

BOARD AGENDA ITEM

August 25, 2026

SUBJECT:

Construction documents and guaranteed maximum price (GMP) for the South Aiken High School addition and renovation

BACKGROUND INFORMATION:

The administration has completed the scope of educational needs for the South Aiken High School addition and renovation. The architectural firm Cheatham Fletcher Scott Architects (CFS) has utilized this scope to produce construction documents and the guaranteed maximum price (GMP) for the project. The construction budget is \$56,974,915. The overall budget includes GMP, design, advertising, FFE, and owner contingency for a total budget of \$64,974,915. The scope of work includes a new addition and renovations of the existing campus. The project will be completed using 2024 1% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the construction documents/GMP narrative for the South Aiken High School addition and renovation. GMP construction budget, GMP and architectural plans will also be distributed for the Board's approval at the board meeting.

RECOMMENDATION:

Request consent for the construction documents, GMP narrative, plans, and construction budget for the South Aiken High School addition and renovation as presented by Cheatham Fletcher Scott Architects (CFS). Authorize the administration to negotiate a contract with H.G. Reynolds Construction, Inc. in the amount of \$56,974,915 for South Aiken High School addition and renovation utilizing the CM at risk delivery system. The total budget needed is \$64,974,915 from 2024 1% fund.

PREPARED BY:

Tim Yarborough
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AIKEN COUNTY

PUBLIC SCHOOLS

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

SOUTH AIKEN HIGH SCHOOL CONSTRUCTION DOCUMENTS
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SOUTH AIKEN

HIGH SCHOOL

**CONSTRUCTION
DOCUMENT & PROJECT
BUDGET SUMMARY**



HG R
REYNOLDS, CFS
Cheatham Fletcher Scott
ARCHITECTS + DESIGNERS

EXISTING SITE MAP

CURRENT TRAFFIC FLOW

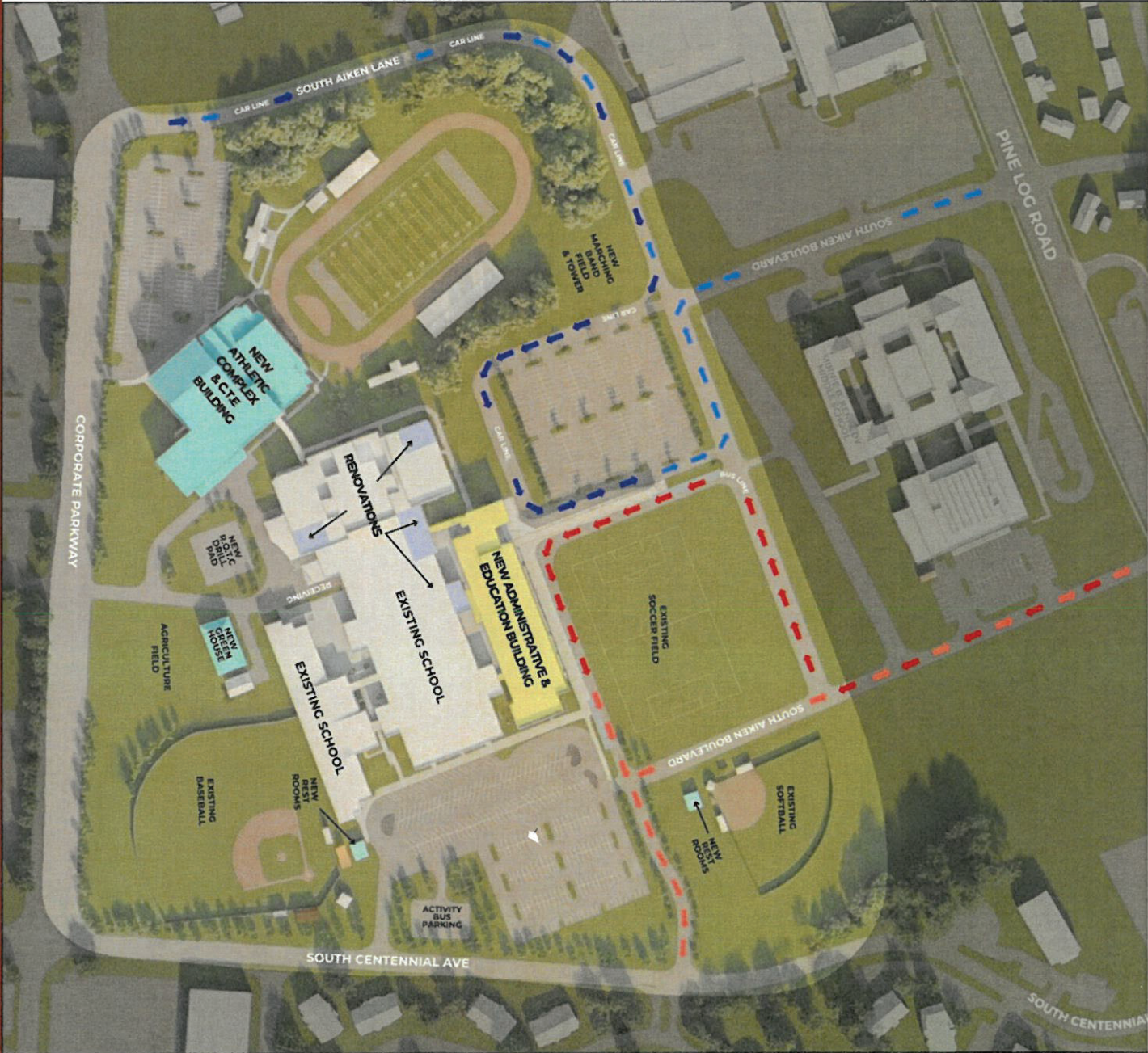
-  CAR LINE
STAGING TRAFFIC
-  CAR LINE EXIT
-  BUS TRAFFIC
-  BUS TRAFFIC EXIT



