

## **BOARD AGENDA ITEM**

March 24, 2026

### **SUBJECT:**

Design development drawings and budget for the Silver Bluff High School High School Renovation/Addition Project

### **BACKGROUND INFORMATION:**

The administration, in conjunction with McMillian Pazdan Smith (MPS) architecture, has completed the design documents for the Silver Bluff High School. The current estimated construction budget is \$49,024,789. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$55,790,889. The scope of work would be to build new additions at Silver Bluff High School and minimal renovations of existing classrooms. The project will be funded using 2024 1% funds.

### **ADMINISTRATIVE CONSIDERATION:**

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

### **RECOMMENDATIONS:**

Review the design development narrative, plans and preliminary construction cost estimate for the Silver Bluff High School High School renovation and addition as presented by McMillan Pazdan Smith architecture (MPS) for information. The total budget needed is \$55,000,000 using 2024 1% funds.

### **PREPARED BY:**

Tim Yarborough  
Michael F. Jara



**AIKEN COUNTY**

PUBLIC SCHOOLS





## DESIGN DEVELOPMENT SUMMARY

# SILVER BLUFF HIGH SCHOOL

AIKEN COUNTY PUBLIC SCHOOL DISTRICT



mcmillan  
pazdan  
smith  
ARCHITECTURE



# PROJECT GOALS

The additions to Silver Bluff High School were developed through a collaborative process involving extensive discussions and interviews with district staff, facilities personnel, the principal, department heads, teachers, counselors, community members, and Hood Construction. These discussions helped shape a design that meets both current and future needs.

Key goals included creating a *secure* and highly visible *main entrance*, expanding *classroom capacity*, modernizing *science labs*, and establishing future ready CTE spaces for *welding, agricultural science*, and *culinary arts*. The project also includes new *administrative* and *guidance* offices, a state-of-the-art *competition gym* and *weight room*, enhanced facilities for the award-winning *band* program, and a dedicated *NJROTC* suite.

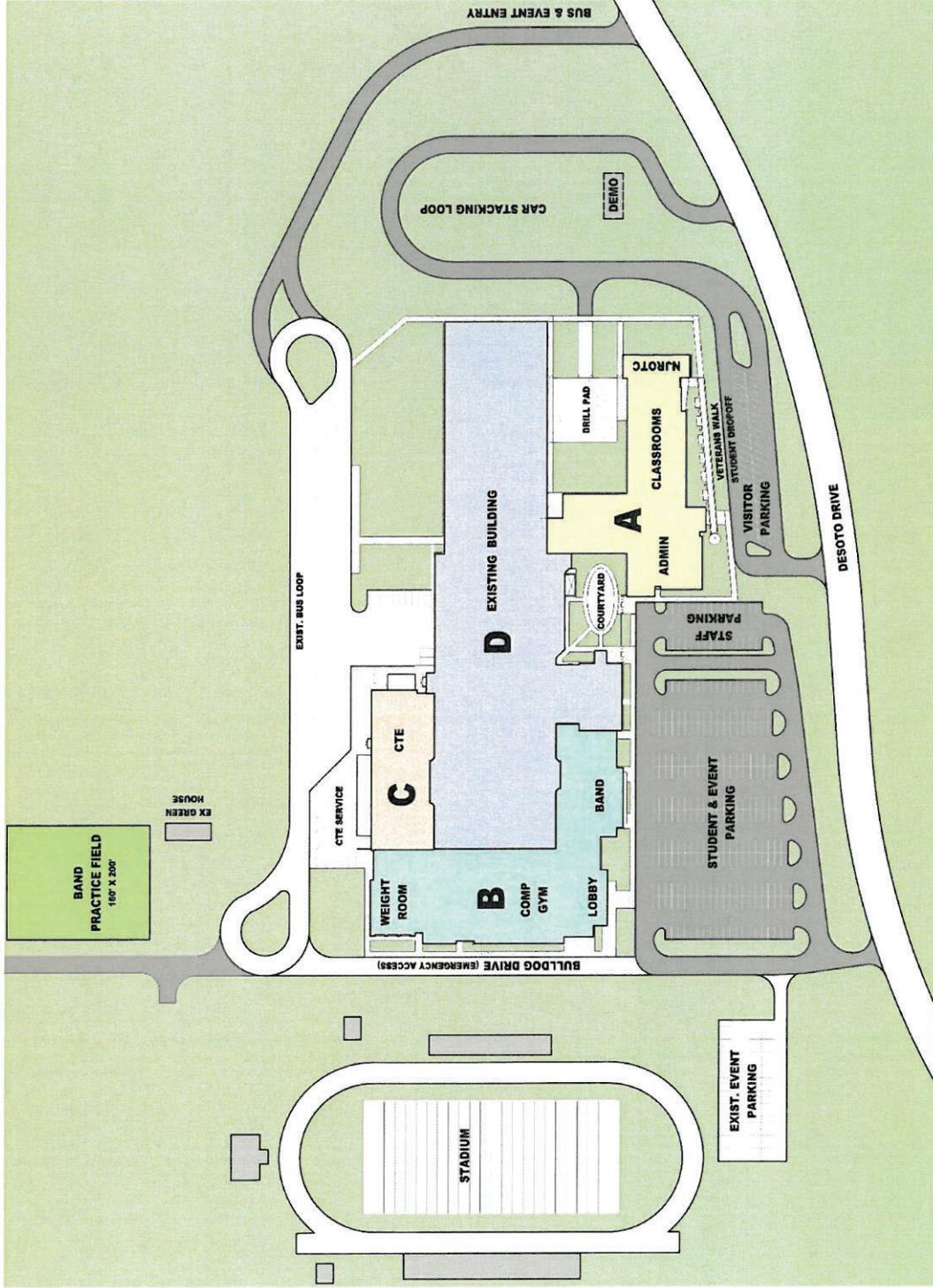
A highlight of the addition is the *Veterans Walk*, a community-driven feature that will relocate existing monuments, military flags, and commemorative pavers to a prominent space between the new entrance and the NJROTC wing.

