

MILLBROOK ELEMENTARY SCHOOL CLASSROOM ADDITION AND RENOVATIONS

DESIGN DEVELOPMENT PRESENTATION | 09.10.19

VISION STATEMENT

YOU HAVE ASKED US TO:

Provide a **20 classroom addition** to Millbrook Elementary School.

This addition will *redefine Millbrook Elementary School's campus*, creating a new identity along Pine Log Road. As parents and students approach the school, *the entrance will be clearly defined* and intuitive. The new addition will also create a *secure and cohesive floor plan*, connecting the currently separated classroom buildings, and providing *secure and deliberate circulation* throughout the campus.

PROJECT PROGRESS

WE RECENTLY COMPLETED DESIGN DEVELOPMENT AND WE ARE MOVING FORWARD WITH CONSTRUCTION DOCUMENTS. SINCE OUR LAST PRESENTATION, WE HAVE:

05.29.19 BOARD OF ZONING APPEALS

The Special Exception and Variance were approved by the City of Aiken. The Special Exception is a standard requirement for modifications to a school in a residential zoning district. The Variance allows for added parking along E Pine Log Road.

OSF

We have continued to coordinate with OSF. The DD package was submitted earlier this month and we have been discussing the project with our reviewer, Ralph Jenkins. To this point, OSF has agreed with our interpretation of the code as it relates to this project.

DOT

We have reviewed the project with DOT and all site components have been confirmed with Mark Faulk. We have one outstanding item that we are awaiting confirmation on. ACPSD requested that we look at an alternate entry point for the fire access road. We are currently waiting for confirmation on this item.

08.08.19 DD OWNER REVIEW

We met with ACPSD to review the DD documents and the DD estimate. The project scope and budget were confirmed with minor comments to be implemented with the completion of Construction Documents.

08.28.19 IT / COMMUNICATIONS

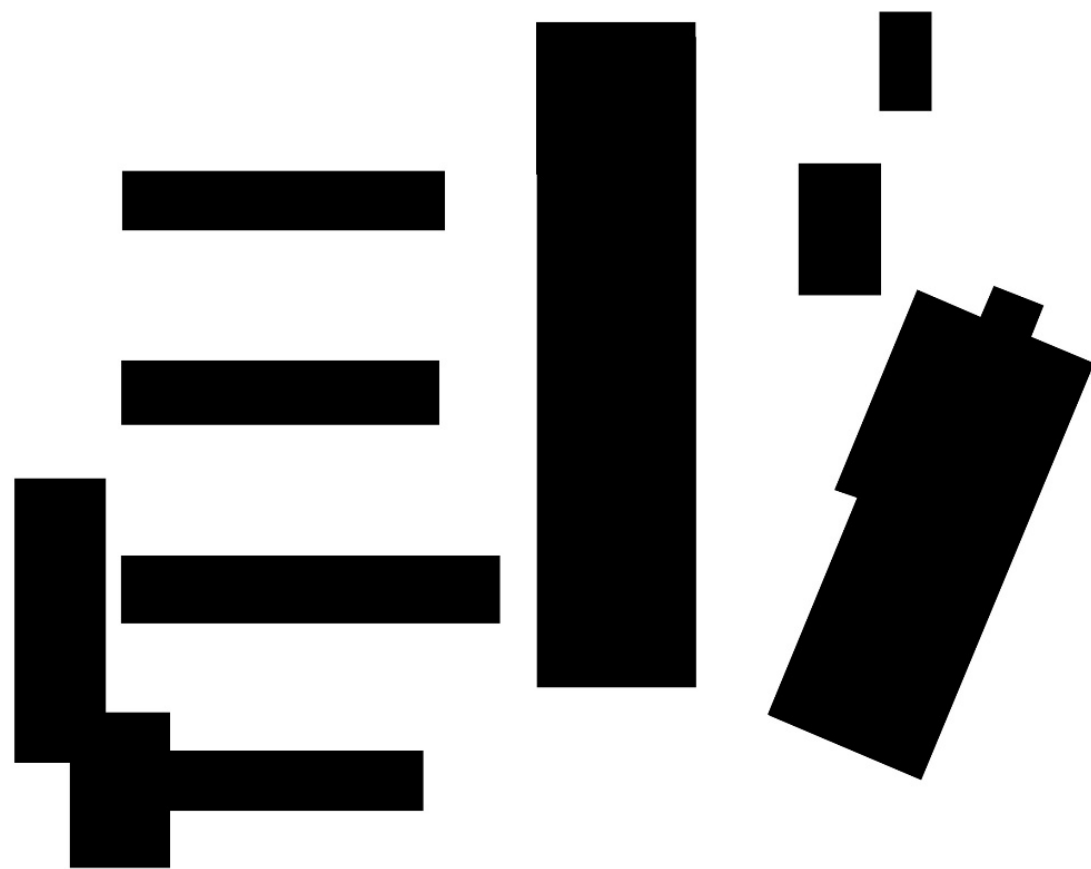
We met with ACPSD IT staff to review this portion of the project and confirm the IT / communications scope as it relates to the overall budget.

