

BOARD AGENDA ITEM

May 12, 2026

SUBJECT:

Conceptual Drawings for a New Cafeteria at LBC Middle School

BACKGROUND INFORMATION:

The existing cafeteria is small and does not meet functionality requirements. Three lunch periods are required to serve the entire student population. The campus has the space needed for a new cafeteria while allowing the existing cafeteria to continue to be used during construction.

ADMINISTRATIVE CONSIDERATION:

The administration and the architect have conducted a preliminary analysis of the existing cafeteria and determined that it cannot be renovated and still meet modern building code requirements. Building a new cafeteria that complies with the standards of the Office of School Facilities is the best use of District funds.

RECOMMENDATION:

Authorize the administration to proceed with directing the architect to begin schematic design for a new cafeteria utilizing 8% Cyclic Maintenance funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara

LBC MIDDLE SCHOOL - CAFETERIA

CONCEPT DESIGN



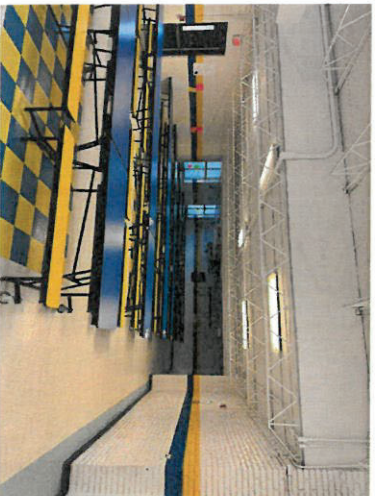
NOTE: THE CONTENT IN THIS DOCUMENT WAS DEVELOPED TO ESTABLISH THE BASIC PROGRAM AND BUDGET INFORMATION TO BEGIN THE PROJECT. WHILE THE CONCEPT DESIGN DOES REFLECT INITIAL INPUT FROM DISTRICT STAFF, THE INFORMATION IS PRELIMINARY AND MUST BE FURTHER DEVELOPED WITH ADDITIONAL INPUT. BEYOND DISTRICT STAFF, WE MUST ALSO DEVELOP THE DESIGN WITH OUR ENGINEERS, SPECIALTY CONSULTANTS, COST ESTIMATOR, AND OSF. THIS CONCEPT IS PRELIMINARY AND WILL LIKELY CHANGE.

LBC MIDDLE SCHOOL - CAFETERIA CONCEPT DESIGN

PROJECT OVERVIEW

After meeting with the principal and district facility staff, we have developed the following initial thoughts regarding the project:

- The existing cafeteria is small and outdated.
- Expanding the existing cafeteria would require significant additional work to the building in order to meet code requirements. The existing limiting factors, such as ceiling height, will generally remain in a renovated space.
- Providing a new, standalone addition provides a better end result and allows us to focus the project funds where you will see them, while providing a greater benefit to the students.
- The existing campus has room for a new addition, allowing the cafeteria to remain operational during construction.



LBC MIDDLE SCHOOL - CAFETERIA CONCEPT DESIGN

EXISTING AERIAL



NOTE: THE PROPOSED ADDITION LOCATION IS CENTRALLY LOCATED TO THE EXISTING CLASSROOM WINGS.

- KEY**
- 1 PROPOSED CAFETERIA LOCATION
 - 2 EXISTING PORTABLES
 - 3 EXISTING CAFETERIA
 - 4 EXISTING CLASSROOM WING
 - 5 EXISTING GYM
 - 6 EXISTING AUDITORIUM

