

HAMMOND HILL ELEMENTARY SCHOOL RENOVATIONS AND EXPANSIONS



DESIGN DEVELOPMENT AND BUDGET
MARCH 24, 2020

CFS | Cheatham Fletcher Scott
ARCHITECTS + DESIGNERS

PROJECT GOALS

- ELIMINATE 9 PORTABLE CLASSROOMS
- REMOVE OUTDATED 1950'S FACILITIES
- RENOVATE EXISTING 1990'S FACILITIES
- IMPROVE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW
- IMPROVE SCHOOL SAFETY
- MAKE ENTIRE SCHOOL HANDICAP ACCESSIBLE
- IMPROVE SCHOOL IMAGE AND AESTHETICS
- DEVELOP OVERALL MASTER PLAN FOR THE ENTIRE SCHOOL CAMPUS

PROGRAM SUMMARY

PHASE I • BASE BID

NEW CLASSROOMS	
SECOND GRADE	5
THIRD GRADE	6
FOURTH GRADE	6
FIFTH GRADE	6
SHARED SPACES	
SCIENCE CLASSROOM	1
RESOURCE ROOM	3
SPEECH ROOM	1
STAFF SPACES	
TEACHER PLANNING ROOM	1
CLINIC W/ OFFICE	
GUIDANCE SUITE W/ 2 OFFICES	
PROVIDED FIXTURES	
TOILETS/URINALS (BOYS)	10
TOILETS (GIRLS)	10
LAVATORIES	12
DRINKING FOUNTAINS	8
INDIVIDUAL TOILETS	5
STORAGE/SUPPORT SPACES	
LAUNDRY	1
STORAGE ROOM	2
BOOK ROOMS	1
CUSTODIAL ROOMS	2
DATA ROOM	2

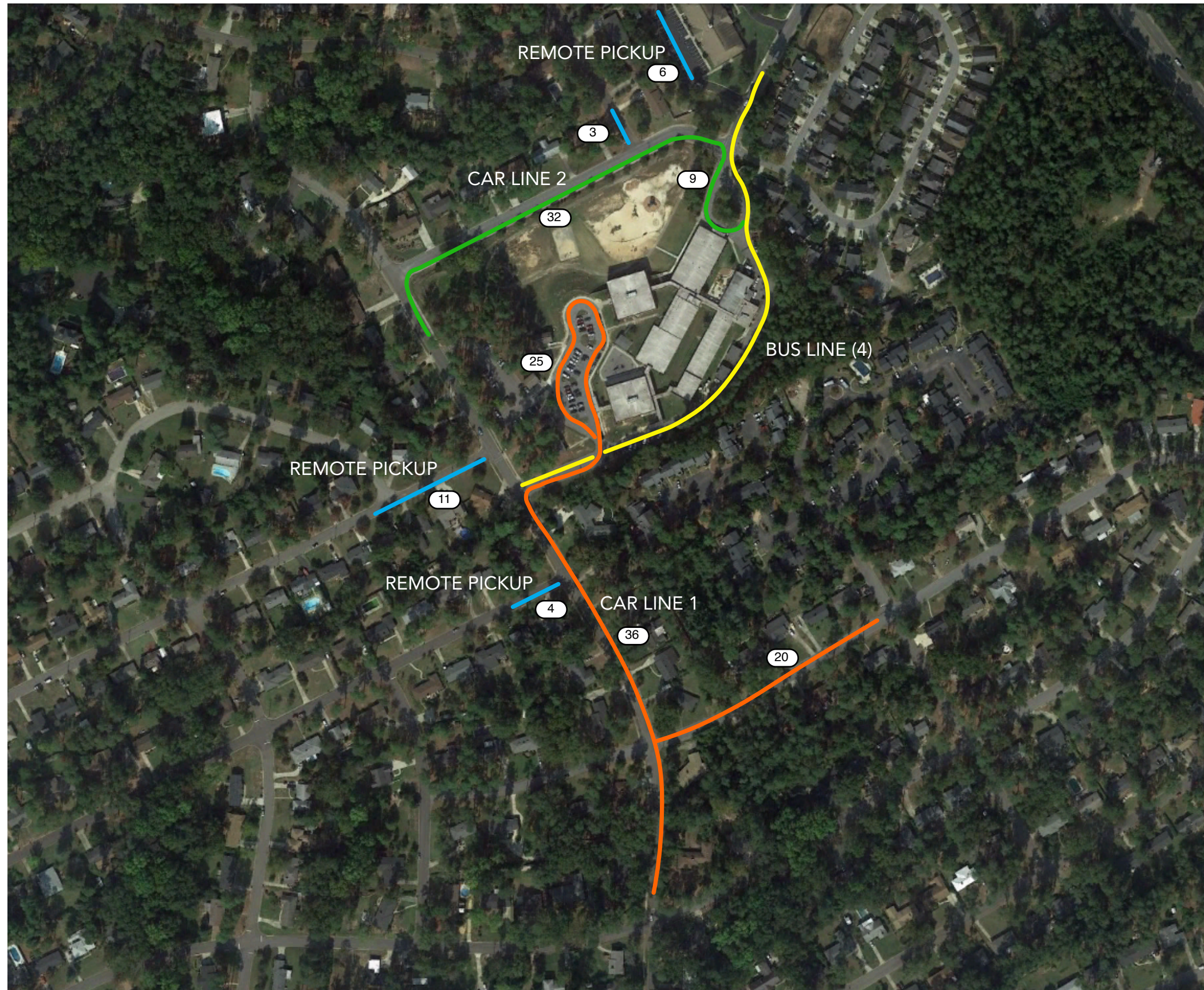
PHASE I • ALTERNATE

SHARED SPACES	
COMPUTER LAB	1
CAFETERIA	
STORAGE/SUPPORT SPACES	
KITCHEN SERVERY	
STORAGE ROOM	1
PROVIDED FIXTURES	
TOILETS/URINALS (BOYS)	4
TOILETS (GIRLS)	4
LAVATORIES	4
INDIVIDUAL TOILETS	2
DRINKING FOUNTAINS	4

FUTURE MASTER PLAN

NEW CLASSROOMS	
FIRST GRADE	5
SECOND GRADE	1
5K	3
SPECIAL EDUCATION	1
SHARED SPACES	
MULTI-PURPOSE ROOM	1
COMPUTER LAB	1
STAFF/SUPPORT SPACES	
ADMINISTRATIVE OFFICE	
SUITE	1
STORAGE ROOM	4
PROVIDED FIXTURES	
INDIVIDUAL TOILETS	8
DRINKING FOUNTAINS	4

