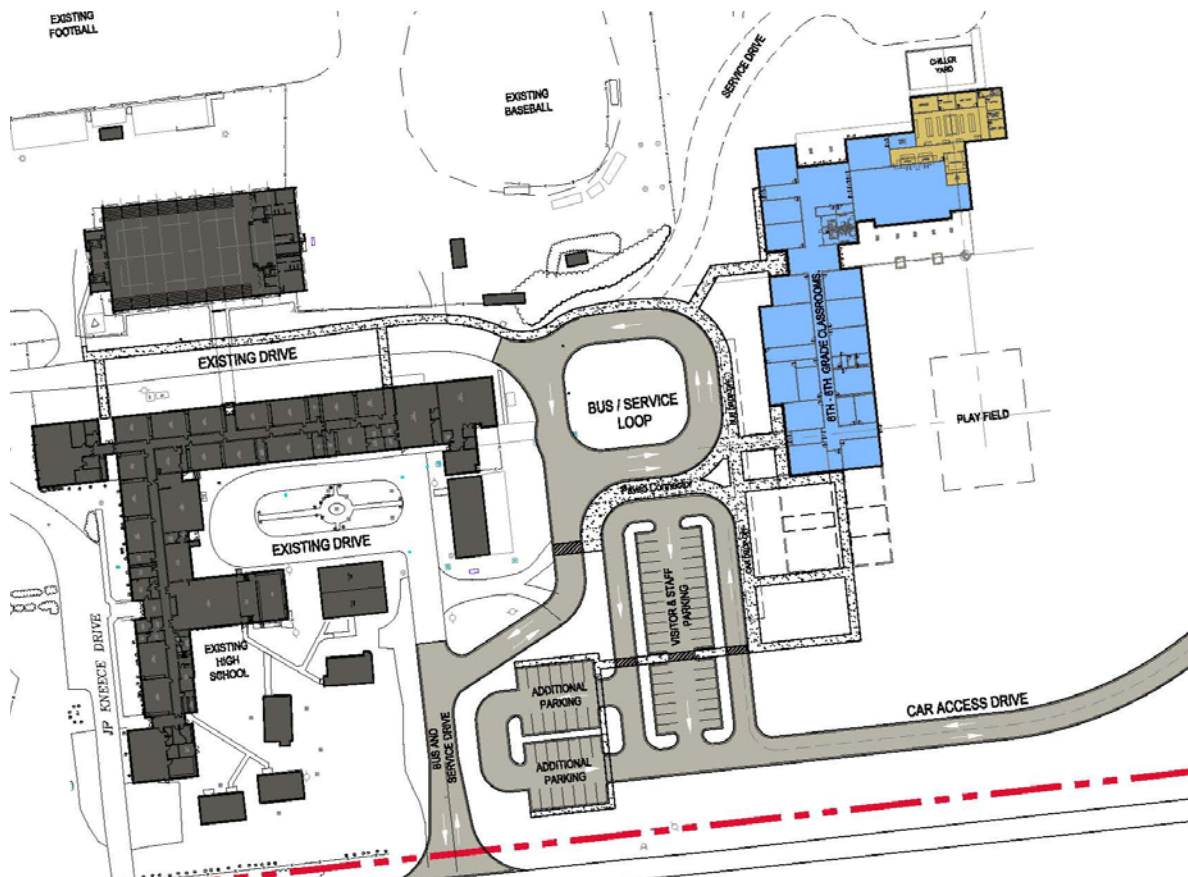


RIDGE SPRING-MONETTA K-12 CAMPUS PHASE ONE - NEW CLASSROOM WING

Aiken County Public Schools



CONSTRUCTION DOCUMENT SUBMITTAL

October 9, 2012

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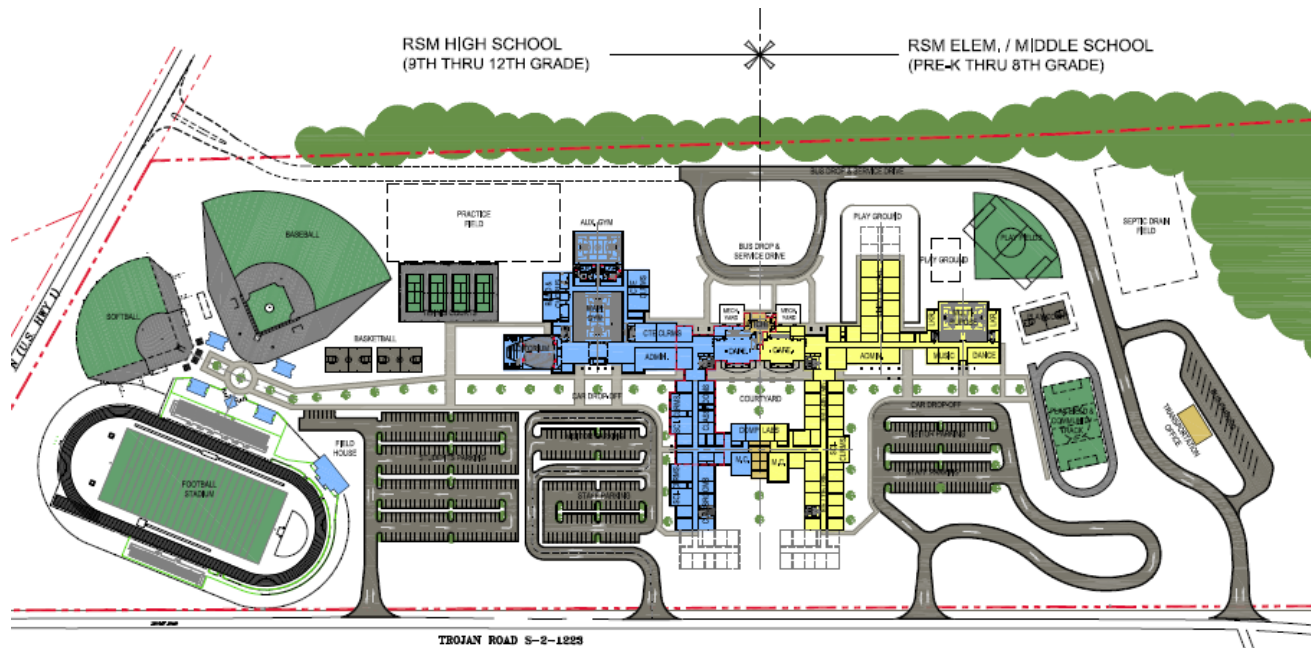
- PROJECT DESCRIPTION
- PROJECT PROGRAM
- MASTER PLANS
- PHASE ONE DRAWINGS
- STATEMENT OF PROBABLE COST
- PROJECT SCHEDULE



