

BOARD AGENDA ITEM

August 25, 2026

SUBJECT:

Area 5 Master Plan Conceptual Design

BACKGROUND INFORMATION:

The administration seeks approval to gather public input for an Area 5 Master Plan. Input will be shared with the Board.

ADMINISTRATIVE CONSIDERATION:

Following the collection of public input and surveys of the affected schools, further administrative recommendations will be made and presented to the Board at a later date.

RECOMMENDATION:

Grant consent for the administration to create conceptual designs and proceed with gathering public input and presenting to the public through town hall meetings and surveys.

ATTACHMENT:

Area 5 Master Plan Conceptual Design

PREPARED BY:

Tim Yarborough



AREA 5 MASTER PLAN

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

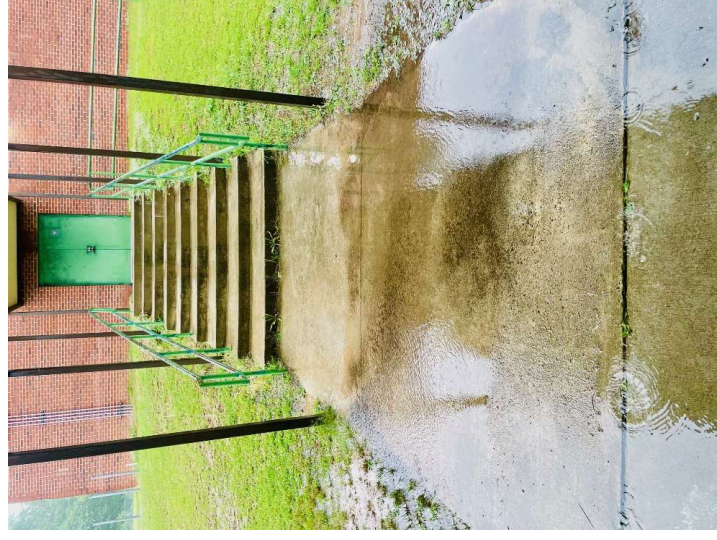
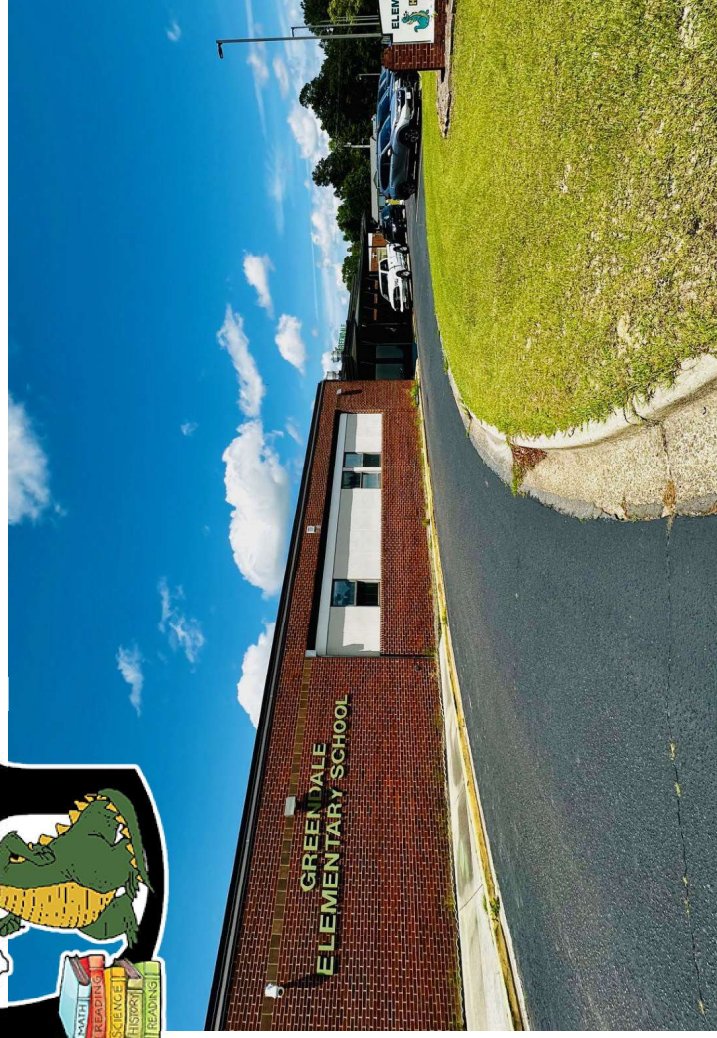


mcmillan
pazdan
smith
ARCHITECTURE





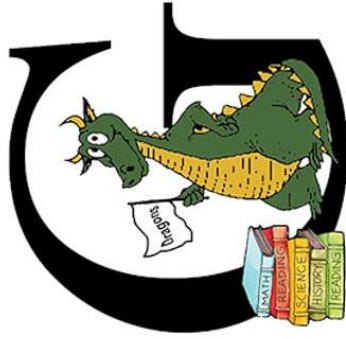




UPKEEP COSTS (8% FUNDS)