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



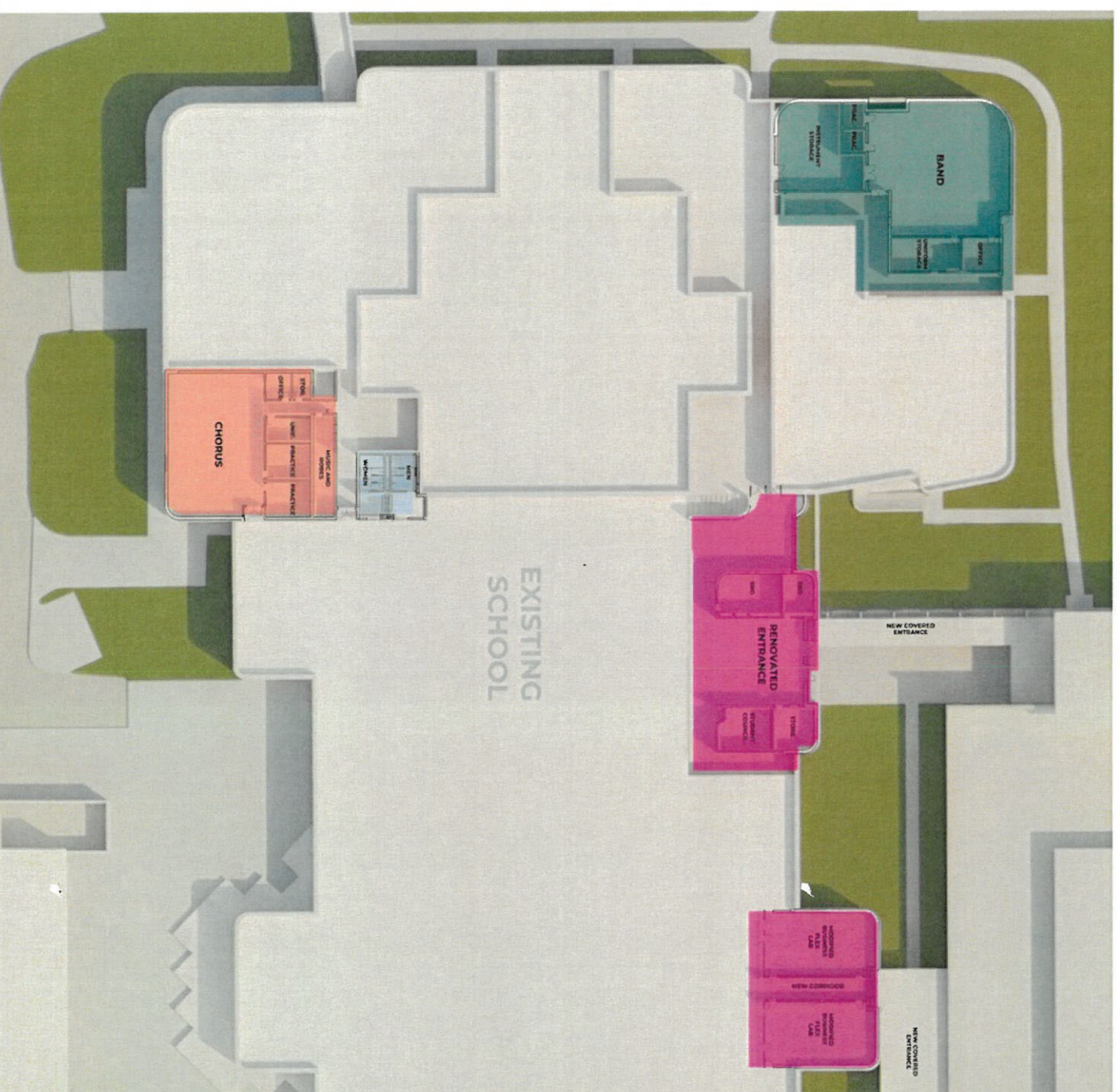
RENOVATION C BAND, CHORUS, AUDITORIUM & NEW ENTRANCE