Existing RSM High School

PROJECT DESCRIPTION:

The existing Ridge Spring - Monetta (9 thru 12) High School site has a 15 to 20 year Master Plan to be redevelopment into a K - 12 facility. Phase One of the master plan is a New Classroom Building that will temporarily house the 6th, 7th, and 8th grade students. As the development of the site moves forward, the phase one classroom wing will be converted into high school space.



RSM K-12 Master Plan

Phase One Site Improvements will include a new bus/service drive, new middle school visitor/staff drive and parking, utilities, and a new turn lane on Trojan Road. All improvements have been planned to support the future phases of the master plan.

The new 34,875 square foot building will house 7 general classrooms, 2 science labs with a shared prep room, 3 computer labs, adequate administrative support spaces, a kitchen/cafeteria and building support.

General Construction: The building structure consists of load bearing masonry walls with brick veneer on the exterior and aluminum windows with integral blinds. The roof will be an ACPS Standard, Energy Star Rated, Built-Up Roof system over metal decking and steel joist structure.

Mechanical System: The new HVAC system shall consist of indoor air handling units. The systems serving the classroom areas shall be VAV with electric heat in the VAV boxes. The systems serving the Kitchen and Cafeteria shall be constant volume with electric heat in the air handling units. Cooling for the new system shall be provided by two air cooled chillers with a primary/secondary chilled water piping system that distributes the chilled water to the required locations.

Electrical System: The new electrical service to this building will be a 3 phase, 4 wire service coordinated with the local power company. An addressable fire alarm system will be installed in this facility. All work shall comply with local codes, the National Electrical Code and other applicable N.F.P.A. Standards, and requirements of the IBC as well as the OSF Design Guidelines.

Plumbing System: All water piping shall be copper pipe with soldered fittings. All new toilet groups are to be provided using flush valve fixtures. A new electric water heating system will be provided for group toilets with recirculation pumps to maintain desired water temperature. A new electric water heating system will be provided with storage tank and recirculation pumps to support the kitchen. The grease laden waste from the kitchen will flow thru a certified grease interceptor prior to discharge into the sanitary system. All kitchen fixtures provided for the kitchen will be stainless steel.

Submittals and State Reviews:

Construction documents have been completed and submitted to OSF for final approval. Final Approval will be contingent upon receiving letters of acceptance from SCDOT and SCDHEC.

SCDOT had some concerns about additional traffic that would be generated by adding the middle school program to the site. The several meetings and discussion took place to review the scope and potential cost. SCDOT agreed to require minimal road improves to lessen the cost impact on Phase One, however it was noted that phase two would require significant road work to handle the additional cars for kindergarten. **SCDOT acceptance was received on September 20, 2012**

SCDHEC acceptance is pending their review of the documents. Documents have been held in review since July pending acceptance of the on-site sewer by the local waste water manager. The proposed location of the septic drain field was not acceptable and new locations were investigated on two separate occasions. The new location was accepted on August 30th and the Civil engineer has developed the septic system design based on the new location. **SCDHEC kitchen equipment plan review is still incomplete.**