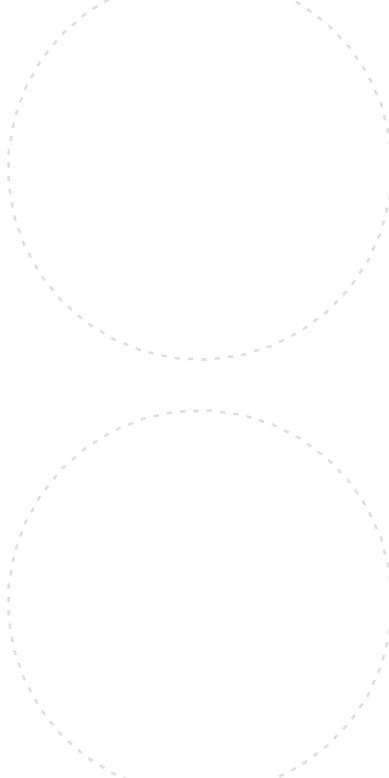
SITE ISSUES



- CONFLICTING VEHICULAR TRAFFIC FLOW
- VEHICULAR TRAFFIC BACKED UP IN THE ADJACENT STREETS
- STEEP SITE TOPOGRAPHY
- DISJOINTED CONNECTIONS BETWEEN THE EXISTING SCHOOL BUILDINGS
- LIMITED KITCHEN SERVICE
- TIGHT BUS DRIVEWAY
- NO SENSE OF PLACE
- VARYING FLOOR ELEVATIONS



SEALS

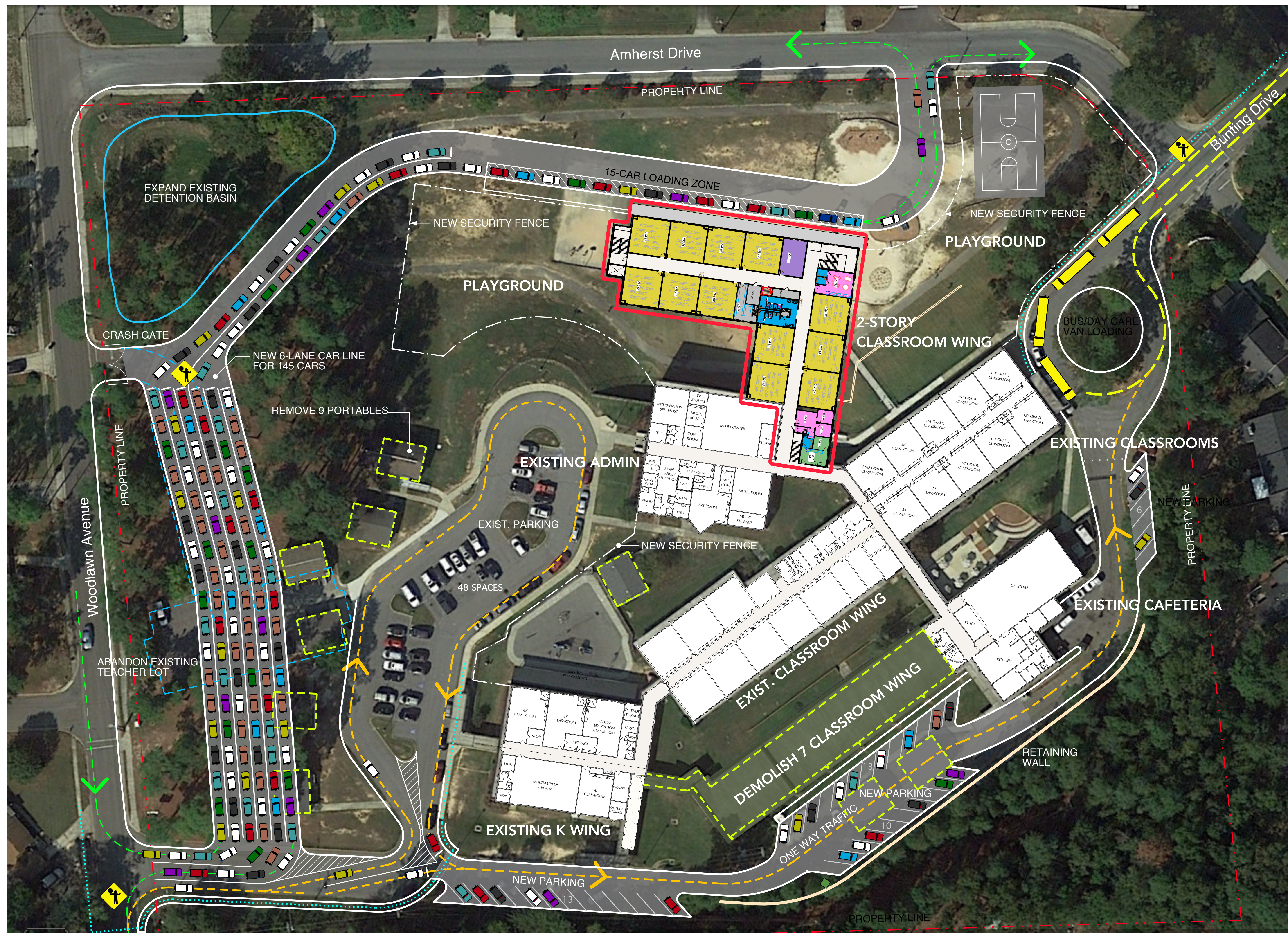
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HAMMOND HILL ELEMENTARY SCHOOL RENOVATIONS & ADDITIONS

Aiken County School District

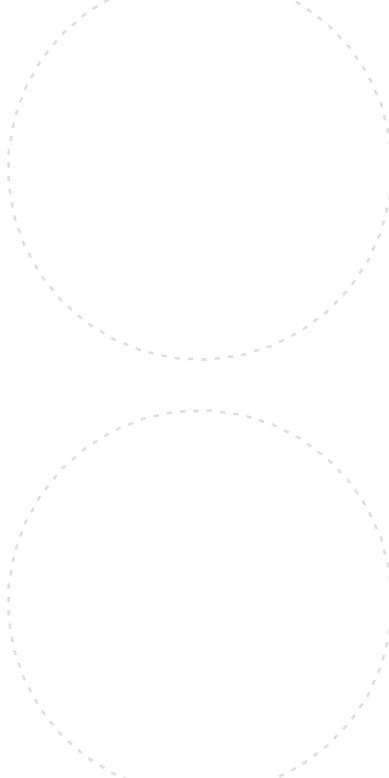
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PROJECT NO:
FILE: HammondHillElementary
DRAWN BY: RMF
CHK'D BY: RMF