EXISTING SITE ANALYSIS

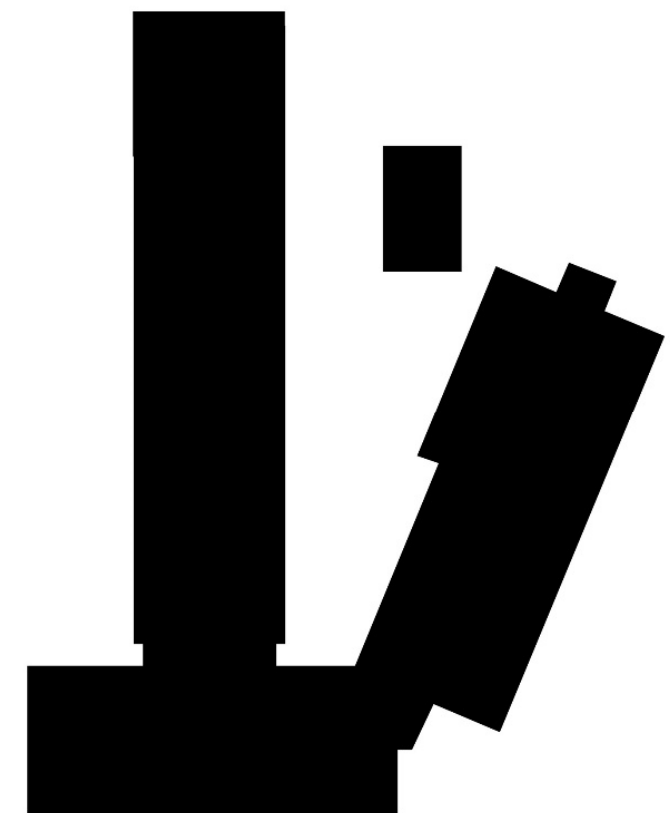


- REMOTE BUS/CAR PICK-UP AND DROP-OFF LOCATIONS
- UNDEFINED ENTRY
- UNSECURE ACCESS
- DISCONNECTED CIRCULATION

SECURE AND COHESIVE FLOOR PLAN



EXISTING



PROPOSED

EXISTING SITE DESIGN



PROPOSED SITE DESIGN





- 1 NEW STACKING DRIVE AND PARKING
- 2 REVISED BUS LOOP AND PARKING
- 3 CENTRAL BUS/CAR PICK-UP AND DROP-OFF LOCATION
- 4 (20) CLASSROOM ADDITION
- 5 CLEARLY DEFINED ENTRANCE
- 6 MINOR INTERIOR RENOVATION
- 7 EXISTING BUILDING
- 8 SECURE AND DELIBERATE CIRCULATION
- 9 EXISTING SERVICE ACCESS
- 10 UPPER GRADES PLAYGROUND
- 11 KINDERGARTEN PLAYGROUND