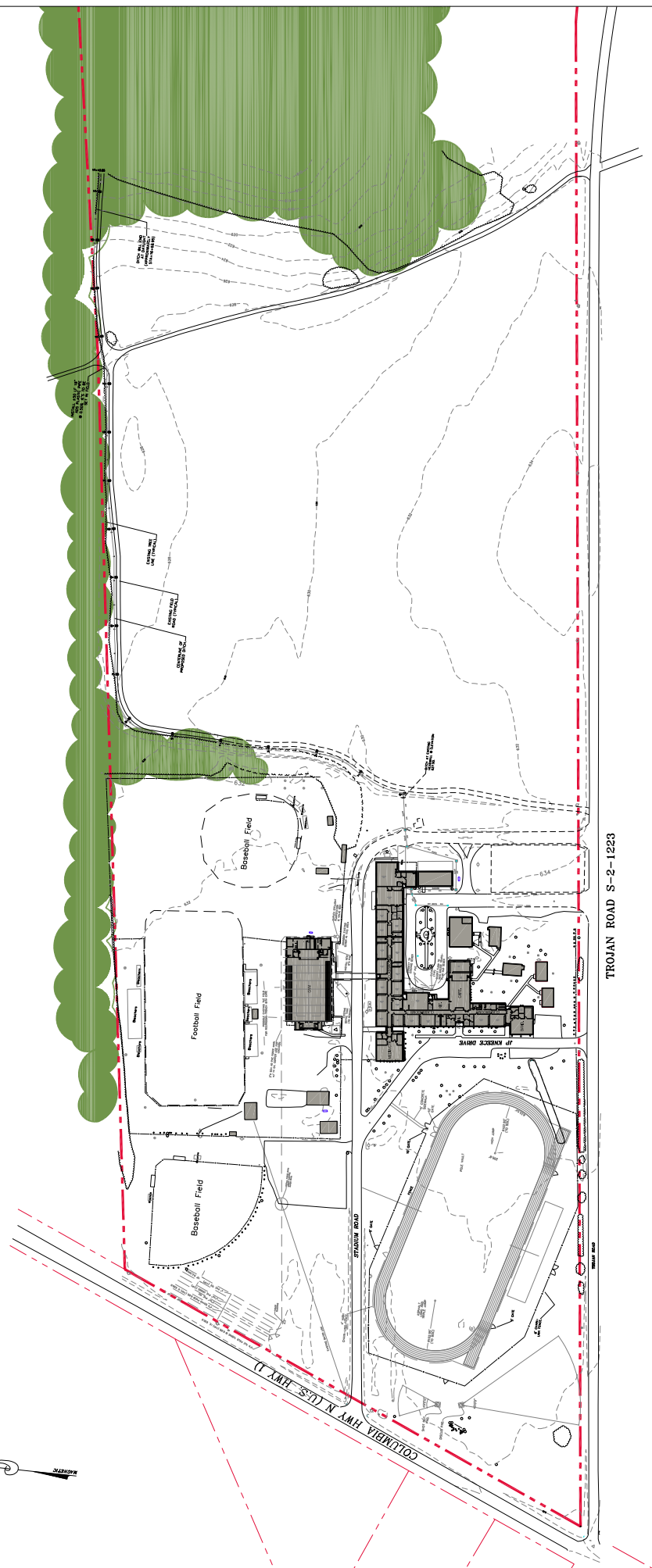
DESIGN DEVELOPMENT

RSM - Phase One Program
New Middle School Classroom Building

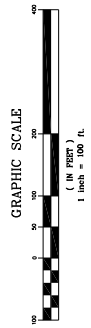
6th, 7th, & 8th Grades

200 Students
 16 Teachers and Staff

Space Name	#	Area	Total Area	Comments
GENERAL CLASSROOMS (Home Rooms)				
Grades 6-8	6	820	4,920	
Flex Classroom	1	840	840	math, language arts, social studies
Subtotal	7		5,760	
RESOURCE/SUPPORT CLASSROOMS				
Resource Room	2	308	616	
I. S. S.	1	412	412	(Guidance / Spec. Ed. / Reading Inter. / Etc.)
Self-Contained Classrooms	2	802	1,604	
Self-Contained Toilet & Storage	1	400	400	
Science Labs	2	1,010	2,020	
Prep Room	1	329	329	
Subtotal			5,381	
TECHNOLOGY				
Accommodations Lab	1	720	720	15 netbook computers
Synergistics Lab (Math/Science)	1	1,067	1,067	includes sink and storage
Computer Lab	1	720	720	Keyboarding / Computer Apps
Subtotal			2,507	
ARTS EDUCATION		Shared with High School		
MEDIA CENTER		Shared with High School		
PHYSICAL EDUCATION		Shared with High School		
ADMINISTRATION				
Entry /Waiting	1	270	270	
Reception	1	332	332	
Principal Office	1	130	130	
Staff Offices	2	130	260	
Small Conference Rooms	1	227	227	
Record Storage / Vault	1	60	60	
Admin Workroom	1	325	325	
Teacher Workroom	2	139	278	
Staff Toilets	4	52	208	
Health Room w/ Toilet	1	282	282	
Book Storage	1	126	126	
Subtotal			2,498	
FOOD SERVICE				
Kitchen/Serving	1	3,500	3,500	
Dining	1	4,346	4,346	
Chair Storage	1	120	120	
A/V Equipment Storage	1	40	40	
Subtotal			8,006	
PLANT OPERATIONS				
Janitor/Laundry /Storage	1	150	150	
Group Toilets	1	534	534	
General Storage	1	100	100	
Subtotal			784	
BUILDING NET AREA			24,936	
	Gross Percentage		39.9%	
Gross Area (Circu., Mech, Elect, Equip, Walls, Etc.)			9,939	
BUILDING TOTAL AREA			34,875	
SITE PROGRAM SPACES				
Car Parking (Visitors and Staff)			68 Spaces	required # of parkings spaces will vary pending County review
Bus Parking			0 Spaces	N/A
Car Stacking			900 lf	per SCDOT requirements
Play Fields (80ft x 100ft)			1 Play Field	Share Existing High School Fields