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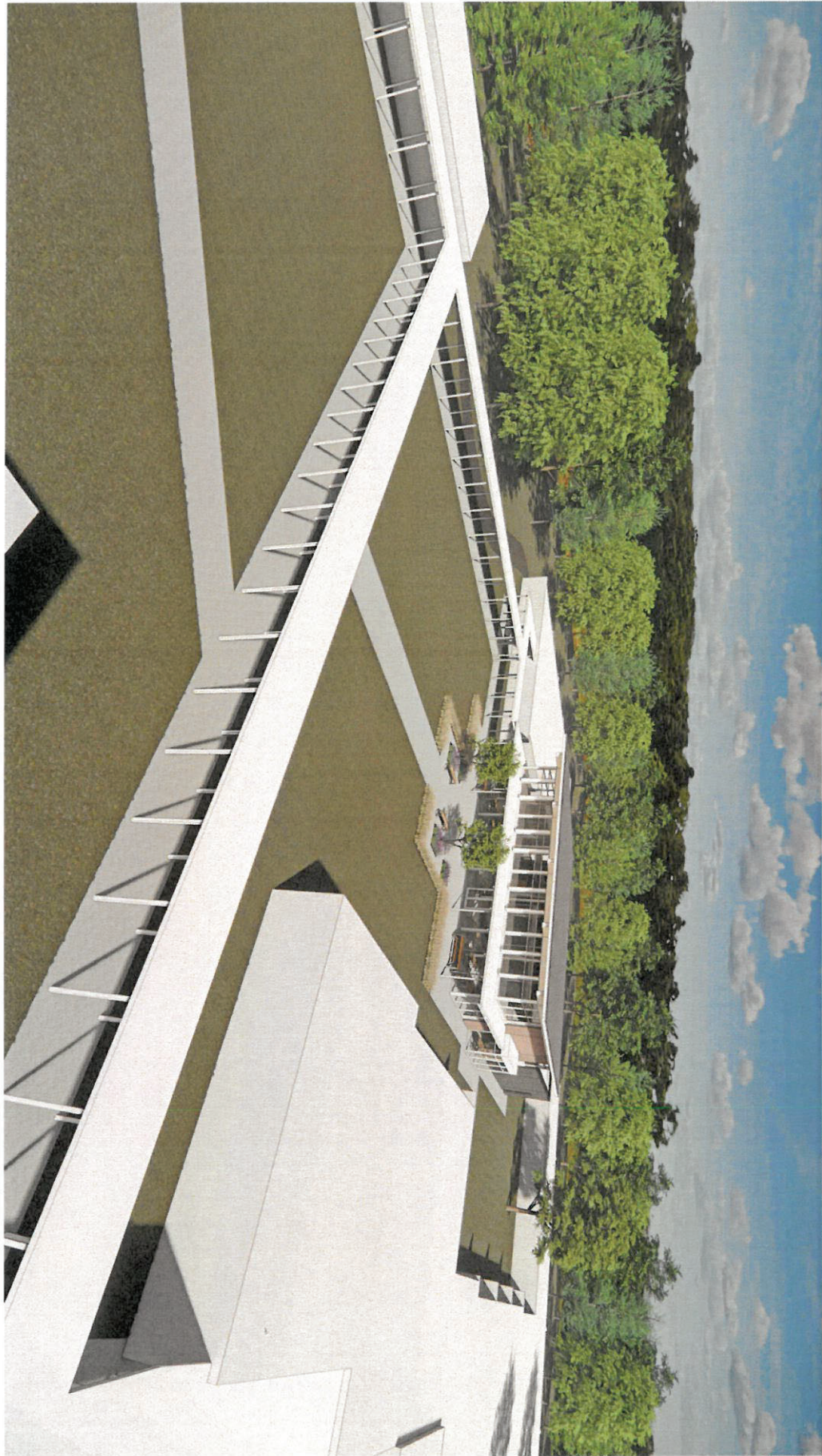


NOTE: THE EXISTING CLASSROOM MASSING IS FAIRLY SHORT DUE TO THE ERA IN WHICH IT WAS BUILT. THE EXISTING AUDITORIUM AND GYM PROVIDE A LARGER SCALE. THE LOCATION OF THE CAFETERIA HELPS TO BALANCE THE MASSING OF THE SITE.