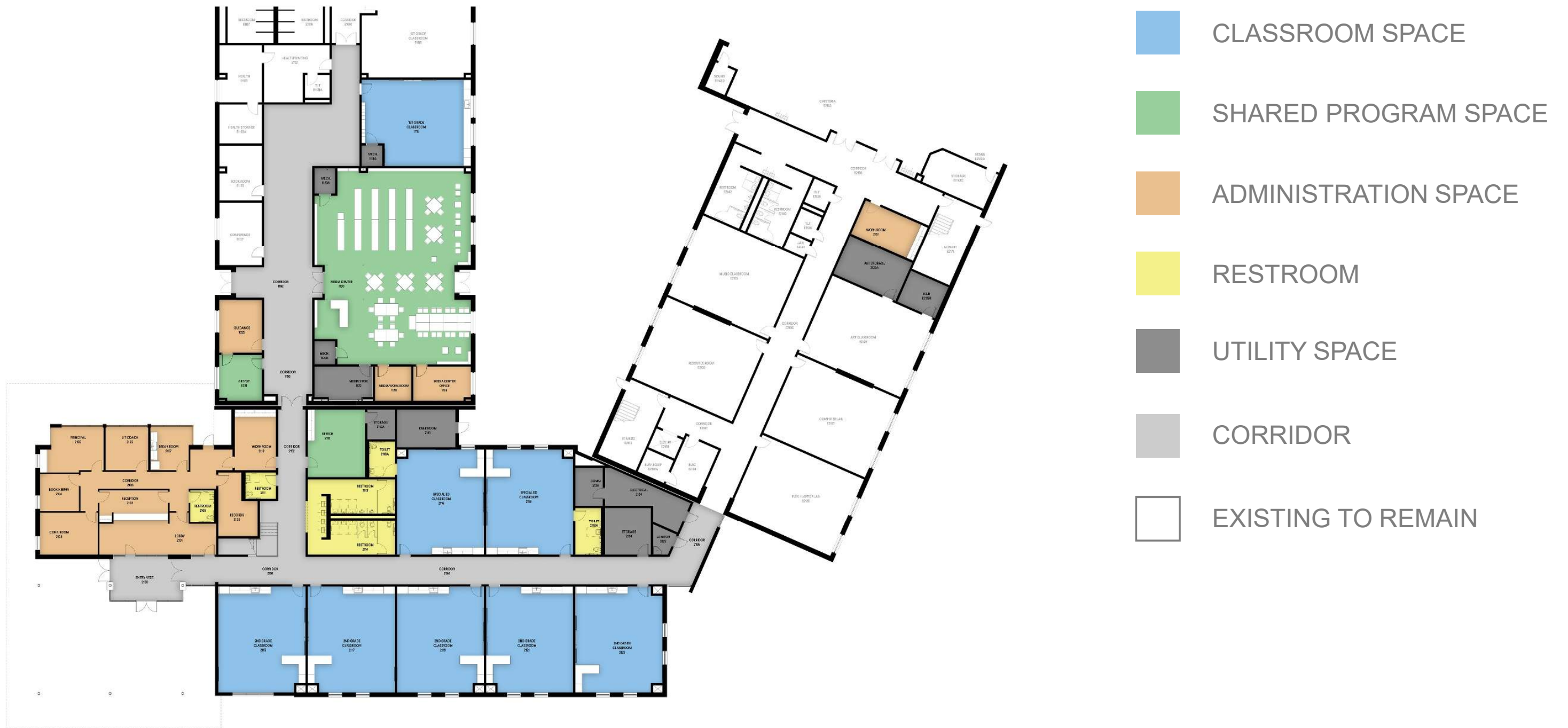
WORK AREAS



- 1 NEW CLASSROOM ADDITION
- 2 RENOVATED MEDIA CENTER AND MISCELLANEOUS SPACES
- 3 ENLARGED KINDERGARTEN CLASSROOMS
- 4 RECONFIGURED SPACE