TROJAN ROAD S-2-1223



PROJECT No: 1120
OCTOBER 9, 2012

- RSM HIGH SCHOOL
(9TH THRU 12TH GRADE)
- RSM ELEM. / MIDDLE SCHOOL
(PRE-K THRU 8TH GRADE)
- SHARED FACILITIES

EXISTING HIGH SCHOOL SITE

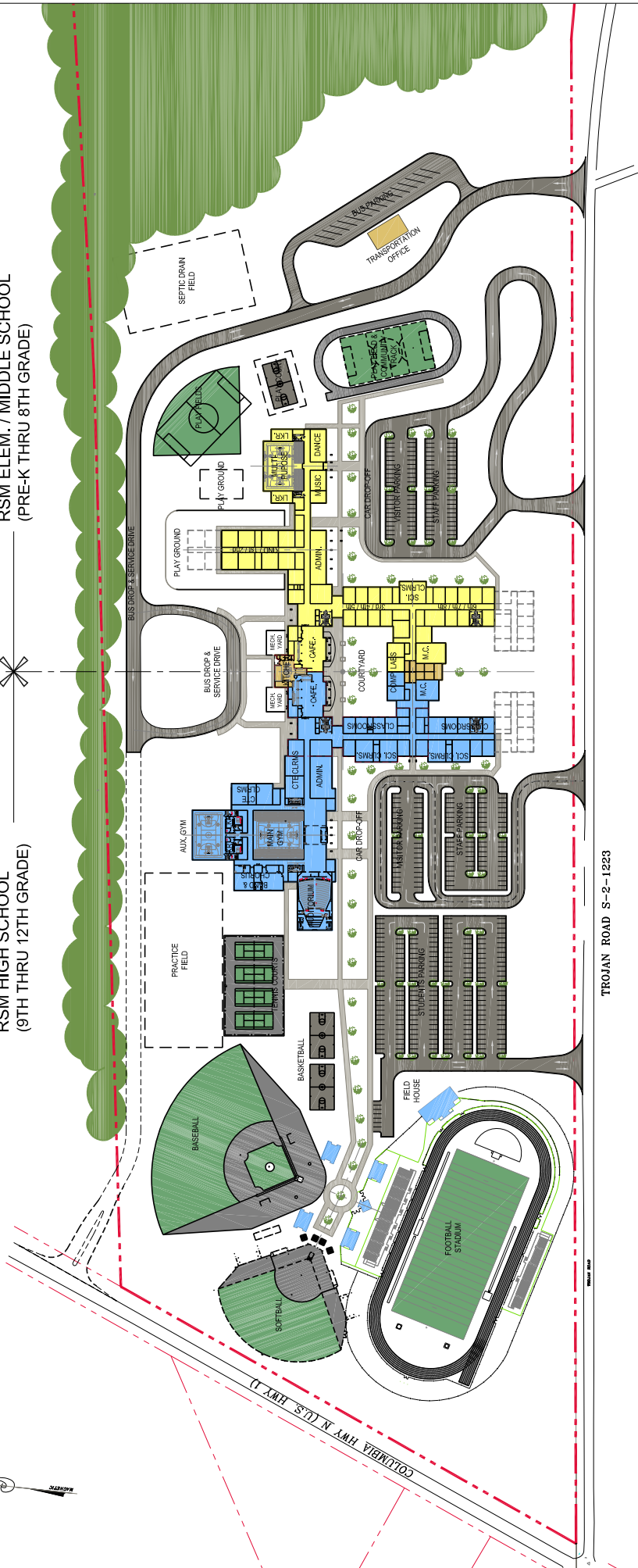
RIDGE SPRING-MONETTA K thru 12 CAMPUS



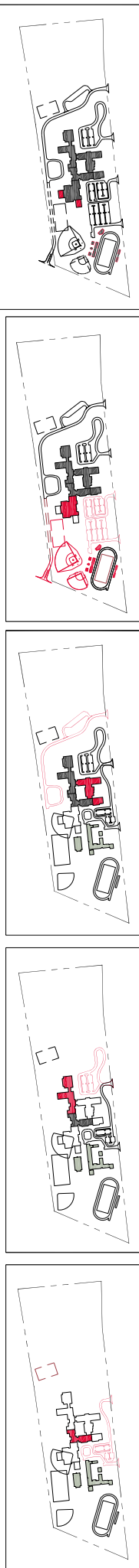
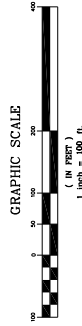


RSM HIGH SCHOOL
(9TH THRU 12TH GRADE)

RSM ELEM. / MIDDLE SCHOOL
(PRE-K THRU 8TH GRADE)