Flooring \$350,000
Renovation \$8,180,000
HVAC \$3,250,000
EXPENSES ESTIMATED: \$11,780,000



Roof \$800,000
Renovation \$2,000,000
EXPENSES ESTIMATED: \$2,800,000

PROPOSED NEW SILVER BLUFF MIDDLE ADDITION AND REPURPOSED NEW ELLENTON ELEMENTARY SCHOOL



ESTIMATED 8% REALLOCATION				
Greendale Elementary Roof Replacement 2025-2026 8%				\$800,000.00
Greendale Elementary Renovation 2026-2027 8%				\$2,000,000.00
Jackson Middle School Flooring Project 2028-2029 8%				\$350,000.00
Jackson Middle School Renovation 2029-2030 8%				\$8,180,000.00
Jackson Middle School HVAC 2029-2030 8%				\$3,250,000.00
ESTIMATED 8% REALLOCATION				\$14,580,000.00
Funding Sources				
Bond Premium (200M)				\$23,000,000.00
Additional 8% Bonding Capacity				\$12,166,000.00
Estimated 8% Reallocation				\$14,580,000.00
Investment Earnings				\$10,000,000.00
Total				\$59,746,000.00
ESTIMATED PROJECT COSTS				
Silver Bluff Middle School and Site				\$47,746,000.00
New Ellenton Middle School Conversion to Elementary				\$10,000,000.00
Proposed Demolition of Jackson Middle School				\$1,000,000.00
Proposed Demolition of Greendale Elementary School				\$1,000,000.00
TOTAL ESTIMATED CONSTRUCTION COSTS				\$59,746,000.00