Renovations to the existing building will include improved *corridor sight lines*, larger *special education* classrooms, new *athletic lockers*, and a new home for onsite *transportation* services.

# PROJECT SITE



# SITE PLAN



# OVERALL PLAN



# ADMIN & CLASSROOMS

- DEPARTMENT LEGEND**
- ADMINISTRATION
  - ATHLETICS
  - CAREER & TECHNICAL EDUCATION
  - CIRCULATION
  - CLASSROOM
  - ELEC. MECH. DATA
  - FINE ARTS
  - GUIDANCE
  - KITCHEN / CUSTODIAL
  - NU/OTC
  - RESTROOMS
  - SCIENCE
  - SCIENCE LAB
  - SPEL
  - STORAGE



# AREA A PLAN

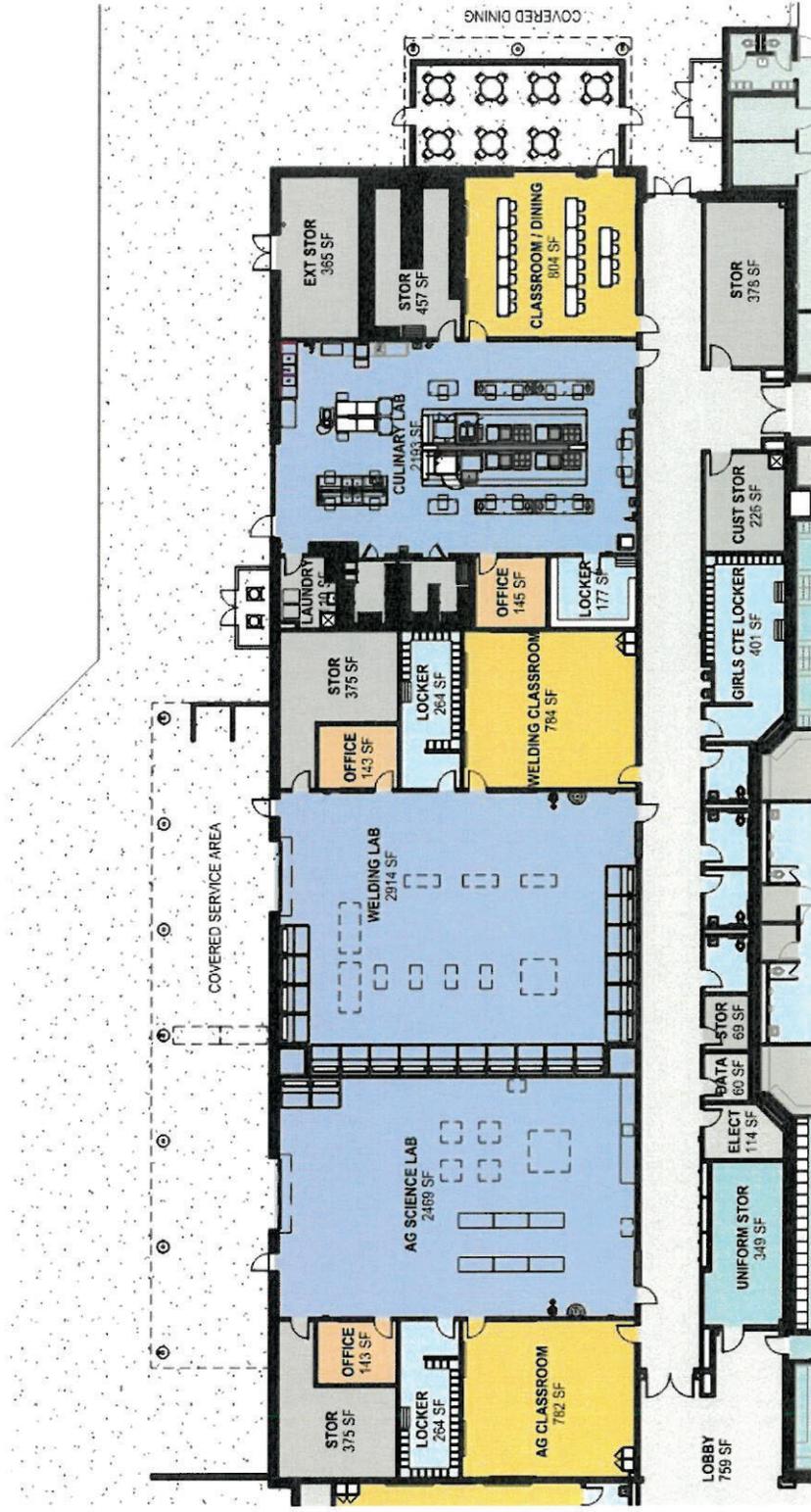


# CAREER & TECHNICAL EDUCATION

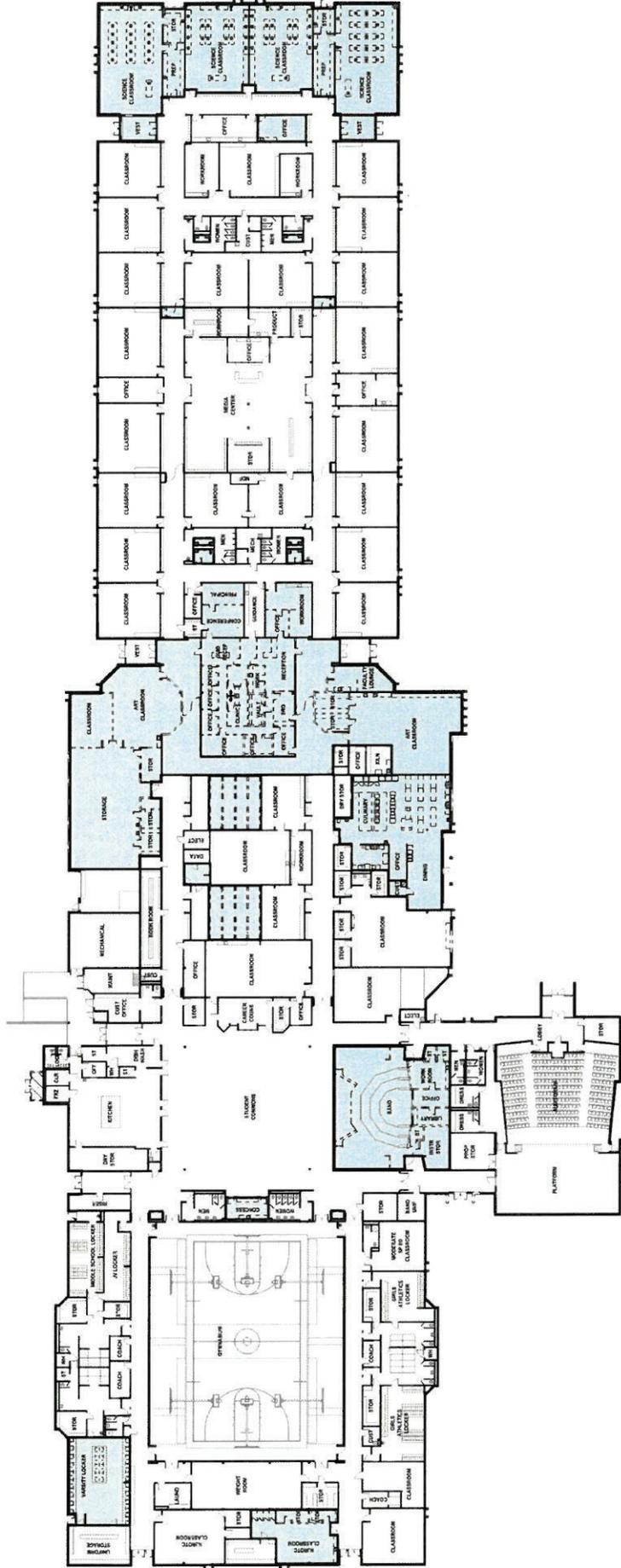
## DEPARTMENT LEGEND

- ADMINISTRATION
- ATHLETICS
- CAREER & TECHNICAL EDUCATION
- CIRCULATION
- CLASSROOM
- ELEC, MECH, DATA
- FINE ARTS
- GUIDANCE
- KITCHEN / CUSTODIAL
- NUROTC
- RESTROOMS
- SCIENCE
- SCIENCE LAB
- SPEED
- STORAGE

# AREA C PLAN



# DEMOLITION FLOOR PLAN



# AREA D PLAN





MAIN ENTRANCE  
SILVER BLUFF HIGH SCHOOL RENDERING

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

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MAIN ENTRANCE  