TROJAN ROAD S-2-1223



PHASE 1: New Classroom Building	PHASE 2: Elem Admin, K-2nd Wing, & MP Gym	PHASE 3: Media Center and Classrooms	PHASE 4: HS Admin, Gym, Ball Fields, Parking	PHASE 5: Aux. Gym and Auditorium
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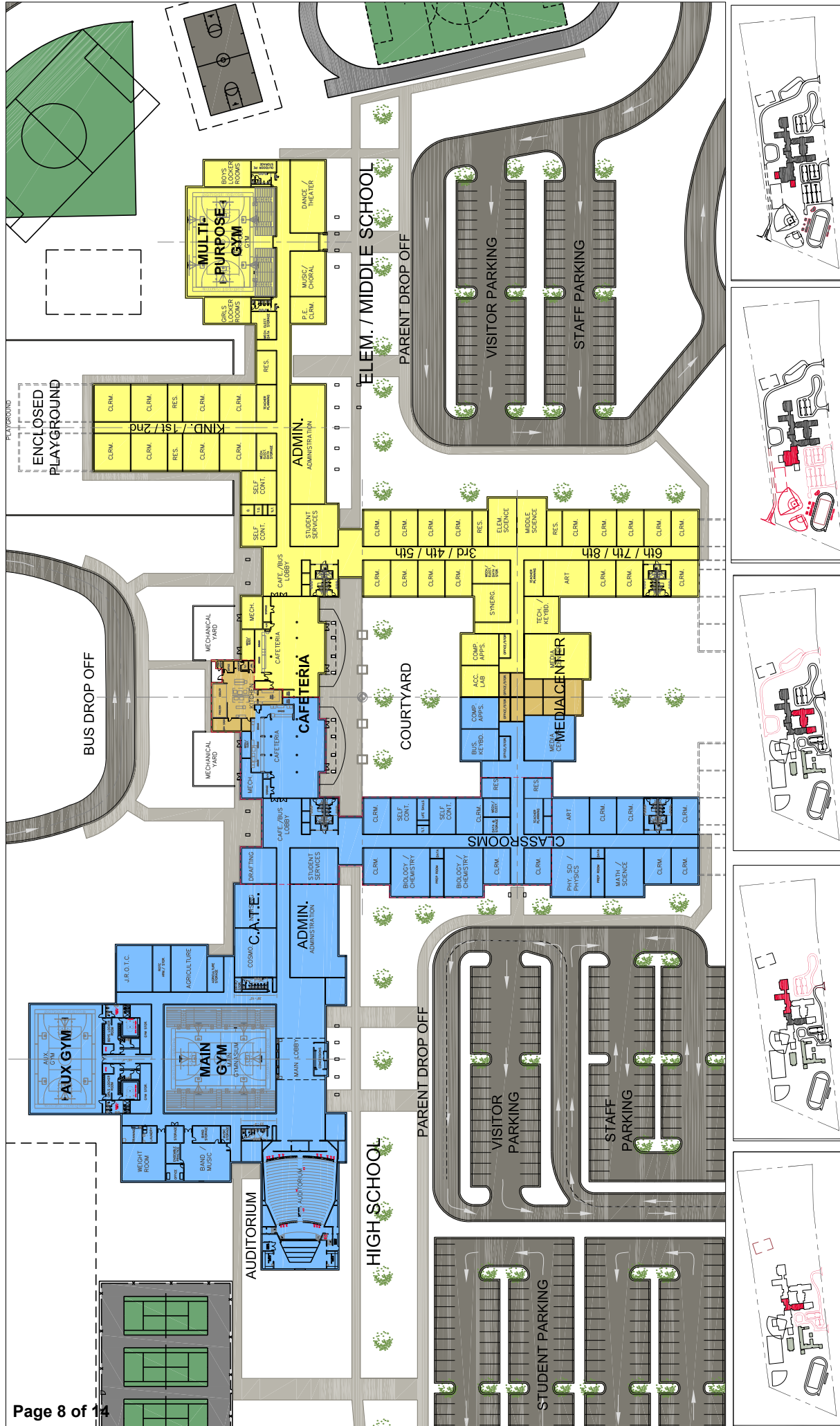
- RSM HIGH SCHOOL (9TH THRU 12TH GRADE)
- RSM ELEM. / MIDDLE SCHOOL (PRE-K THRU 8TH GRADE)
- SHARED FACILITIES