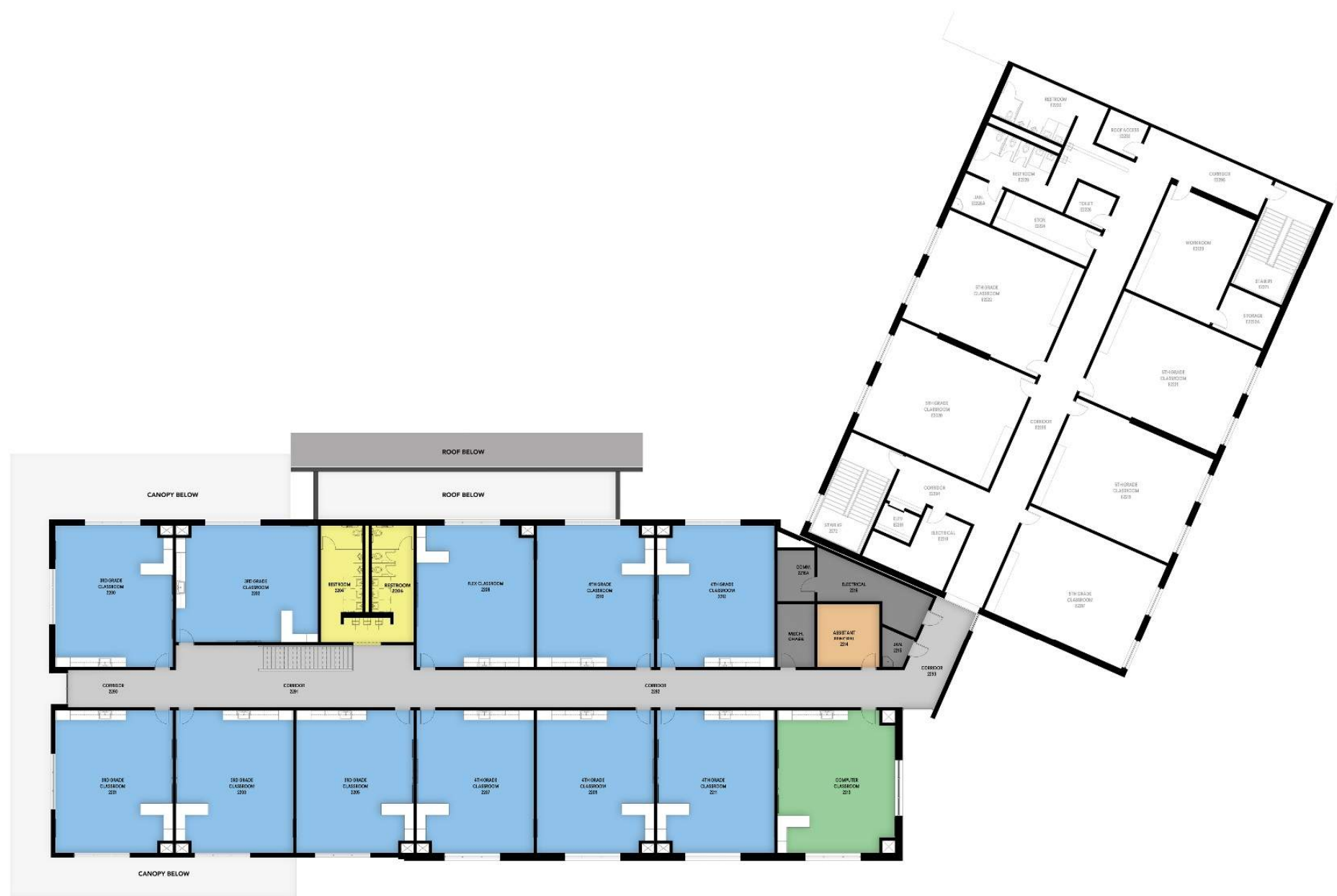
-  EXISTING
-  NEW / RENOVATED

FIRST FLOOR PLAN

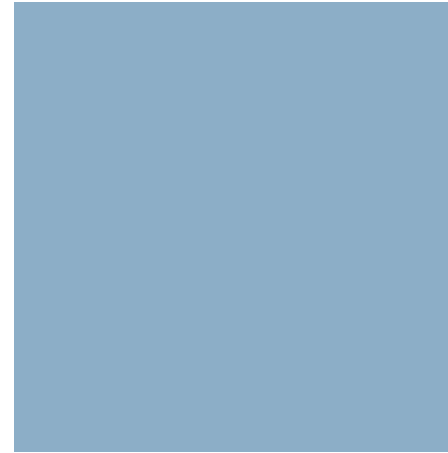
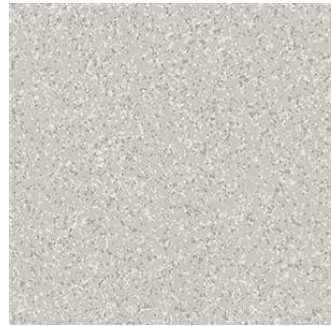


SECOND FLOOR PLAN