SEALS

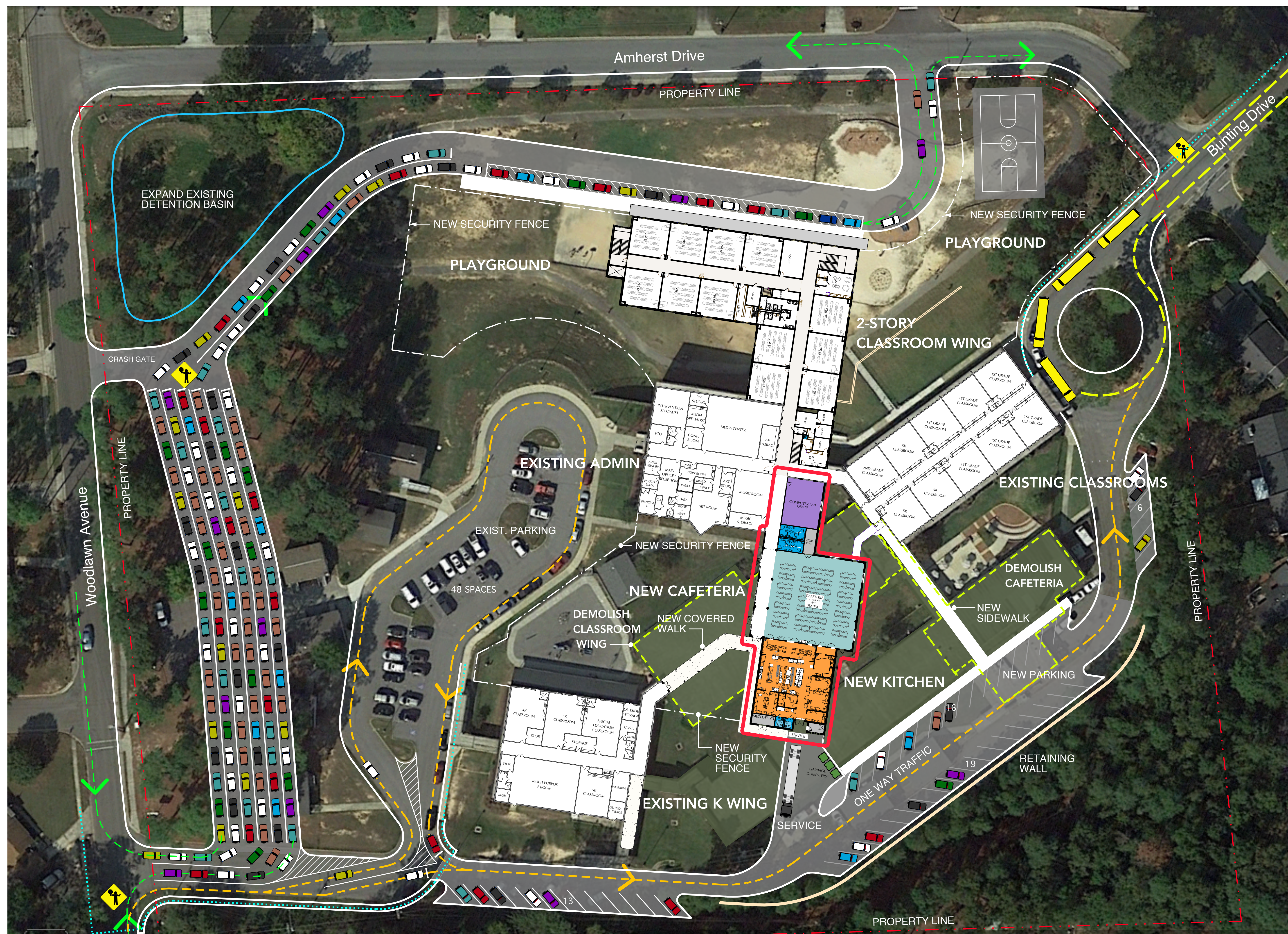
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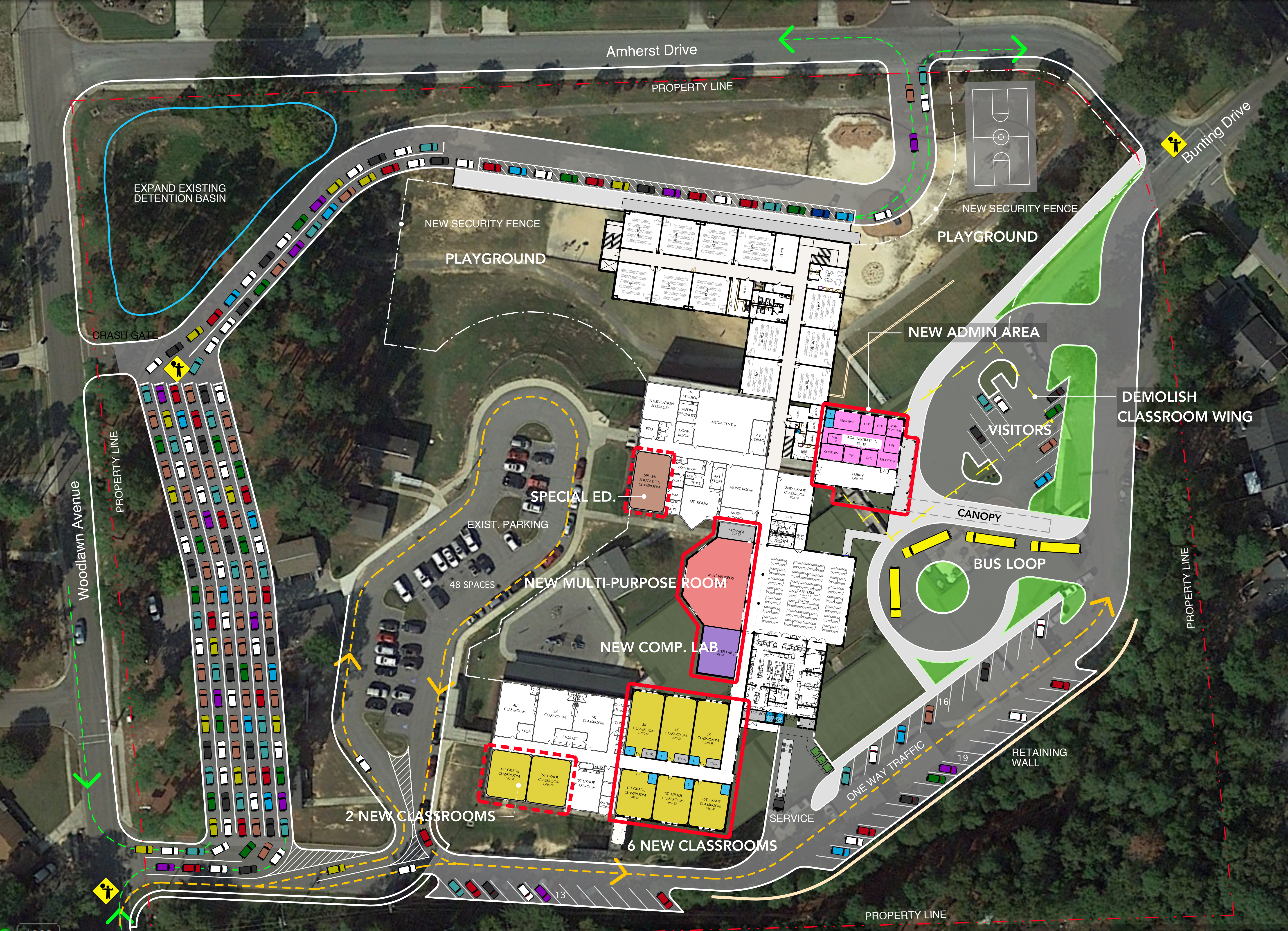
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PROJECT NO:
FILE: HammondHillElementary
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CHK'D BY: RMF