PROPOSED MASTER PLAN

RIDGE SPRING-MONETTA K thru 12 CAMPUS

PROJECT No: 1120
OCTOBER 9, 2012





PHASE 1:
New Classroom Building

PHASE 2:
Elem Admin, K-2nd Wing, & MP Gym

PHASE 3:
Media Center and Classrooms

PHASE 4:
HS Admin, Gym, Ball Fields, Parking

PHASE 5:
Aux. Gym and Auditorium



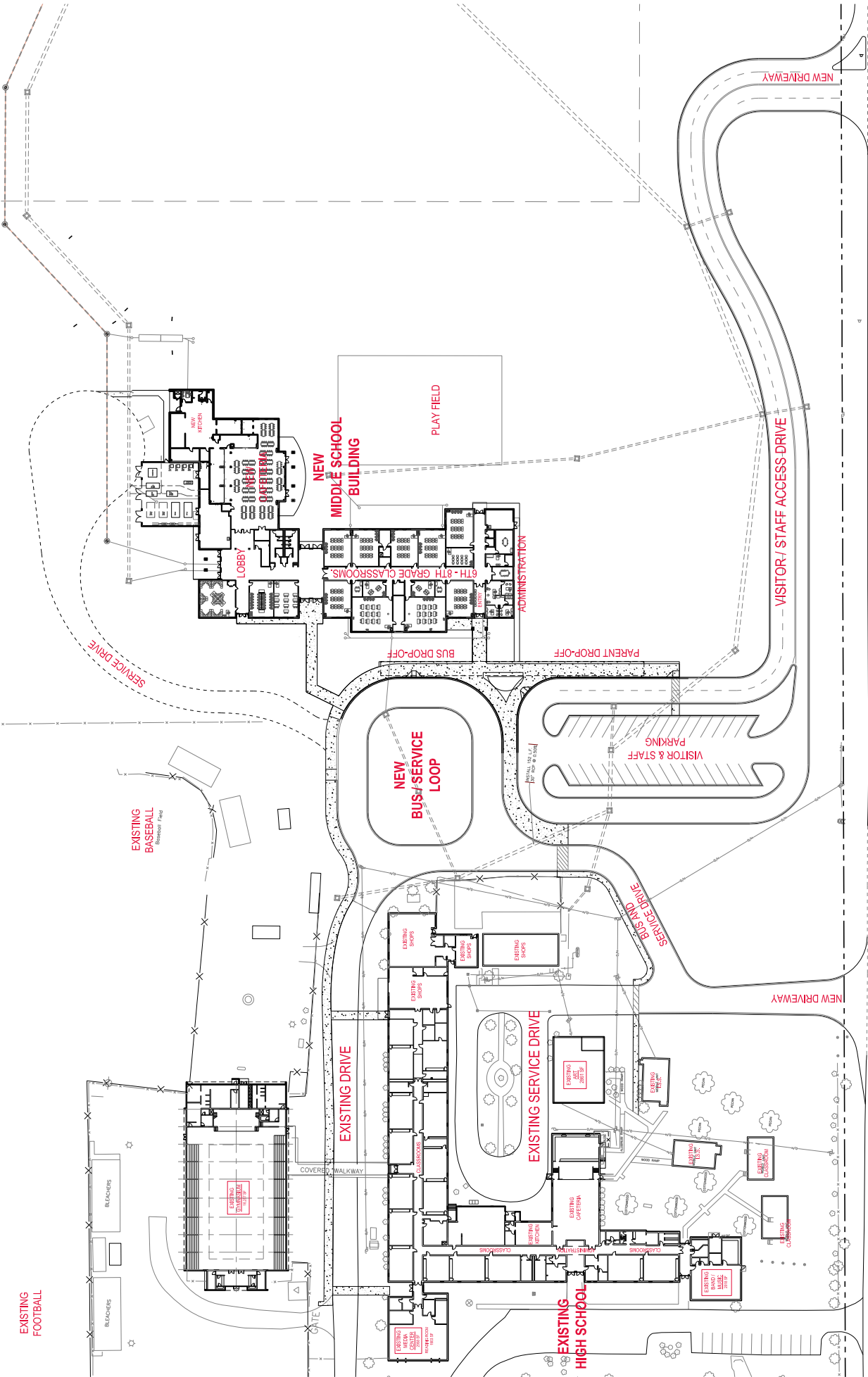
OVERALL BUILDING MASTER PLAN

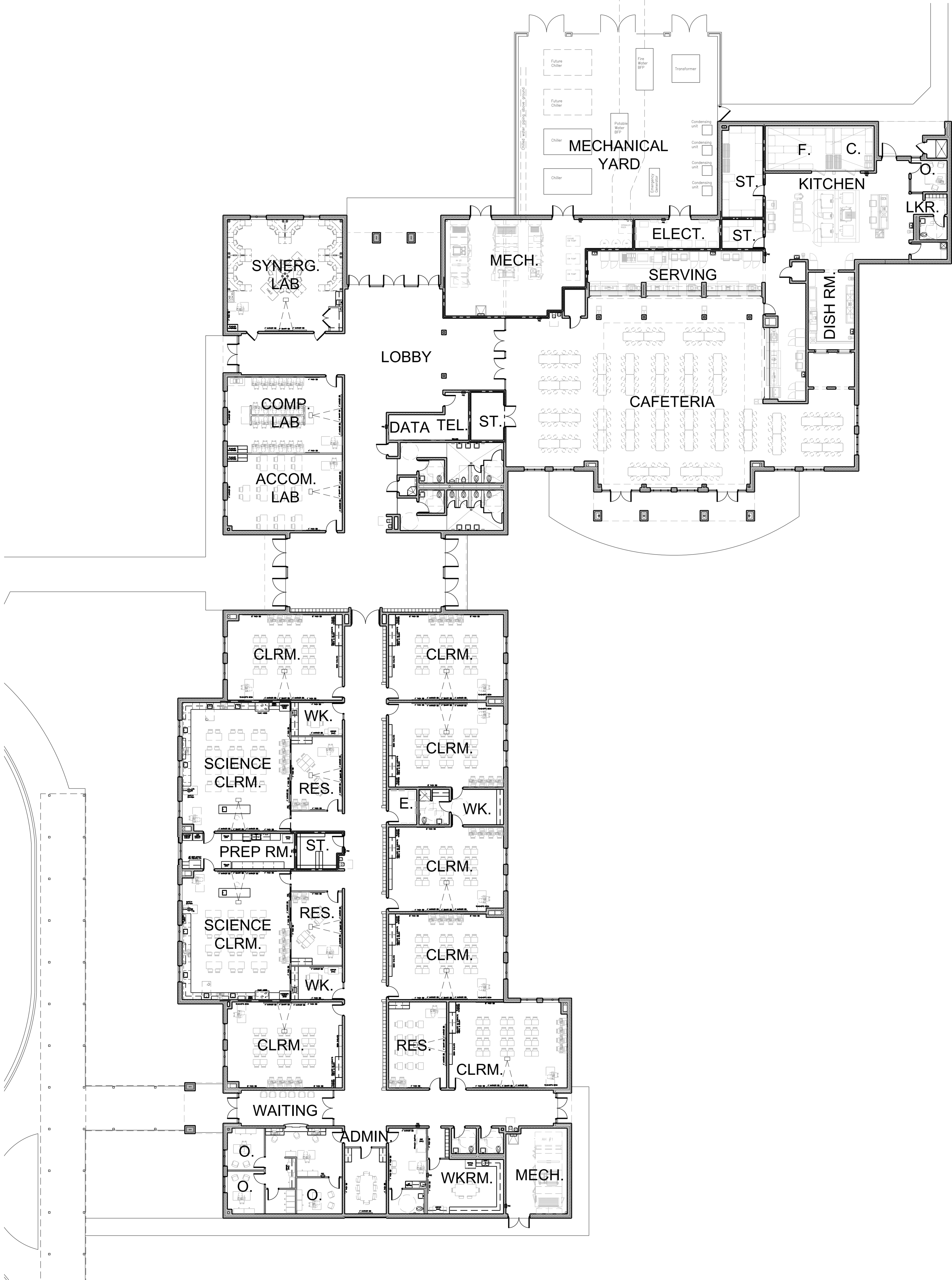
RIDGE SPRING-MONETTA K thru 12 CAMPUS

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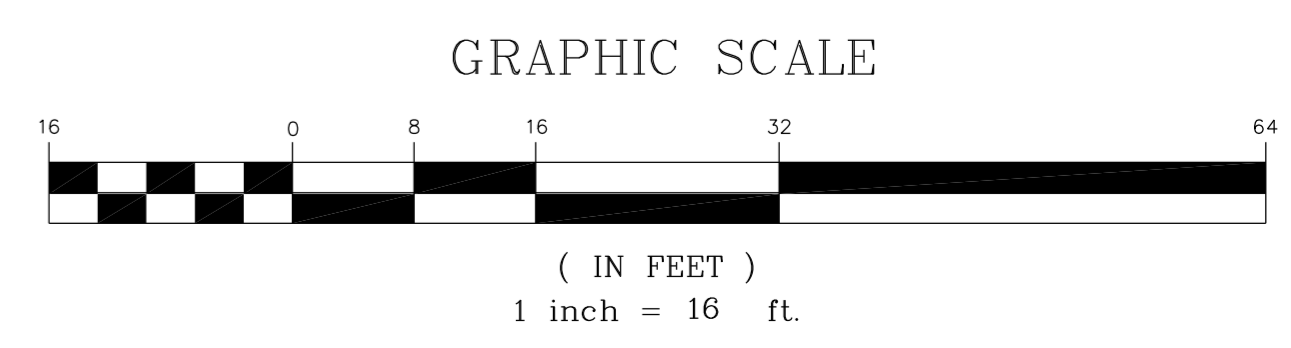
PHASE ONE SITE PLAN

