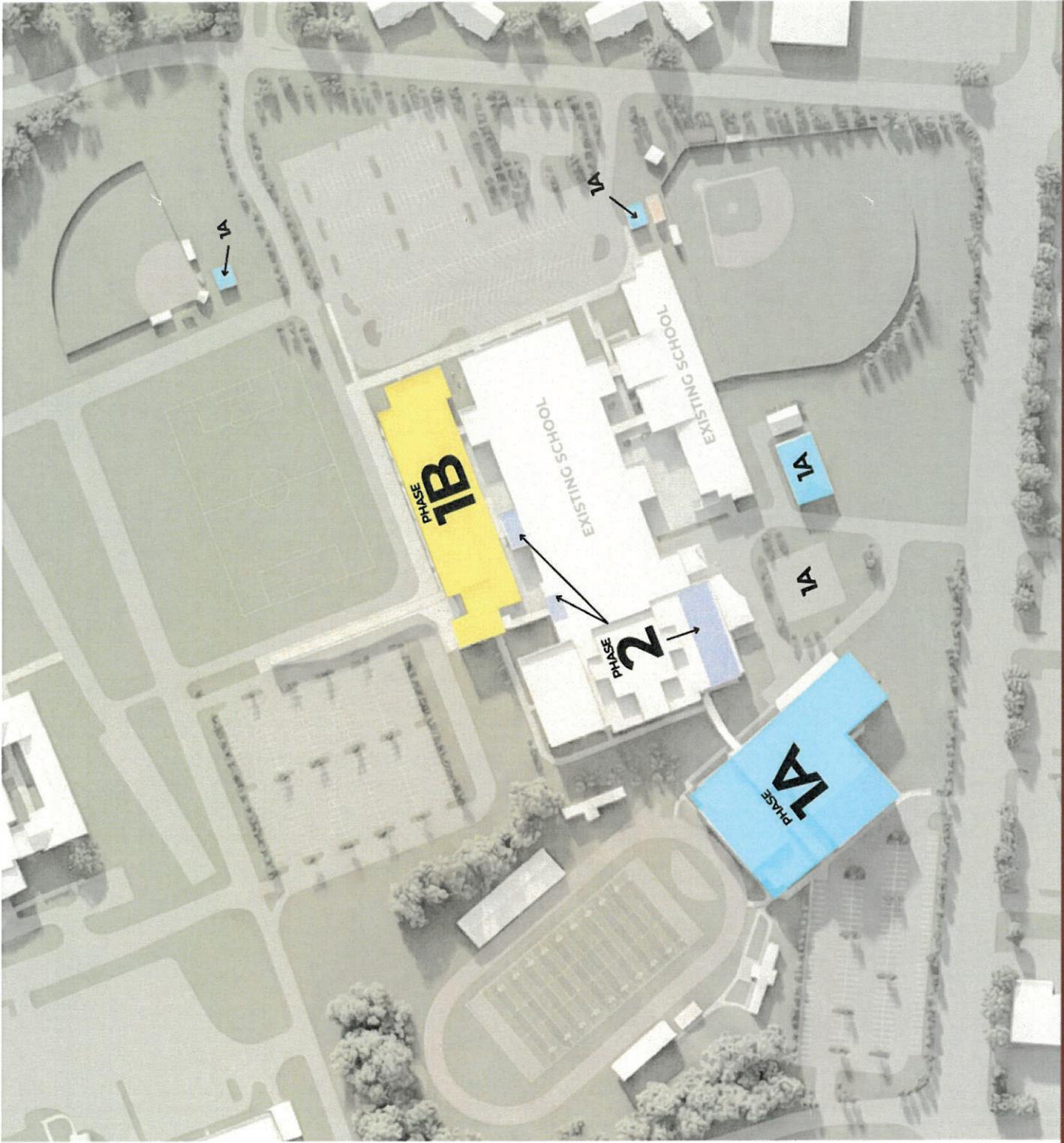
- SECURE ENTRY LOBBY
- ADMINISTRATIVE OFFICE WITH PROXIMITY TO GUIDANCE OFFICES
- 6 SCIENCE ROOMS WITH LAB SPACE
- 4 FLEX CLASSROOMS
- 2 SPECIAL EDUCATION CLASSROOMS WITH APPROPRIATE A.D.A RESTROOMS AND LIFE SKILLS KITCHEN
- ADJACENT SPECIAL EDUCATION OFFICES AND CONFERENCE ROOM
- NEW CULINARY KITCHEN WITH ALL NECESSARY PROGRAM FACILITIES