Cheatham Fletcher Scott
ARCHITECTS + DESIGNERS

420 Eighth Street
Augusta, GA 30901
Phone: 706-724-2668
cfsarchitects.com

SEALS

PROJECT TITLE

HAMMOND HILL
ELEMENTARY
SCHOOL
RENOVATIONS &
ADDITIONS

901 West Woodlawn Ave.
North Augusta, SC 29841

Aiken County School District

SITE PLAN -
MASTER PLAN

MARK	DATE	DESCRIPTION
	20/03/11	100% DDs

PROJECT NO:

FILE: HammondHillElementary

DRAWN BY: RMF

CHK'D BY: RMF

[illegible]

PROJECT NO: 2019XXXX
FILE: XXXX-ProjectName
DRAWN BY: CBS
CHK'D BY: CBS





MAIN FLOOR
LEVEL PLAN •
PHASE 1
(ALTERNATE)

[illegible]

PROJECT NO: 2019XXXX
FILE: XXXX-ProjectName
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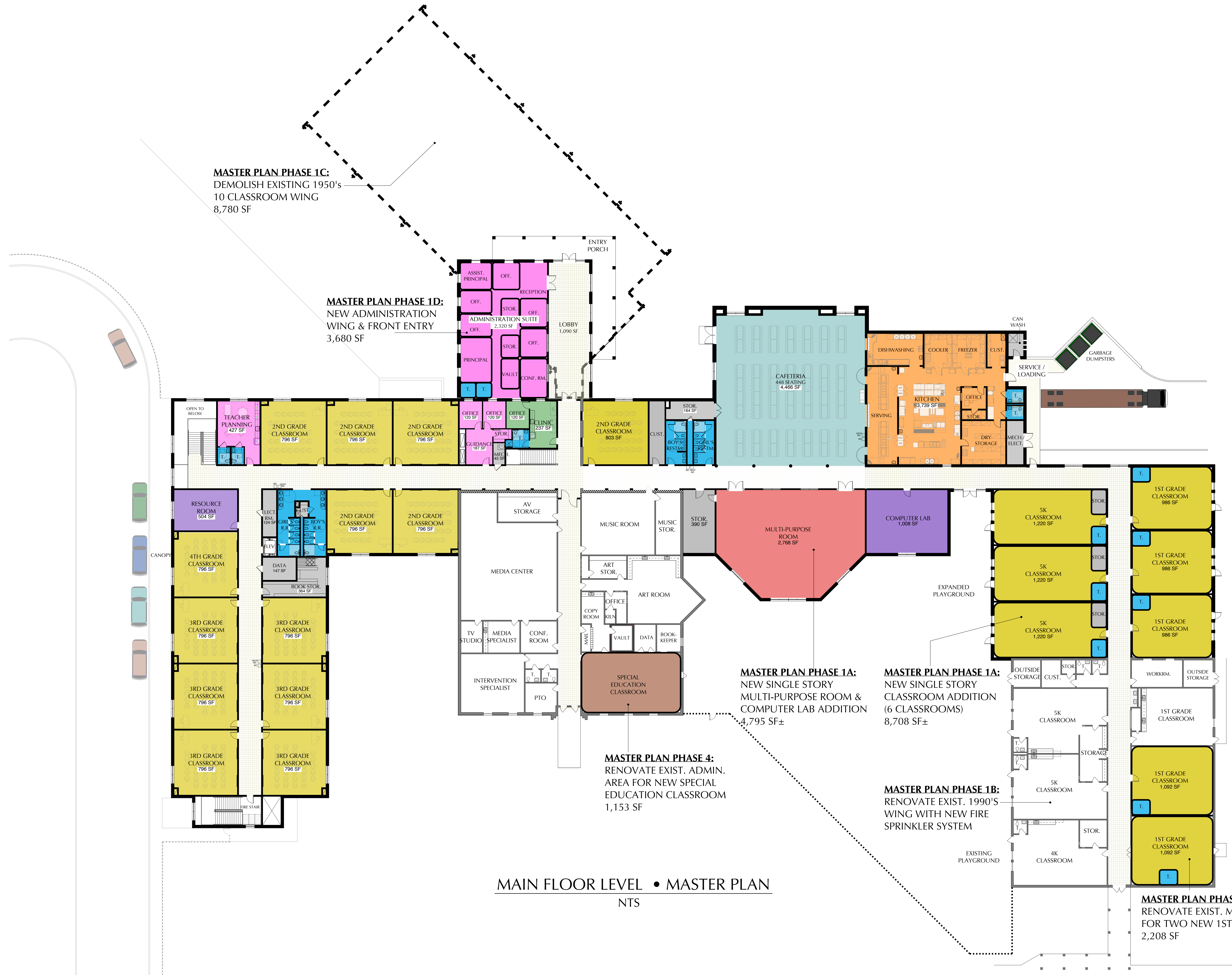