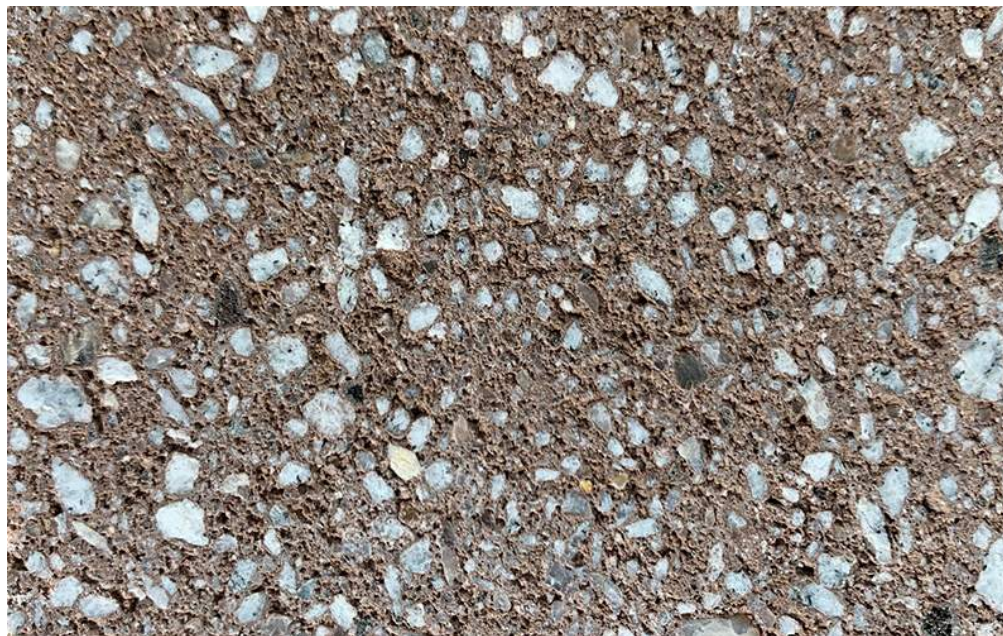
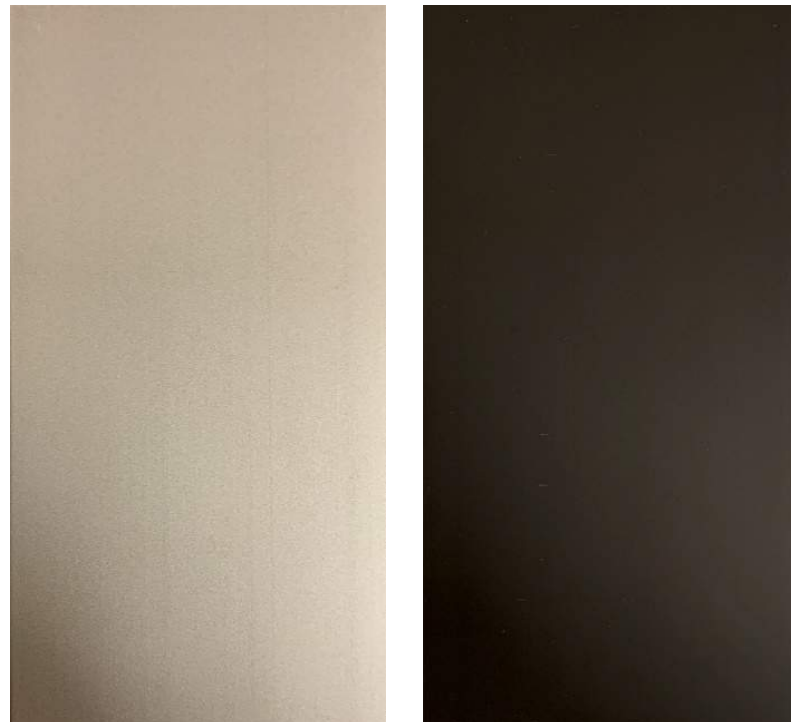
- CLASSROOM SPACE
- SHARED PROGRAM SPACE
- ADMINISTRATION SPACE
- RESTROOM
- UTILITY SPACE
- CORRIDOR
- EXISTING TO REMAIN