KEY ENHANCEMENTS

- ADMINISTRATION FROM 1,785 SQFT TO 5,000
- GUIDANCE FROM 1350 SQFT TO 1,730
- SCIENCE FROM 12,500 SQFT TO 14,300 (KEEPING TWO EXISTING LABS IN EXISTING SCHOOL)
- SPECIAL EDUCATION FROM 2,200 SQFT TO 5,400
- CULINARY FROM 2,250 TO 5,000



PROJECT PHASING PLAN

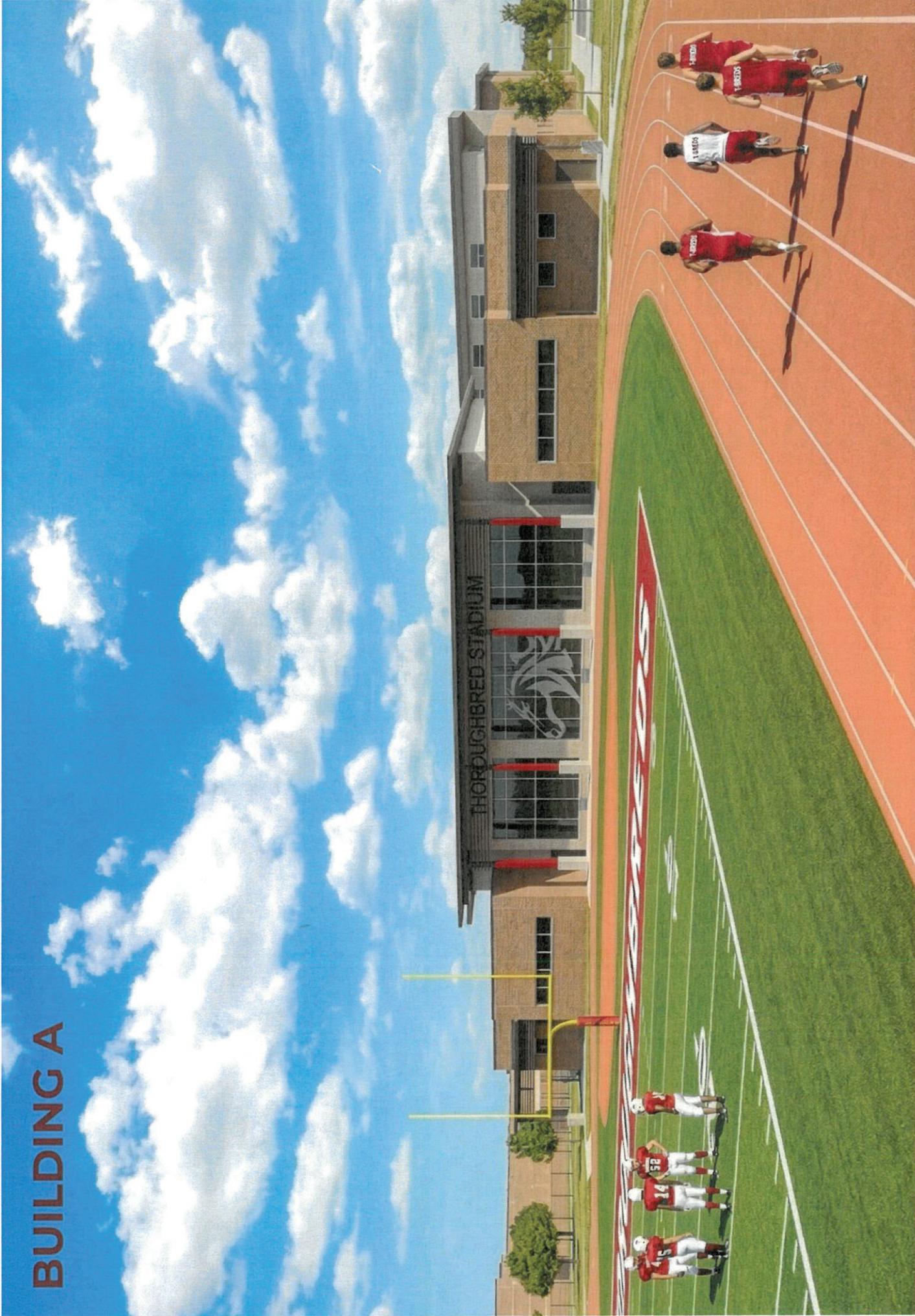


BUILDING A



SOUTH AIKEN HIGH SCHOOL
ATHLETIC COMPLEX

BUILDING A



BUILDING A



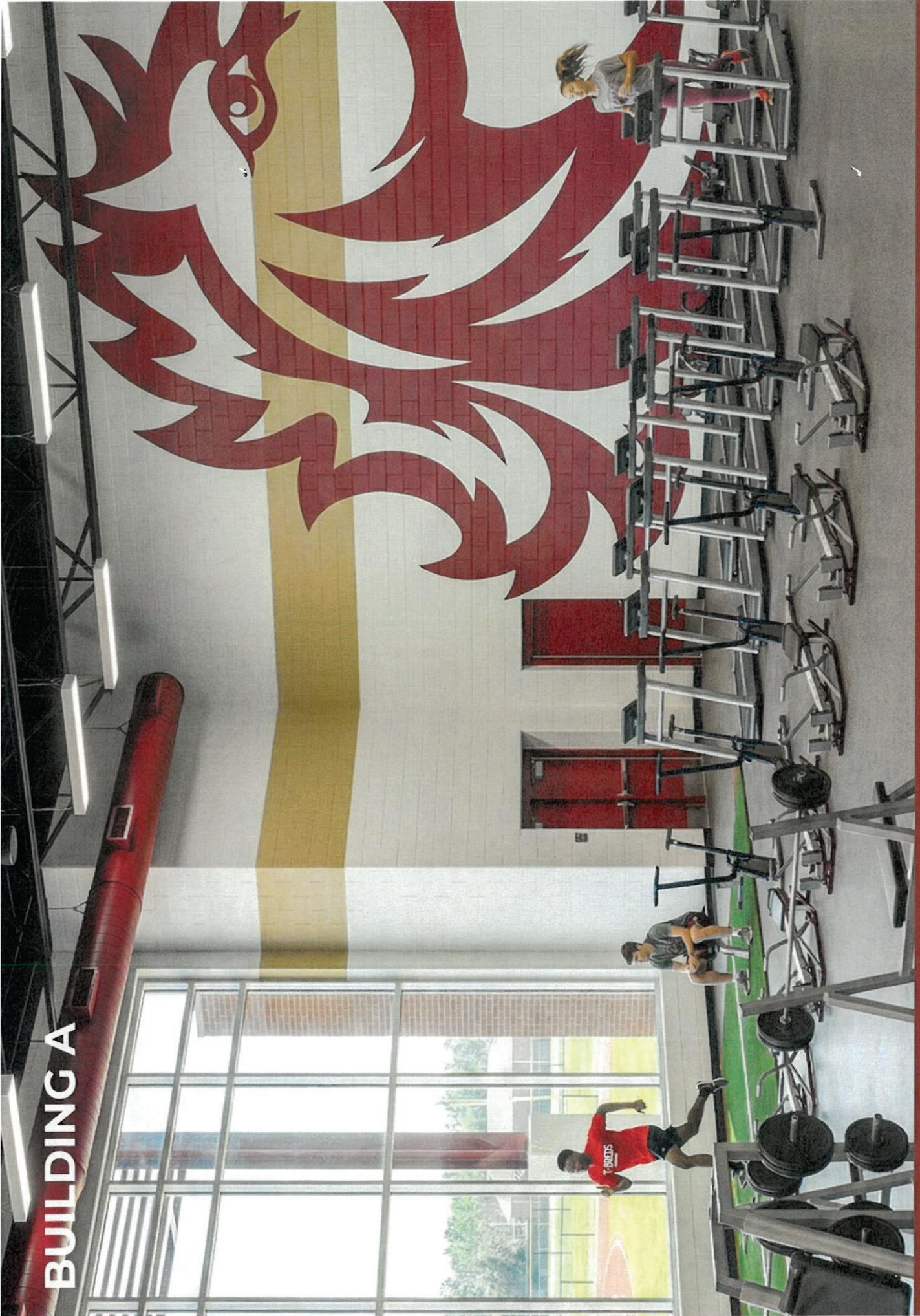
BUILDING A



BUILDING A



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BUILDING B

SOUTH AIKEN
HIGH SCHOOL



BUILDING B



BUILDING B



BUILDING B



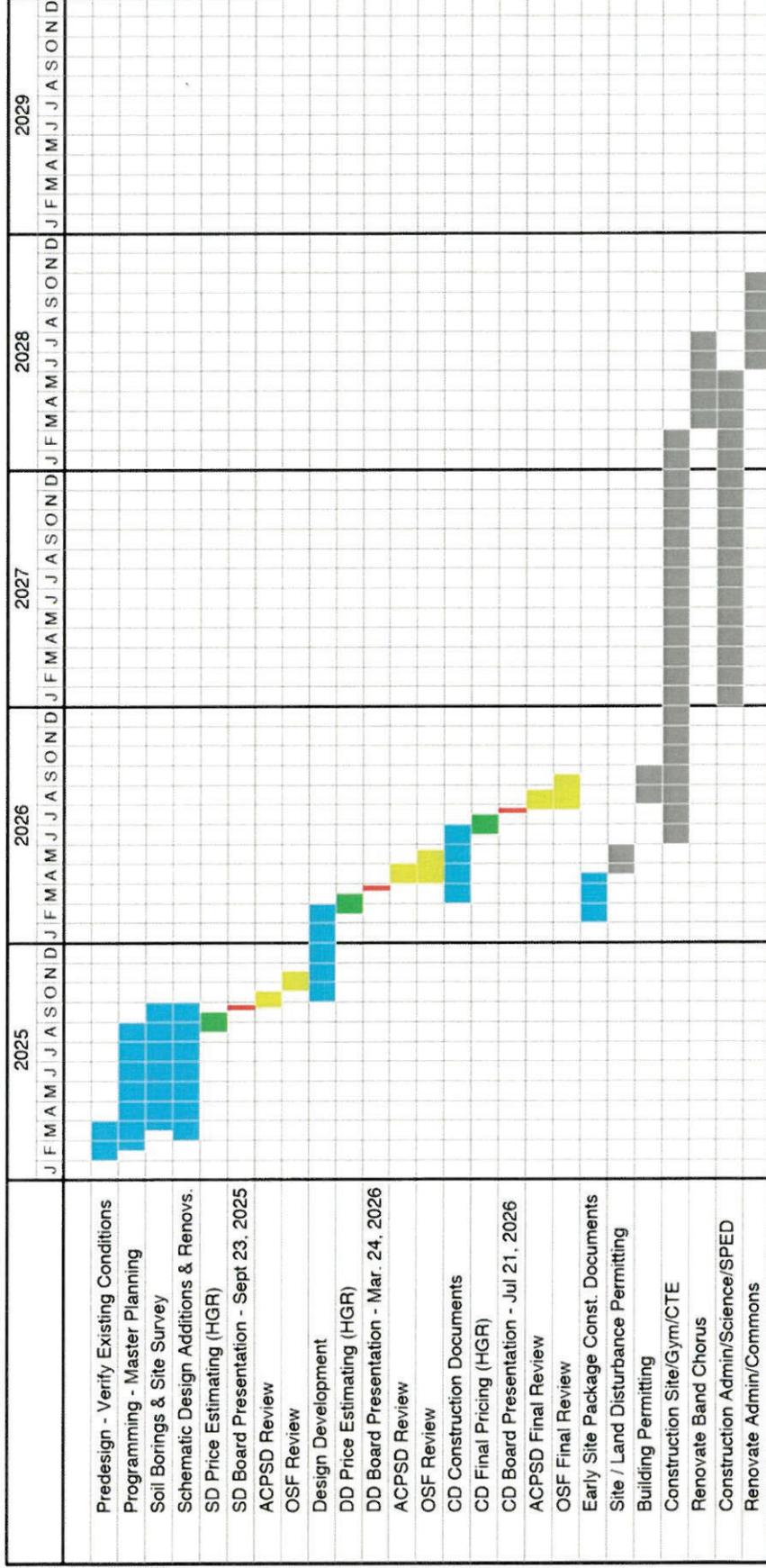
PROJECT BUDGET