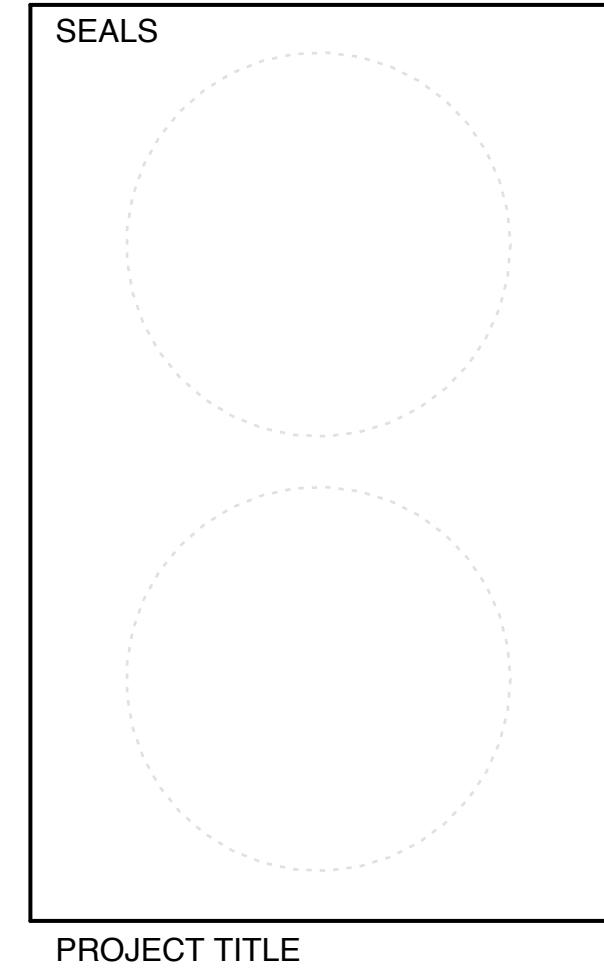


901 West Woodlawn Ave.
North Augusta, SC 29841
Aiken County School District



PROJECT NO: 2019XXXX
FILE: XXXX-ProjectName
DRAWN BY: CBS
CHK'D BY: CBS





HAMMOND HILL
ELEMETARY SCHOOL
RENOVATIONS &
ADDITIONS

901 West Woodlawn Ave.
North Augusta, SC 29841
Aiken County School District

LOWER LEVEL
FLOOR PLAN •
PHASE 1
(BASE BID)