HIGHLIGHTS

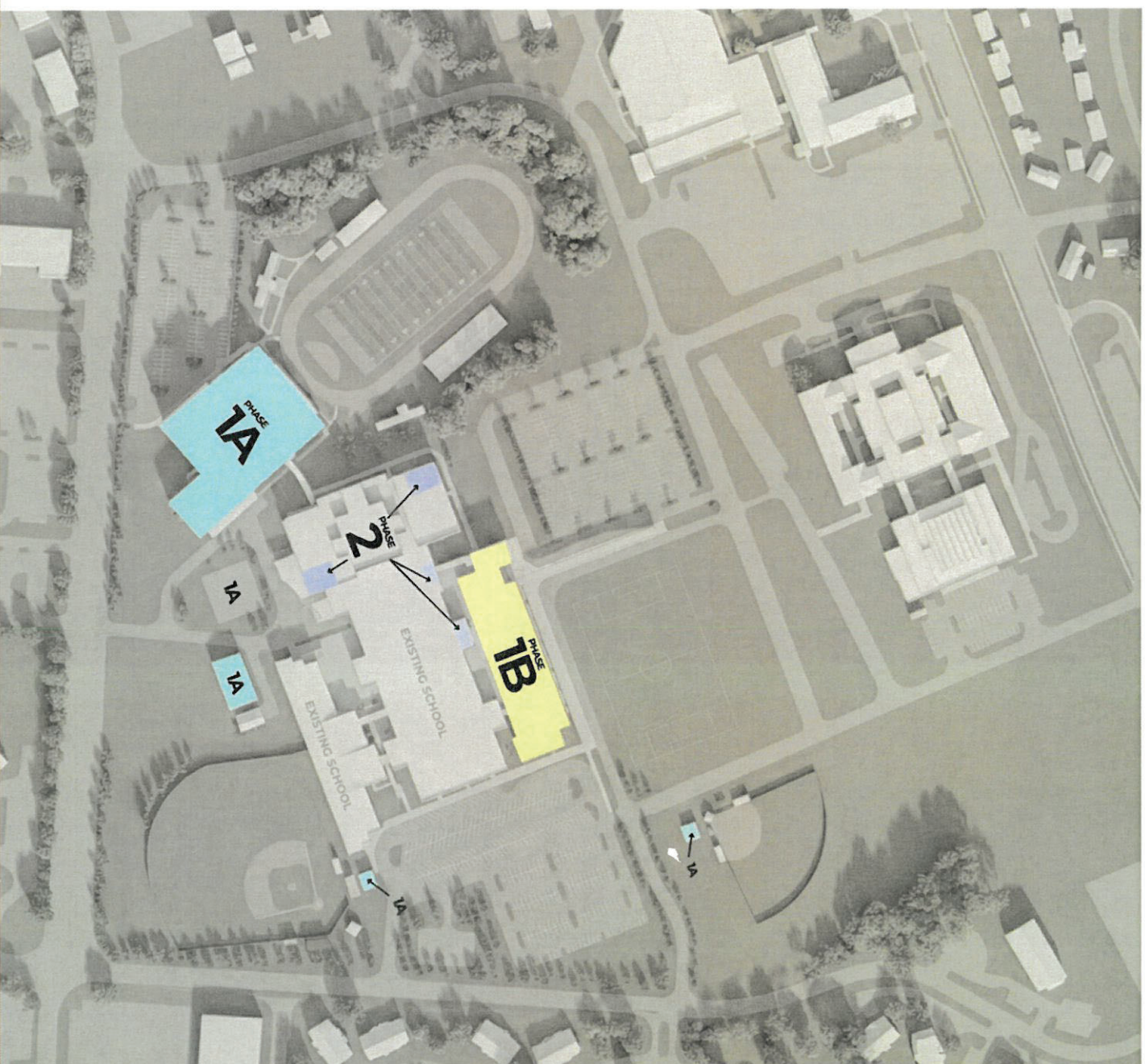
- RENOVATE BAND AND MOVE CHORUS TO CREATE NEEDED SPACE TO SUPPORT THEIR PROGRAMS
- RELOCATE CHORUS FROM POOR ACOUSTIC SPACE ORIGINALLY BUILT AS WEIGHT ROOM
- CONVERT OLD ADMIN AREA INTO NEW ENTRANCE WITH SECURITY AND STUDENT LIFE OFFICES
- NEW RESTROOMS FACING COMMON AREA