SILVER BLUFF HIGH SCHOOL RENDERING

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SILVER BLUFF HIGH SCHOOL | MARCH 24, 2026 | P-13



**GYM ENTRANCE & BAND ROOM  
SILVER BLUFF HIGH SCHOOL RENDERING**



**GYM & WEIGHT ROOM  
SILVER BLUFF HIGH SCHOOL RENDERING**

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**NJROTC & CLASSROOMS  
SILVER BLUFF HIGH SCHOOL RENDERING**



**VETERANS WALK  
SILVER BLUFF HIGH SCHOOL RENDERING**

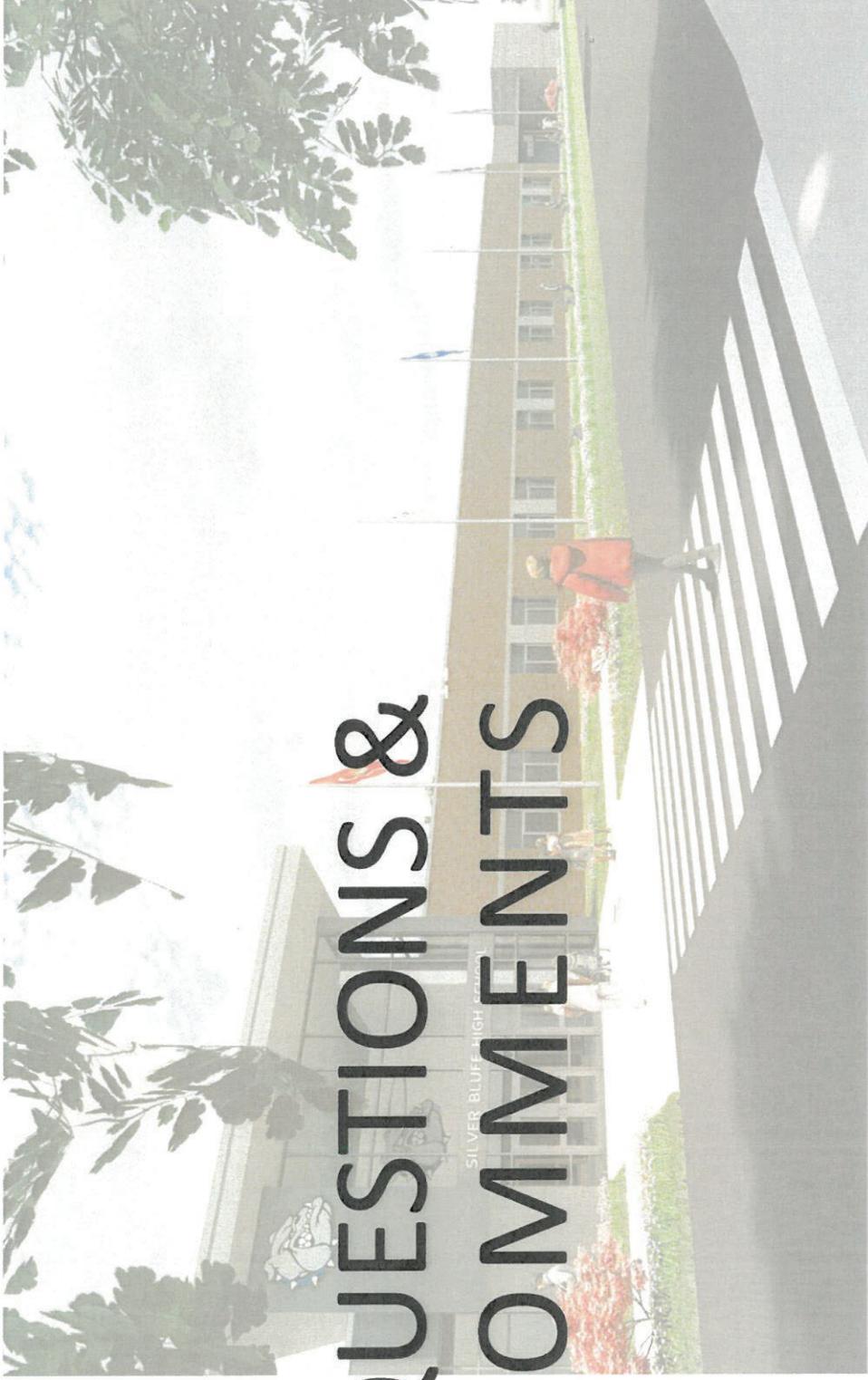
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# BUDGET