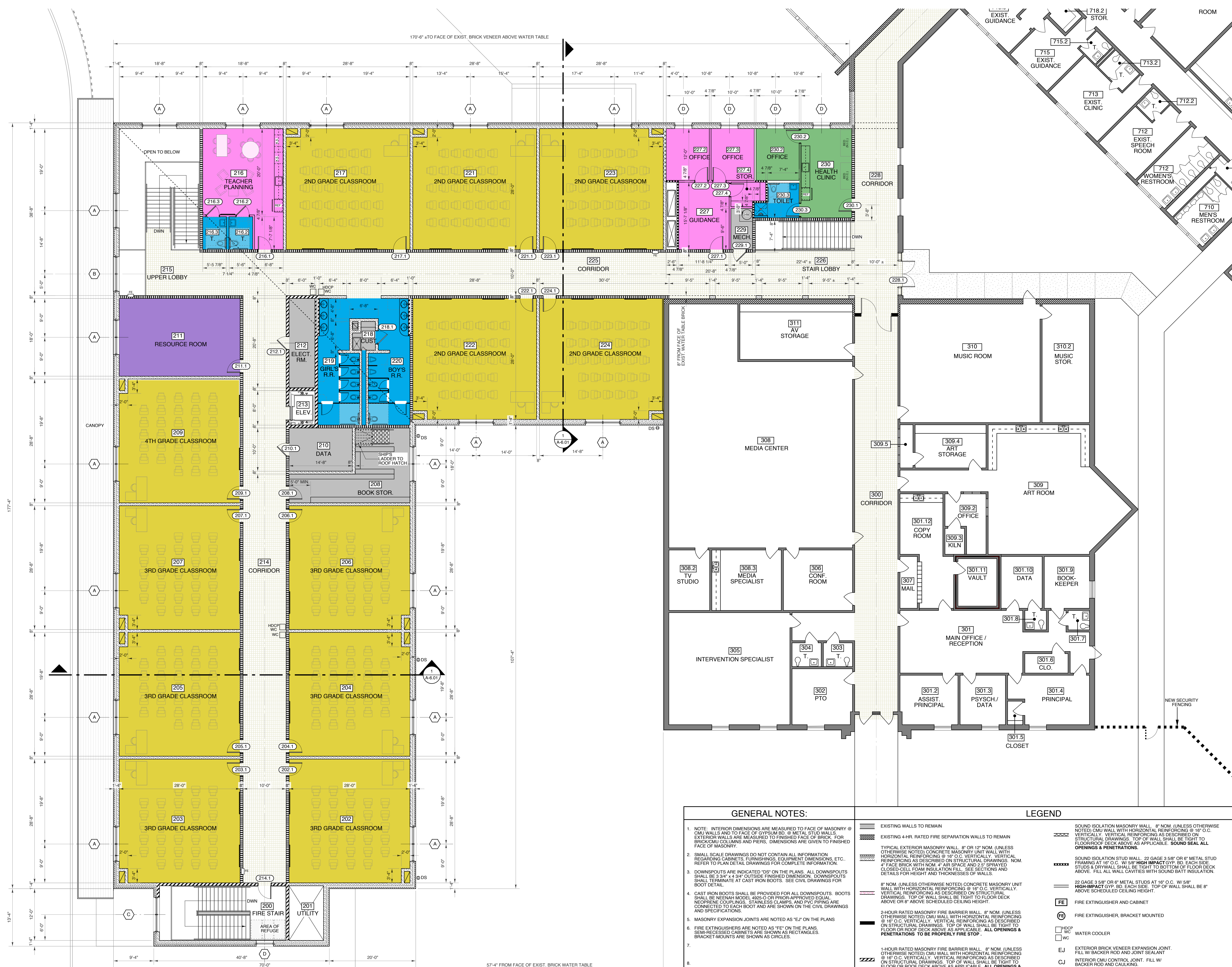
MARK	DATE	DESCRIPTION
	01/08/20	95% CDs

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FILE: XXXX-ProjectName
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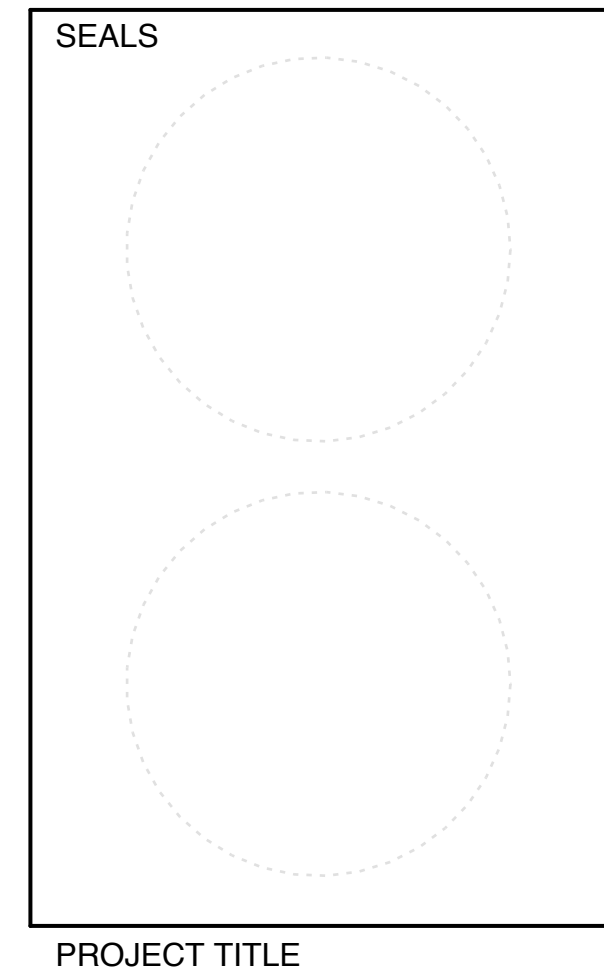
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GENERAL NOTES:	LEGEND
<p>1. NOTE: INTERIOR DIMENSIONS ARE MEASURED TO FACE OF MASONRY @ CMU WALLS AND TO FACE OF GYPSUM BD. @ METAL STUD WALLS. EXTERIOR WALLS ARE MEASURED TO FINISHED FACE OF BRICK. FOR BRICK/CMU COLUMNS AND PIERS, DIMENSIONS ARE GIVEN TO FINISHED FACE OF MASONRY.</p> <p>2. SMALL SCALE DRAWINGS DO NOT CONTAIN ALL INFORMATION REGARDING CABINETS, FURNISHINGS, EQUIPMENT DIMENSIONS, ETC. REFER TO PLAN DETAIL DRAWINGS FOR COMPLETE INFORMATION.</p> <p>3. DOWNSPOUTS ARE INDICATED "DS" ON THE PLANS. ALL DOWNSPOUTS SHALL BE 3 3/4" x 4 3/4" OUTSIDE FINISHED DIMENSION. DOWNSPOUTS SHALL TERMINATE AT CAST IRON BOOTS. SEE CIVIL DRAWINGS FOR BOOT DETAIL.</p> <p>4. CAST IRON BOOTS SHALL BE PROVIDED FOR ALL DOWNSPOUTS. BOOTS SHALL BE NEENAH MODEL 4925-O OR PRIOR-APPROVED EQUAL. NEOPRENE COUPLINGS, STAINLESS CLAMPS, AND PVC PIPING ARE CONNECTED TO EACH BOOT AND ARE SHOWN ON THE CIVIL DRAWINGS AND SPECIFICATIONS.</p> <p>5. MASONRY EXPANSION JOINTS ARE NOTED AS "EJ" ON THE PLANS.</p> <p>6. FIRE EXTINGUISHERS ARE NOTED AS "FE" ON THE PLANS. SEMI-RECESSED CABINETS ARE SHOWN AS RECTANGLES. BRACKET-MOUNTS ARE SHOWN AS CIRCLES.</p> <p>7.</p> <p>8.</p>	<p>EXISTING WALLS TO REMAIN</p> <p>EXISTING 4-HR. RATED FIRE SEPARATION WALLS TO REMAIN</p> <p>TYPICAL EXTERIOR MASONRY WALL. 8" OR 12" NOM. (UNLESS OTHERWISE NOTED) CONCRETE MASONRY UNIT WALL WITH HORIZONTAL REINFORCING @ 16" O.C. VERTICALLY. VERTICAL REINFORCING AS DESCRIBED ON STRUCTURAL DRAWINGS. NOM. 4" FACE BRICK WITH NOM. 4" AIR SPACE AND 2.5" SPRAYED CLOSED-CELL FOAM INSULATION FILL. SEE SECTIONS AND DETAILS FOR HEIGHT AND THICKNESSES OF WALLS.</p> <p>8" NOM. (UNLESS OTHERWISE NOTED) CONCRETE MASONRY UNIT WALL WITH HORIZONTAL REINFORCING @ 16" O.C. VERTICALLY. VERTICAL REINFORCING AS DESCRIBED ON STRUCTURAL DRAWINGS. TOP OF WALL SHALL BE TIGHT TO FLOOR OR ROOF DECK ABOVE AS APPLICABLE. ALL OPENINGS & PENETRATIONS TO BE PROPERLY FIRE STOP.</p> <p>2-HOUR RATED MASONRY FIRE BARRIER WALL. 8" NOM. (UNLESS OTHERWISE NOTED) CMU WALL WITH HORIZONTAL REINFORCING @ 16" O.C. VERTICALLY. VERTICAL REINFORCING AS DESCRIBED ON STRUCTURAL DRAWINGS. TOP OF WALL SHALL BE TIGHT TO FLOOR OR ROOF DECK ABOVE AS APPLICABLE. ALL OPENINGS & PENETRATIONS TO BE PROPERLY FIRE STOP.</p> <p>1-HOUR RATED MASONRY FIRE BARRIER WALL. 8" NOM. (UNLESS OTHERWISE NOTED) CMU WALL WITH HORIZONTAL REINFORCING @ 16" O.C. VERTICALLY. VERTICAL REINFORCING AS DESCRIBED ON STRUCTURAL DRAWINGS. TOP OF WALL SHALL BE TIGHT TO FLOOR OR ROOF DECK ABOVE AS APPLICABLE. ALL OPENINGS & PENETRATIONS TO BE PROPERLY SMOKE SEALED.</p> <p>SOUND ISOLATION MASONRY WALL. 8" NOM. (UNLESS OTHERWISE NOTED) CMU WALL WITH HORIZONTAL REINFORCING @ 16" O.C. VERTICALLY. VERTICAL REINFORCING AS DESCRIBED ON STRUCTURAL DRAWINGS. TOP OF WALL SHALL BE TIGHT TO FLOOR/ROOF DECK ABOVE AS APPLICABLE. SOUND SEAL ALL OPENINGS & PENETRATIONS.</p> <p>22 GAGE 3.5/8" OR 6" METAL STUD FRAMING AT 16" O.C. W/ 5/8" HIGH IMPACT GYP. BD. EACH SIDE. STUDS & DRYWALL SHALL BE TIGHT TO BOTTOM OF FLOOR DECK ABOVE. FILL ALL WALL CAVITIES WITH SOUND BATT INSULATION.</p> <p>22 GAGE 3.5/8" OR 6" METAL STUDS AT 16" O.C. W/ 5/8" HIGH-IMPACT GYP. BD. EACH SIDE. TOP OF WALL SHALL BE 8" ABOVE SCHEDULED CEILING HEIGHT.</p> <p>FE FIRE EXTINGUISHER AND CABINET</p> <p>FE FIRE EXTINGUISHER, BRACKET MOUNTED</p> <p>HDCP WATER COOLER</p> <p>WC</p> <p>EJ EXTERIOR BRICK VENEER EXPANSION JOINT. FILL W/ BACKER ROD AND JOINT SEALANT</p> <p>CJ INTERIOR CMU CONTROL JOINT. FILL W/ BACKER ROD AND CAULKING.</p>