KEY ENHANCEMENTS

- BAND FROM 2,700 SQFT TO 4,435
- CHORUS FROM 1,400 SQFT TO 3,515
- SECURITY RESOURCE OFFICER FROM 110 SQFT TO 600 SQFT



PROJECT PHASING PLAN



BUILDING A



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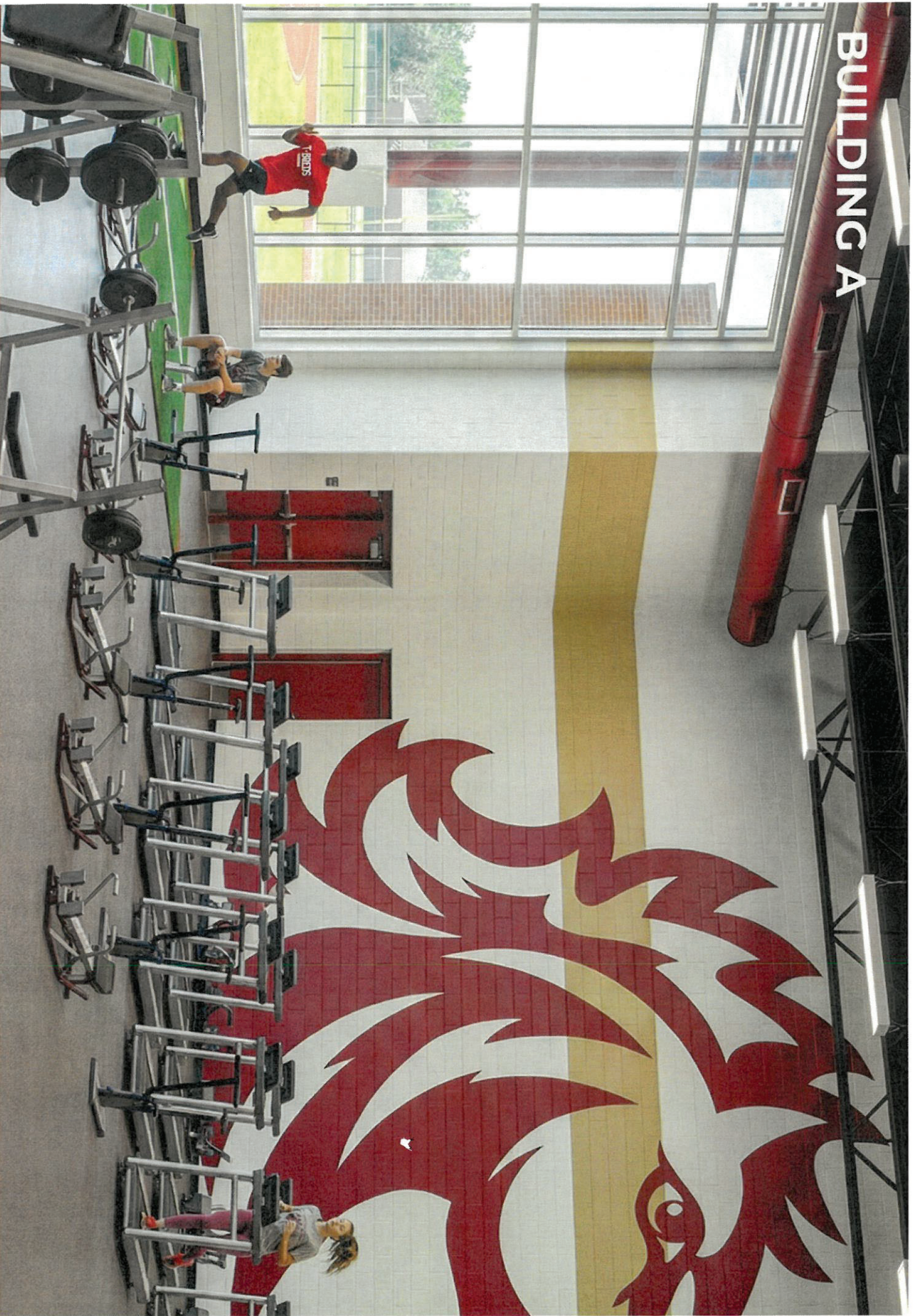
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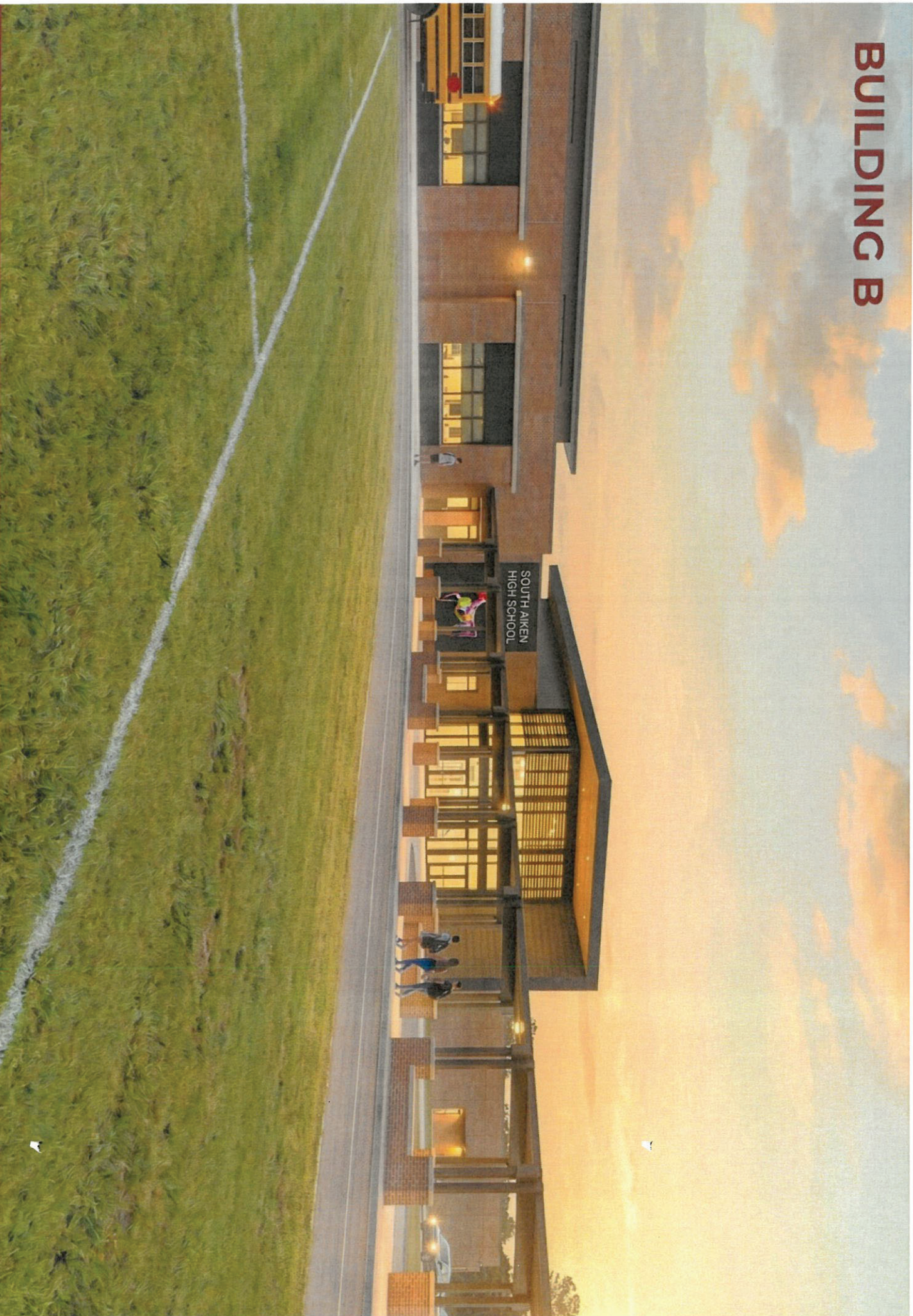
BUILDING B