LBC MIDDLE SCHOOL - CAFETERIA CONCEPT DESIGN

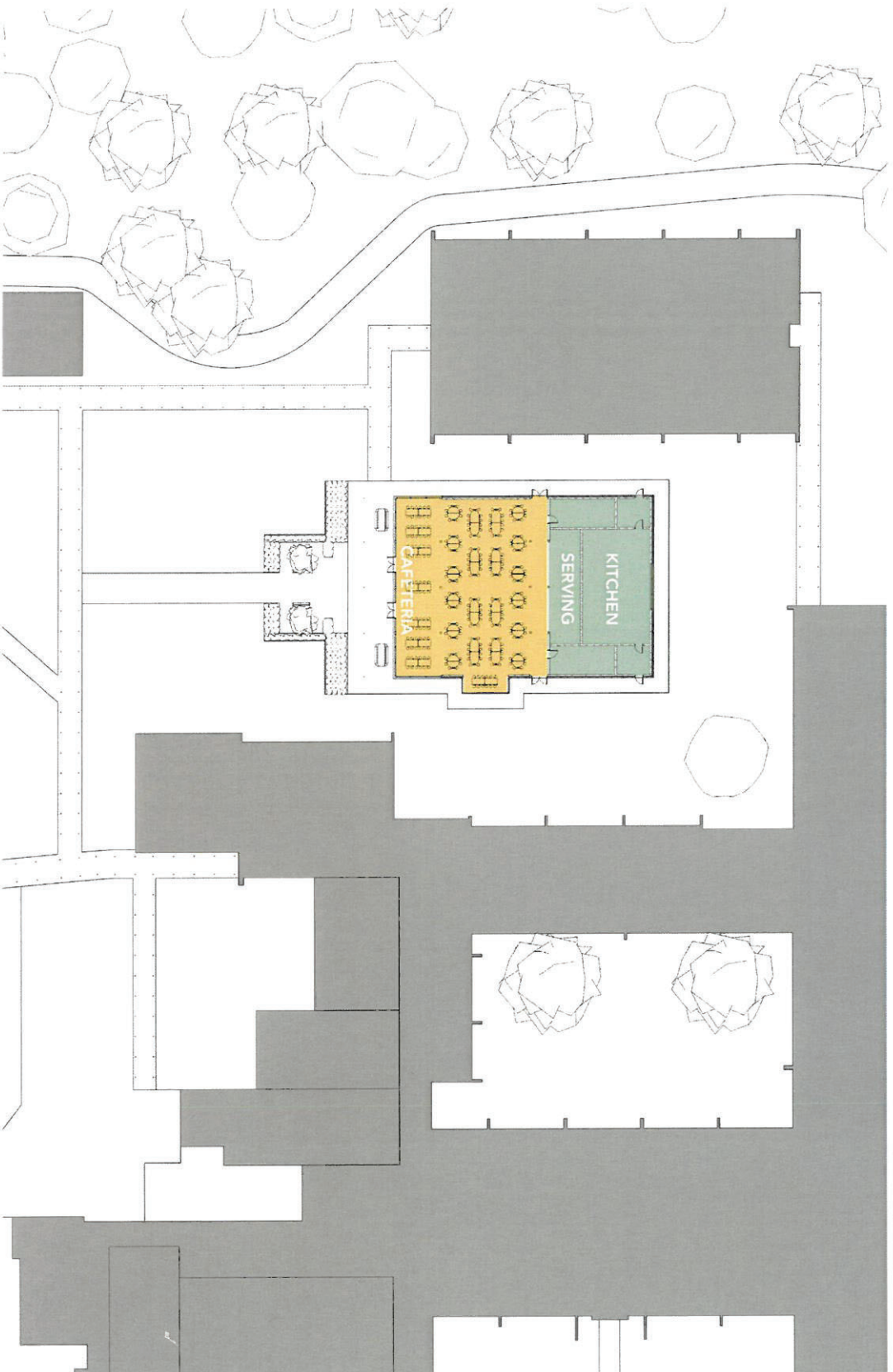


LBC MIDDLE SCHOOL - CAFETERIA CONCEPT DESIGN



LBC MIDDLE SCHOOL - CAFETERIA CONCEPT DESIGN

CONCEPT PLAN



NOTE: THE CONCEPT DESIGN WILL SUPPORT 288 STUDENTS AS SHOWN, WHICH IS ABOUT A 50% INCREASE FROM THE CURRENT 190 STUDENTS. (190 x 1.5 = 285)