	DESCRIPTION	SQUARE FEET	PRICE PER SQFT	TOTAL	PRICE PER SQFT	TOTAL	PRICE PER SQFT	TOTAL	
BUILDING A	ADMINISTRATION	7,612	350	\$2,664,200.00	420	\$3,197,040.00			
	SCIENCE LABS	11,700	450	\$5,265,000.00	540	\$6,318,000.00			
	CULINARY	5,000	450	\$2,250,000.00	540	\$2,700,000.00			
	CLASSROOMS, CORRIDORS,	19,088	350	\$6,680,800.00	420	\$8,016,960.00			
	CANOPY FROM NEW LOBBY TO COMMONS	2,675	200	\$535,000.00	252	\$674,100.00			
	BUILDING TOTAL	43,400		\$17,395,000.00		\$20,906,100.00			
	BUILDING B	WEIGHT ROOM	5,809	450	\$2,614,050.00	450	\$2,614,050.00		
		COMPETITION GYM	13,800	450	\$6,210,000.00	450	\$6,210,000.00		
		ALL OTHER	20,268	400	\$8,107,200.00	400	\$8,107,200.00		
		RESTROOMS	2,800	450	\$1,260,000.00	450	\$1,260,000.00		
ROTC		5,957	350	\$2,084,950.00	350	\$2,084,950.00			
AGRICULTURE		5,958	450	\$2,681,100.00	615	\$3,615,186.00			
WELDING		5,958	450	\$2,681,100.00	650	\$3,872,700.00			
GREENHOUSE		6,000	415	\$249,000.00	65	\$390,000.00			
EXTERIOR BASEBALL/SOFTBALL RESTROOMS		1,000	450	\$450,000.00	450	\$450,000.00			
BUILDING TOTAL		61,550		\$26,337,400.00		\$28,604,086.00			
RENOVATION C	NEW BAND ROOM	4,773	250	\$1,193,250.00	173	\$825,729.00			
	NEW CHORUS ROOM	3,550	200	\$710,000.00	174	\$617,700.00			
	RESTROOMS	550	450	\$247,500.00	350	\$192,500.00			
	AUDITORIUM	3,811	100	\$381,100.00	--				
BUILDING TOTAL	3,000		\$750,000.00	175	\$525,000.00				
BUILDING/RENO TOTALS			\$47,014,250.00		\$51,617,115.00				
SITE WORK	NEW PARKING, NEW ROADWAYS + STORM WATER MANAGEMENT			\$3,000,000.00		\$4,829,808.00			
CONSTRUCTION TOTAL			\$50,014,250.00		\$56,500,923.00				
SOFT COSTS	TESTING, GEOTECHNICAL ENGINEERING, SURVEYS, FEES, FF&E, DATA & SECURITY & I.T, A/E PROFESSIONAL FEES			\$12,503,563.00		8,000,000.00			
CONTINGENCY				\$2,482,187.00		\$1,482,187.00			
GRAND TOTAL PROJECT BUDGET BUDGET DELTA			\$65,000,000.00		\$65,983,110.00		\$983,110.00		



PRELIMINARY PROJECT SCHEDULE

- Design
- Pricing
- Administrative Review
- Construction
- Current status



QUESTIONS & COMMENTS