PROPOSED INTERIOR FINISHES



PROPOSED EXTERIOR FINISHES



EXISTING BUILDING

EXTERIOR PERSPECTIVE



VIEW FROM STAFF PARKING LOT

TOTAL PROJECT BUDGET (DD)

DESIGN DEVELOPMENT

HARD / CONSTRUCTION COSTS		
Building Demolition		
Phase 1 Building Demolition (4,000 SF @ \$8.00 per sf)		
Phase 3 Building Demolition (25,200 SF @ \$8.00 per sf)		
Phase 3 Site Demolition (Portable removal)		
Building Demolition Sub-Total	\$	369,592.00
Site Construction		
General Site Construction and Utilities		
Tree Clearing		
New Stacking Drive, Parking, etc. (Curb and Gutter is required)		
DOT required changes to streets and roads		
Stormwater Management		
Security Fencing		
Site Construction Sub-Total	\$	1,563,772.00
Building Construction		
New Construction Addition	\$	6,170,899.00
Interior Renovation of Existing	\$	1,399,213.00
New Covered Walkway Canopies	\$	84,000.00
General Landscaping and Irrigation	\$	195,235.00
Building Construction Sub-Total	\$	7,849,347.00
PRELIMINARY HARD / CONSTRUCTION COSTS	\$	9,782,711.00
Design Contingency (3.0%)	\$	293,481.33
Escalation Contingency (2.0%)	\$	195,654.22
TOTAL	\$	10,271,846.55

SOFT COSTS	
Moving Expenses	
Playground Equipment	
800 MHz Radio Booster	
FFE - Furniture and Equipment	
Data/Security/IT (TV's, Smartboards, PA System, etc.)	
A/E Basic Services Professional Fees	
A/E Add Services	
Design Team Reimbursables (mileage, travel, printing, etc)	
Survey	
Geotechnical Engineering	
Phase 1 Environmental Site Assessment	
HAZMAT Survey	
Testing and Inspections	
Impact and Tap Fees	
TOTAL SOFT COSTS	\$1,704,000.00
OWNER CONTINGENCY (5%)	\$513,592.33
Project Total	\$12,489,438.88
ADDITIONAL RELATED COSTS (OUTSIDE OF PROJECT BUDGET)	
UST Removal	\$150,000.00
IT Switches and Servers	\$75,000 - \$100,000