1 UPPER LEVEL FLOOR PLAN • PHASE 1 (BASE BID)
A1.02 SCALE: 1/8" = 1'-0"



HAMMOND HILL
ELEMETARY SCHOOL
RENOVATIONS &
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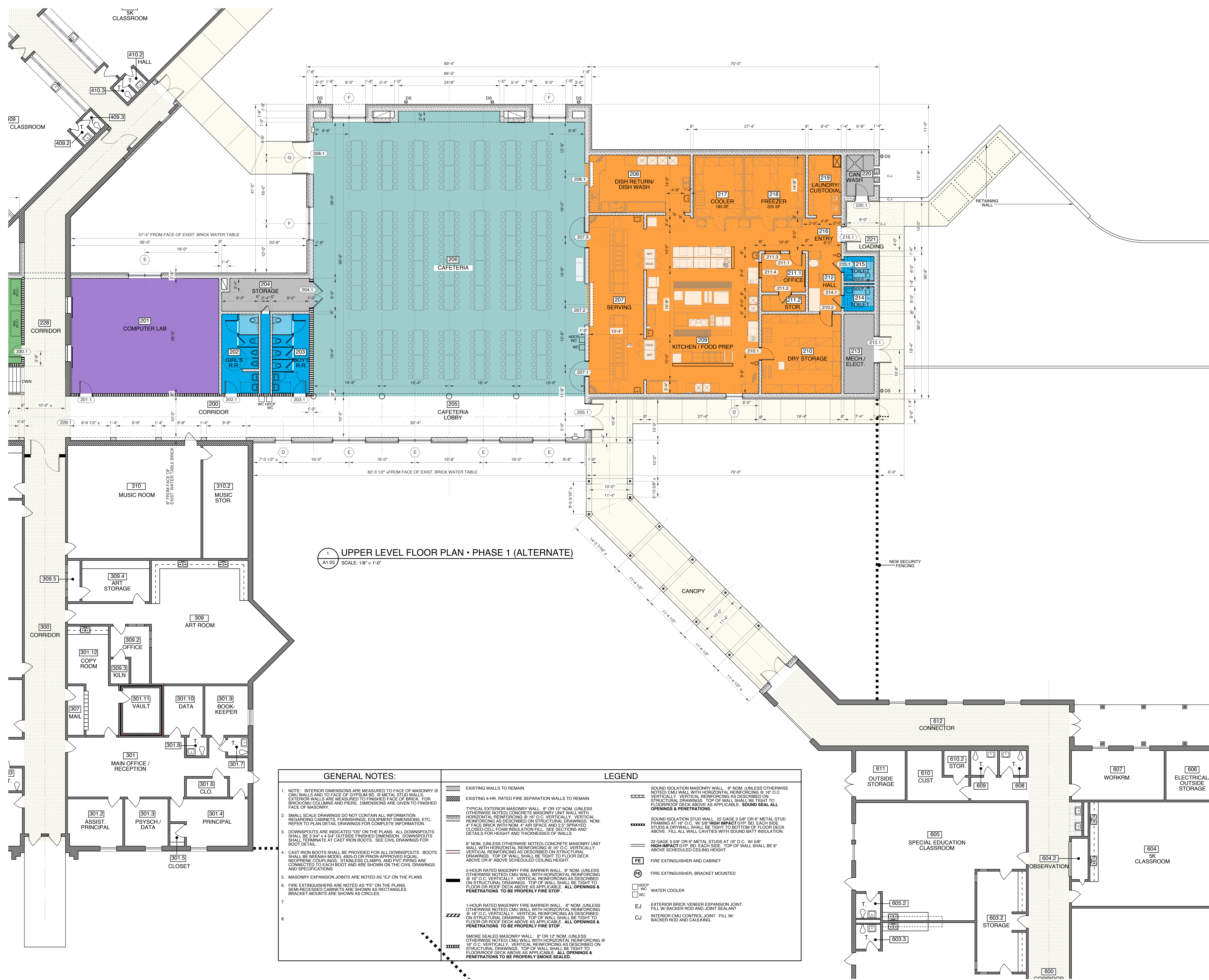
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North Augusta, SC 29841
Aiken County School District

UPPER LEVEL FLOOR PLAN •
PHASE 1
(ALTERNATE)