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BUILDING B

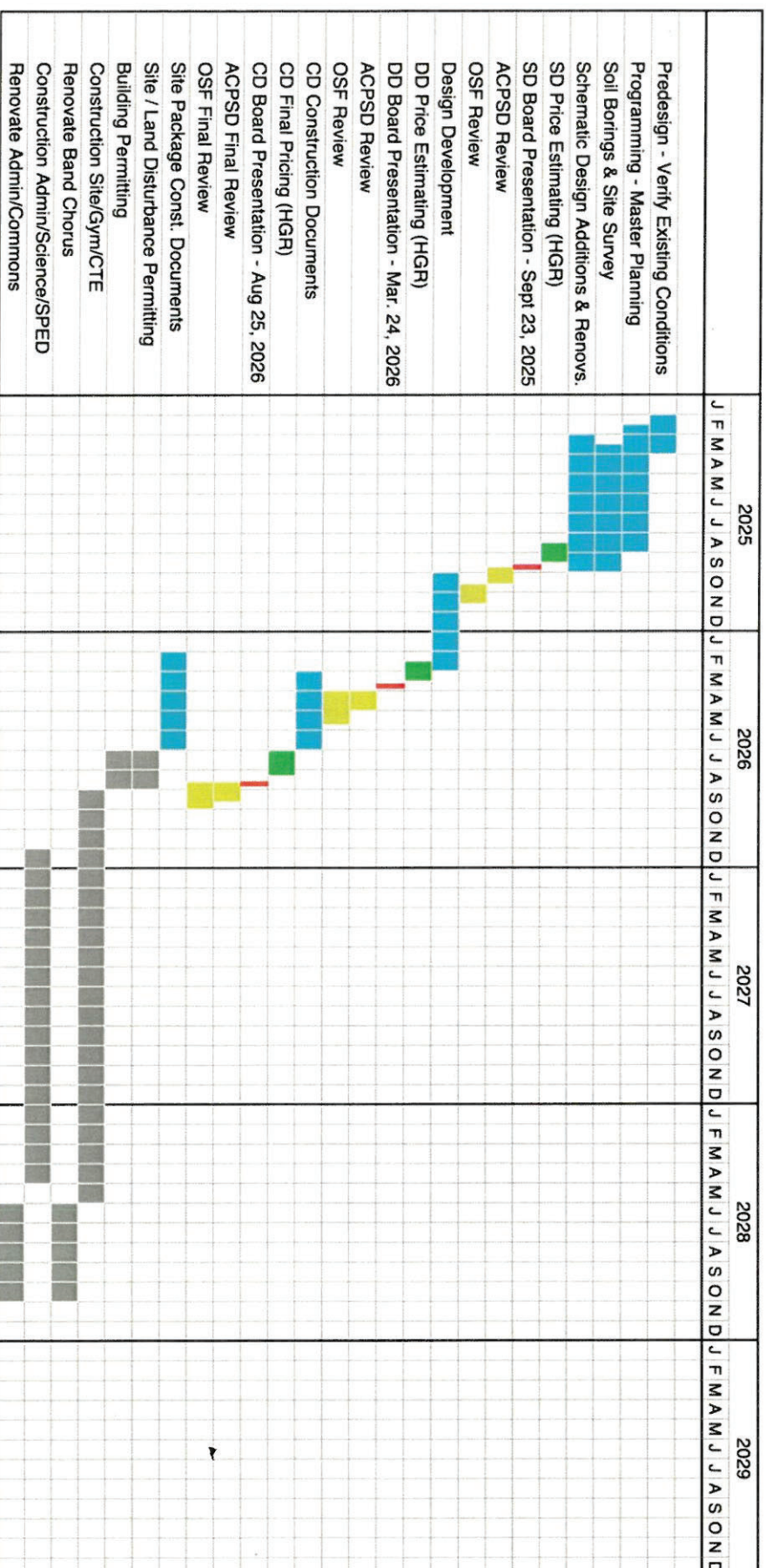


PROJECT BUDGET

	DESCRIPTION	SQUARE FEET	PRICE PER SQFT	TOTAL	PRICE PER SQFT	TOTAL	PRICE PER SQFT	TOTAL
BUILDING B ADMINISTRATION SCIENCE & CTE	ADMINISTRATION SCIENCE LABS CULINARY CLASSROOMS, CORRIDORS, CANOPY FROM NEW LOBBY TO COMMONS BUILDING TOTAL	7,612 11,700 5,000 19,088 2,675 43,400	350 450 450 350 200	\$2,664,200.00 \$5,265,000.00 \$2,250,000.00 \$6,680,800.00 \$535,000.00 \$17,395,000.00	420 540 540 420 252	\$3,197,040.00 \$6,318,000.00 \$2,700,000.00 \$8,016,960.00 \$674,100.00 \$20,906,100.00		\$20,535,350.00
BUILDING A COMPETITION GYM & CTE	WEIGHT ROOM COMPETITION GYM ALL OTHER RESTROOMS ROTC AGRICULTURE WELDING GREENHOUSE EXTERIOR BASEBALL/SOFTBALL RESTROOMS BUILDING TOTAL	5,809 13,800 20,268 2,800 5,957 5,958 5,958 6,000 1,000 61,550	450 450 400 450 350 450 450 41.5 450	\$2,614,050.00 \$6,210,000.00 \$8,107,200.00 \$1,260,000.00 \$2,084,950.00 \$2,681,100.00 \$2,681,100.00 \$249,000.00 \$450,000.00 \$26,337,400.00	450 450 400 450 350 615 650 65 450	\$2,614,050.00 \$6,210,000.00 \$8,107,200.00 \$1,260,000.00 \$2,084,950.00 \$3,615,186.00 \$3,872,700.00 \$390,000.00 \$450,000.00 \$28,604,086.00		\$28,840,752.00