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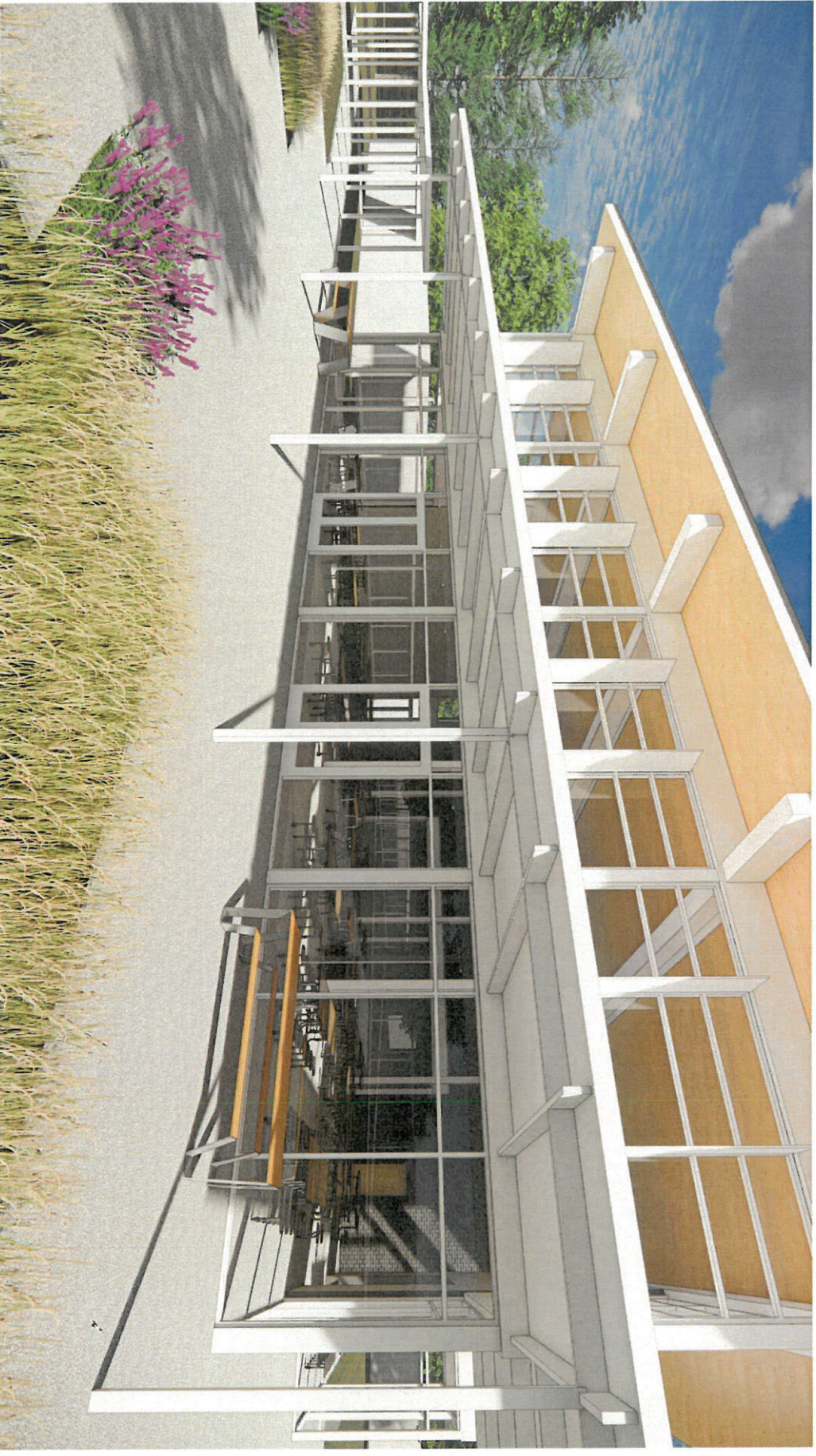
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AIKEN COUNTY PUBLIC SCHOOLS



Conceptual Cost Worksheet - Langley-Bath-Clearwater Middle School

TOTAL PROJECT COST WORKSHEET

ESTIMATED PROJECT HARD COSTS

SITE CONSTRUCTION			
Connecting Canopies		\$	250,000
Outdoor Eating Patio and Entry Plaza		\$	150,000
SITE TOTAL ESTIMATED COST		\$	400,000
BUILDING CONSTRUCTION			
Cafeteria and Kitchen Addition (7,500 SF @ \$550/SF)		\$	4,125,000
Access Control Allowance		\$	35,000
Data Allowance		\$	35,000
Door Hardware Allowance		\$	65,000
BUILDING TOTAL ESTIMATED COST		\$	4,260,000
SUB-TOTAL FOR CONSTRUCTION		\$	4,660,000
DESIGN CONTINGENCY	3%	\$	139,800
CONSTRUCTION CONTINGENCY	3%	\$	139,800
TOTAL ESTIMATED HARD COSTS		\$	4,939,600

ESTIMATED PROJECT SOFT COSTS

FF&E - FURNITURE, FIXTURES, AND EQUIPMENT		\$	148,188
LOW VOLTAGE (AV, IT, SECURITY, ETC.)		\$	74,094
TOTAL ESTIMATED SOFT COSTS		\$	222,282

ESTIMATED PROJECT FEES

BASIC SERVICES PROFESSIONAL FEES (CIVIL, ARCHITECTURE, STRUCTURAL, MEP)	7.50%	\$	370,470
ADDITIONAL SERVICES PROFESSIONAL FEES (COST ESTIMATING, FURNITURE, LANDSCAPE ARCHITECTURE, FOODSERVICE CONSULTANT)		\$	66,648
SURVEY		\$	15,000
GEOTECHNICAL REPORT		\$	10,000
THIRD PARTY TESTING AND INSPECTIONS		\$	60,000
IMPACT AND TAP FEES		\$	-
TOTAL ESTIMATED PROJECT FEES		\$	522,118

ESTIMATED TOTAL PROJECT COST **\$ 5,684,000**