MARK	DATE	DESCRIPTION
	01/08/20	95% CDs

PROJECT NO: 2019XXXX
FILE: XXXX-ProjectName
DRAWN BY: CBS
CHKD BY: CBS

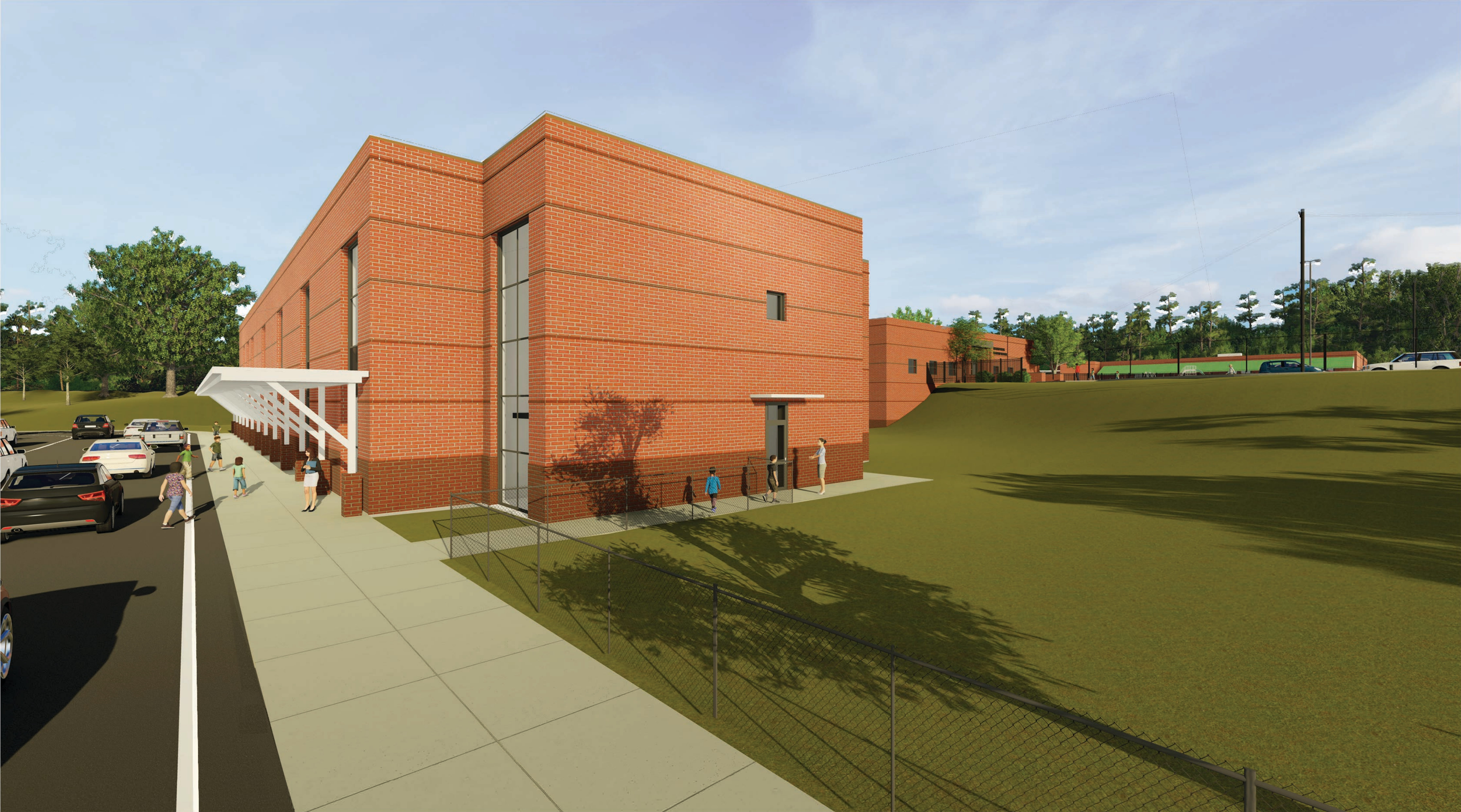
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DESIGN DEVELOPMENT BUDGETS

PHASE I • BASE BID

PROJECT HARD / CONSTRUCTION COSTS	
BUILDING DEMOLITION	
Demolition of Existing 7-Classroom Wing (9,073 SF @ \$33.00/SF)	\$299,409.00
Demolition of Existing Portables (9 @ \$5,000.00/Each)	\$45,000.00
Building Demolition Sub-Total	\$344,409.00
SITE CONSTRUCTION	
Site Clearing & Existing Parking Lot Demolition	
Site Preparation	
New Vehicular Drive, Car Line, & Cueing Lanes	
New Parking	
New Geogrid Retaining Wall	
New Sidewalks	
Site Utilities	
Stormwater Management & Detention Basin Expansion	
General Landscaping & Irrigation	
Site Construction Sub-Total	\$1,100,000.00
BUILDING CONSTRUCTION	
New Classroom Building Addition (37,393 SF @ \$194.00/SF)	\$7,254,242.00
Existing Building Renovations & Improvements (30,400 SF @ \$34.00/SF)	\$1,033,600.00
New Covered Walkway Canopy (1,500 SF @ \$40.00/SF)	\$60,000.00
Building Construction Sub-Total	\$8,347,842.00
CONSTRUCTION COST SUB-TOTAL	\$9,792,251.00
Design Contingency (5%)	\$489,613.00
TOTAL ESTIMATED HARD / CONSTRUCTION COST	\$10,281,864.00
PROJECT SOFT COSTS	
Moving Expenses	
Playground Equipment Relocation	
FF&E • Furniture & Equipment	
Data/Security/IT (TV's, Smartboards, PA Systems, Clocks, etc.)	
A/E Professional Fees	
Survey	
Geotechnical Engineering	
Construction Testing & Inspections	
Impact & Tap Fees	
TOTAL ESTIMATED SOFT COSTS	\$2,533,440.00
TOTAL ESTIMATED PROJECT COST • BASE BID	\$12,815,304.00
Project Contingency (Escalation & Owner Contingency)	\$750,000.00

PHASE I • ALTERNATE

PROJECT HARD / CONSTRUCTION COSTS	
BUILDING DEMOLITION	
Demolition of Existing 8-Classroom Wing (13,087 SF @ 32.00/SF)	\$418,784.00
Demolition of Existing Cafeteria & Kitchen Wing (8,780 SF @ \$32.00/SF)	\$280,960.00
Building Demolition Sub-Total	\$699,744.00
SITE CONSTRUCTION	
Site Preparation	
New Parking	
New Kitchen Service Drive & Loading Apron	
New Screen Walls	
New Sidewalks	
Site Utilities	
Stormwater Management & Detention Basin Expansion	
General Landscaping & Irrigation	
Site Construction Sub-Total	\$270,000.00
BUILDING CONSTRUCTION	
New Cafeteria / Kitchen / Computer Lab Addition (12,305 SF @ \$243.00/SF)	\$2,990,115.00
New Covered Walkway Canopy (935 SF @ \$45.00/SF)	\$42,075.00
Building Construction Sub-Total	\$3,032,190.00
CONSTRUCTION COST SUB-TOTAL	\$4,001,934.00
Design Contingency (5%)	\$200,097.00
TOTAL ESTIMATED HARD / CONSTRUCTION COST	\$4,202,031.00
PROJECT SOFT COSTS	
Moving Expenses	
FF&E • Furniture & Equipment	
Data/Security/IT (TV's, Smartboards, PA Systems, Clocks, etc.)	
A/E Professional Fees	
Geotechnical Engineering	
Construction Testing & Inspections	
Impact & Tap Fees	
TOTAL ESTIMATED SOFT COSTS	\$668,010.00
TOTAL ESTIMATED PROJECT COST • ALTERNATE	\$4,870,041.00
Project Contingency (Escalation & Owner Contingency)	\$250,000.00