RENOVATION C	NEW BAND ROOM NEW CHORUS ROOM RESTROOMS AUDITORIUM ADMIN DEMO/NEW ENTRANCE BUILDING TOTAL	4,773 3,550 550 3,811 3,000 15,684	250 200 450 100 250	\$1,193,250.00 \$710,000.00 \$247,500.00 \$381,100.00 \$750,000.00 \$3,281,850.00	173 174 350 -- 175	\$825,729.00 \$617,700.00 \$192,500.00 -- \$525,000.00 \$2,160,929.00		\$1,875,000.00
BUILDING/RENO TOTALS				\$47,014,250.00		\$51,617,115.00		\$51,215,102.00
SITE WORK	NEW PARKING, NEW ROADWAYS + STORM WATER MANAGEMENT			\$3,000,000.00		\$4,829,808.00		\$5,723,813.00
CONSTRUCTION TOTAL				\$50,014,250.00		\$56,500,923.00		\$56,974,915.00
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		\$7,500,000.00
CONTINGENCY				\$2,482,187.00		\$1,482,187.00		\$500,000.00
GRAND TOTAL PROJECT BUDGET BUDGET DELTA				\$65,000,000.00		\$65,983,110.00 \$65,000,000.00 \$983,110.00		\$64,974,915.00 \$65,000,000.00 \$25,085.00



PRELIMINARY PROJECT SCHEDULE



QUESTIONS & COMMENTS