SILVER BLUFF PRELIMINARY BUDGET						
Aiken, SC						
March 24, 2026						
DESCRIPTION	SCHEMATIC DESIGN			DESIGN DEVELOPMENT		
	SQUARE FEET	COST PER SQFT	TOTAL COST	SQUARE FEET	COST PER SQFT	TOTAL COST
<b>AREA A</b>						
Administration/Guidance	11,420	\$350	\$3,997,000	11,192	\$352	\$3,939,443
Classrooms	6,280	\$350	\$2,198,000	6,154	\$350	\$2,154,040
Science	13,270	\$450	\$5,971,500	13,005	\$370	\$4,811,702
ROTC	7,880	\$350	\$2,758,000	7,722	\$350	\$2,702,840
<b>Building A Totals</b>	<b>38,850</b>		<b>\$14,924,500</b>	<b>38,073</b>		<b>\$13,608,025</b>
<b>AREA B</b>						
Fine Arts	12,780	\$320	\$4,089,600	12,524	\$375	\$4,696,650
Competition Gym	24,480	\$320	\$7,833,600	23,990	\$365	\$8,756,496
Athletics	12,680	\$320	\$4,057,600	12,426	\$355	\$4,411,372
Weight Room	5,760	\$320	\$1,843,200	5,645	\$350	\$1,975,660
<b>Building B Totals</b>	<b>55,700</b>		<b>\$17,824,000</b>	<b>54,586</b>		<b>\$19,840,198</b>
<b>AREA C</b>						
CTC	19,300	\$333	\$6,426,900	19,300	\$357	\$6,765,100
<b>Building C Totals</b>	<b>19,300</b>		<b>\$6,426,900</b>	<b>19,300</b>		<b>\$6,765,100</b>
<b>AREA D</b>						
Renovation of Several Areas in Existing School	28,085	\$100	\$2,808,500	29,030	\$145	\$4,209,718
<b>Building D Totals</b>	<b>28,085</b>		<b>\$2,808,500</b>	<b>29,030</b>		<b>\$4,209,718</b>
<b>SITE WORK</b>						
New Parking, New Roadways, and Storm Water Management			\$4,500,000			\$4,601,748
<b>SOFT COST</b>						
Testing, Geotechnical Engineering, Surveys, Fees, FF&E, Data, Security, IT, & A/E Fees			\$7,016,100			\$6,016,100
<b>CONTINGENCY</b>						
Project Contingency			\$1,500,000			\$750,000
<b>TOTALS</b>						
<b>BUILDING/RENOVATION TOTALS</b>			<b>\$41,983,900</b>			<b>\$44,423,041</b>
<b>CONSTRUCTION TOTAL</b>			<b>\$46,483,900</b>			<b>\$49,024,789</b>
<b>GRAND TOTAL</b>			<b>\$55,000,000</b>			<b>\$55,790,889</b>
<b>PROJECT BUDGET TOTAL</b>			<b>\$55,000,000</b>			<b>\$55,000,000</b>



# QUESTIONS & COMMENTS