RIDGE SPRING-MONETTA K thru 12 CAMPUS



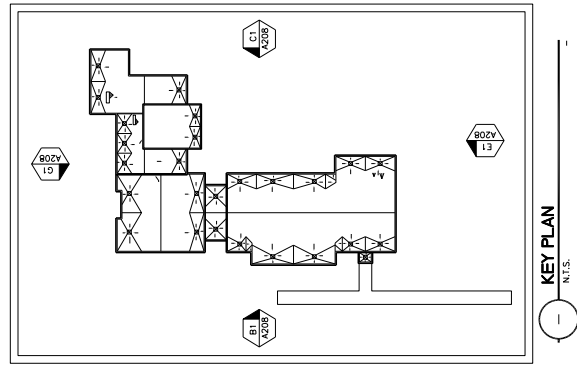
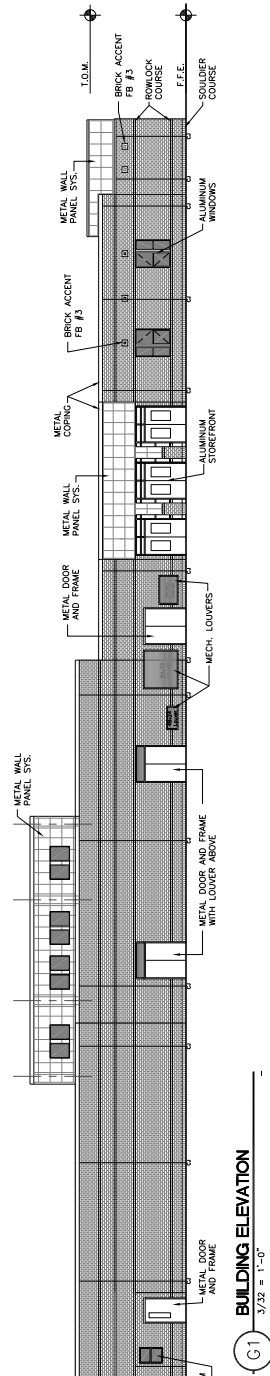
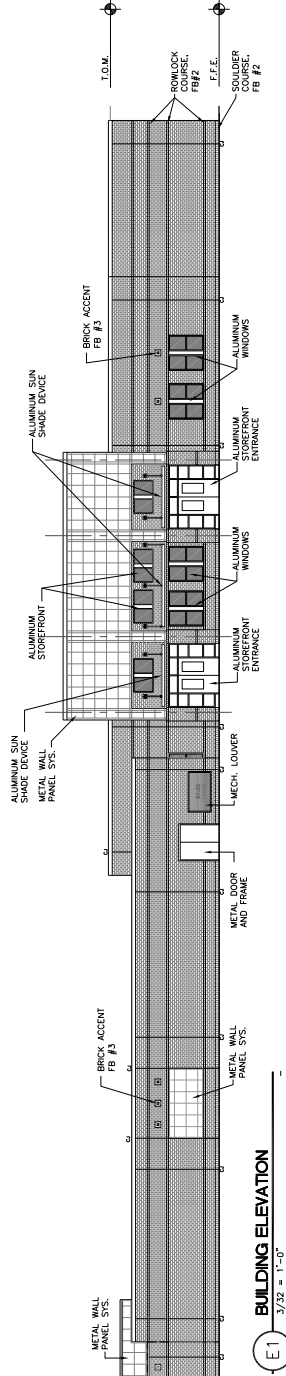
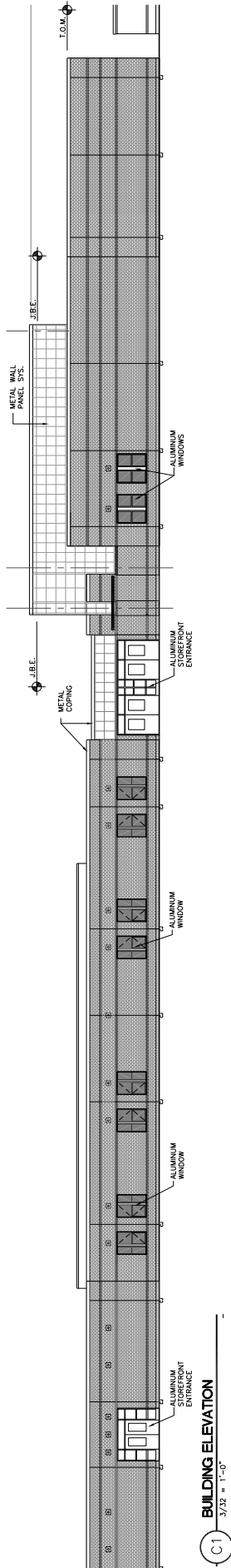
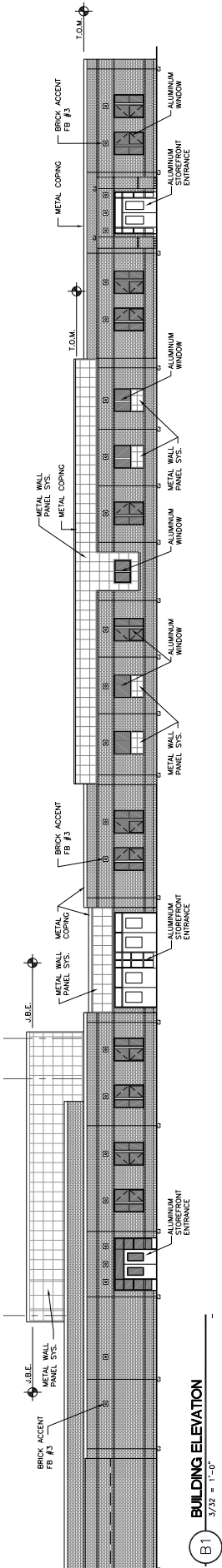


PHASE ONE - FLOOR PLAN



BUILDING ELEVATIONS

RIDGE SPRING-MONETTA K thru 12 CAMPUS





**AIKEN COUNTY PUBLIC SCHOOL DISTRICT
RIDGE SPRING-MONETTA K THRU 12 CAMPUS**



Statement of Probable Cost

Phase One - Construction Documents

			Total Project
SITework			
	Earthwork	\$145,741	
	Site Improvements	\$520,735	
	Site Utilities	\$504,300	
Sub-Total		\$33.57 sf	\$1,170,776
BUILDING		34,875 sf	
		\$ / SF	
	General Conditions	\$20.93	\$730,103
	Gen. Construction	\$84.92	\$2,961,702
	Plumbing	\$14.94	\$520,974
	Fire Protection System	\$3.25	\$113,211
	Mechanical	\$33.38	\$1,164,081
	Electrical	\$31.11	\$1,084,800
		\$188.53	
Sub-Total			\$6,574,871
BUILDING AND SITE		\$222.10 sf	\$7,745,647
	Contingency: (Building and Site)	5.0%	\$387,282
	Escalation	1.5%	\$116,185
	Allowances (soils & misc steel)		\$75,000
	Allowances (Fire Alarm, Telecom, Security, Sound)		\$110,000
CONSTRUCTION SUB-TOTAL			\$8,434,114
NON - CONSTRUCTION			
	Soft Cost (Design Fees, Inspections, Surveying,		\$1,300,000
PROJECT TOTAL (excluding Alternates)			\$9,734,114
PROJECT BUDGET			\$7,775,000

-25.2% Over Budget	(\$1,959,114)
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