PROJECT SITE



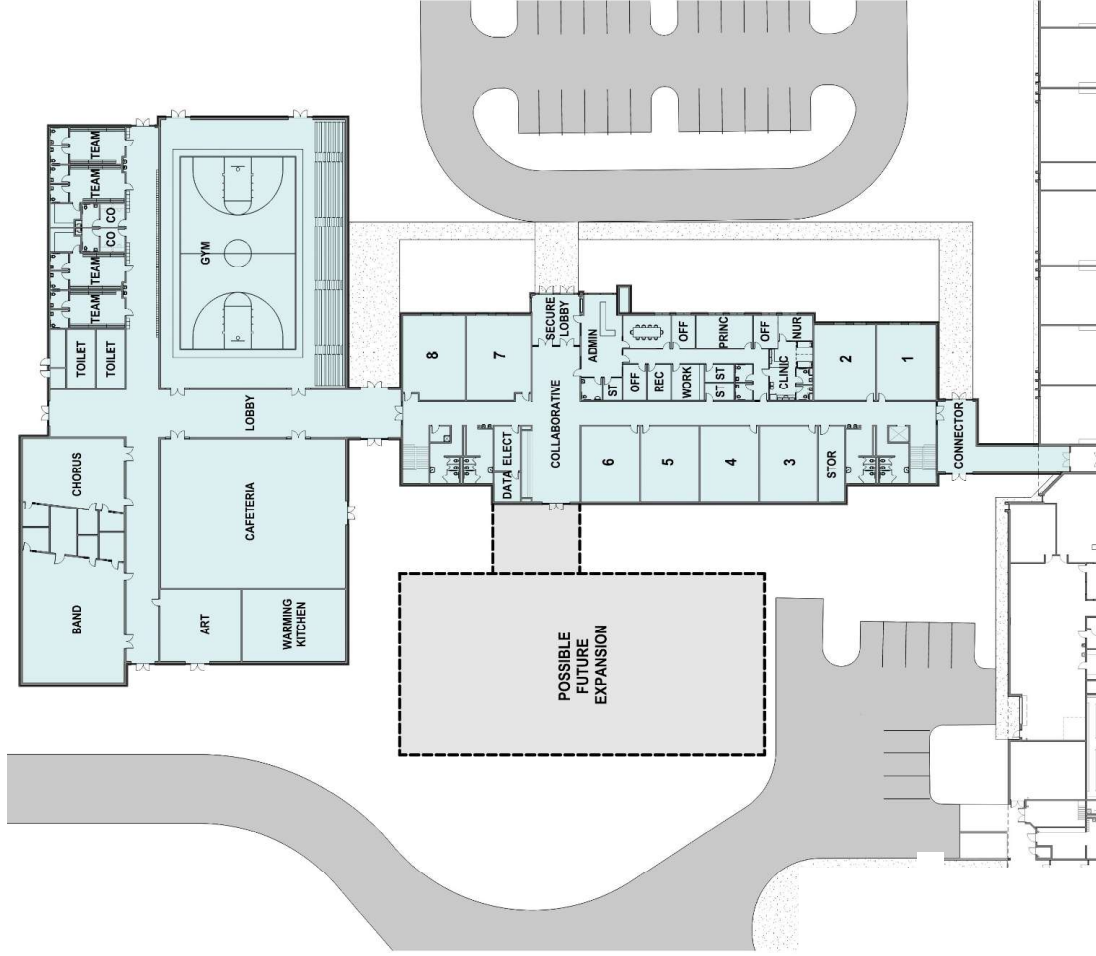
AIKEN COUNTY PUBLIC SCHOOLS

AREA 5 MASTER PLAN | AUGUST 2026



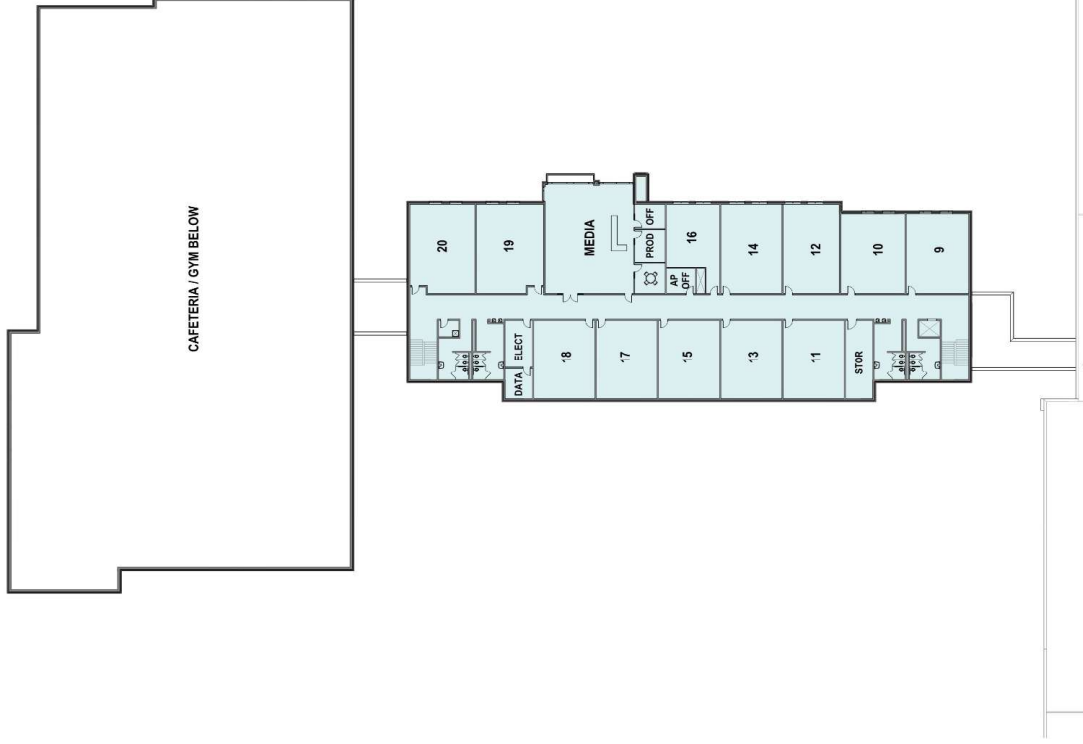
AREA 5 MASTER PLAN | AUGUST 2026

1ST FLOOR PLAN



1ST FLOOR CLASSROOM:	20,500 SF
GYM / CAFETERIA / ARTS:	35,150 SF
2ND FLOOR CLASSROOM:	19,350 SF
TOTAL:	75,000 SF

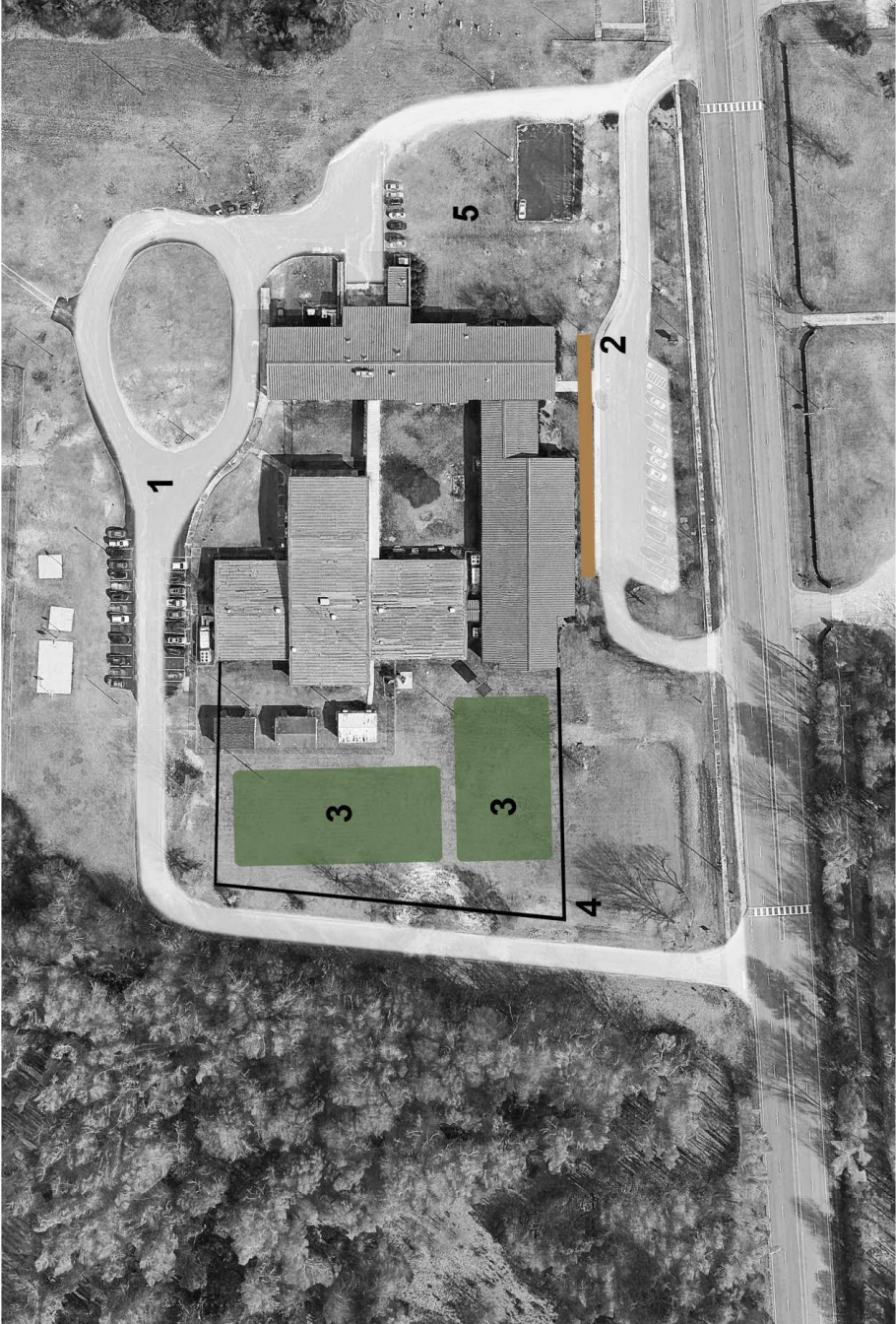
2ND FLOOR PLAN



1ST FLOOR CLASSROOM:	20,500 SF
GYM / CAFETERIA / ARTS:	35,150 SF
2ND FLOOR CLASSROOM:	19,350 SF
TOTAL:	75,000 SF

PROPOSED NEW ELLENTON ELEMENTARY SCHOOL

EXISTING MIDDLE SCHOOL AERIAL



SITE ITEMS TO CONSIDER:

- 1 SITE CIRCULATION
- 2 CANOPIES
- 3 PLAYGROUNDS
- 4 FENCING
- 5 SITE UTILITIES

INTERIOR ITEMS TO CONSIDER:

- CLASSROOM ADDITION
- NEW RESTROOMS FOR K - 2
- NEW SECURE VESTIBULE / OFFICE
- LOCKER REMOVAL
- REPLACEMENT FINISHES / BRANDING
- EXISTING MAINTENANCE ITEMS
- MISCELLANEOUS SPACE



PROPOSED NEW ELLENTON ELEMENTARY SCHOOL

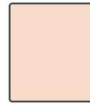
GREENDALE ES - CLASS NUMBERS

Grade Level	Count	25-27 Grade Level
-1	20	Pre-K moving to K with new registrations count for about 50 total
0	48	Moving to 1st
1	54	Moving to 2nd
2	47	Moving to 3rd
3	58	Moving to 4th
4	50	Moving to 5th
5	43	Moving to 6th
Current Student Headcount	320	



EXISTING PORTABLES

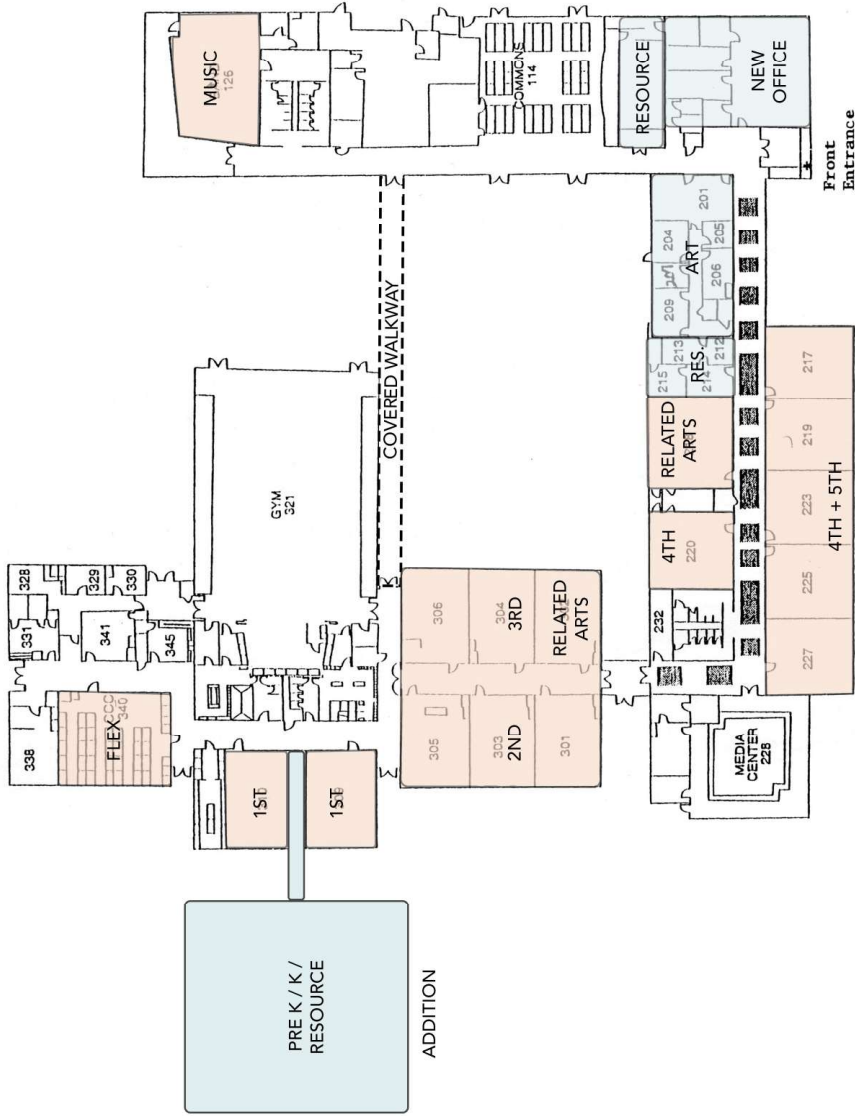
LEGEND



REPURPOSED SPACE



RENOVATED / NEW SPACE



AIKEN COUNTY PUBLIC SCHOOLS

AREA 5 MASTER PLAN | AUGUST 2026

AREA 5 MASTERPLAN FLOW CHART

ACTIVITY	2026	2027	2028	2029	2030
SILVER BLUFF HIGH SCHOOL DESIGN (ADDITIONS AND RENOVATIONS)	01/25 - 02/27				
SILVER BLUFF HIGH SCHOOL CONSTRUCTION - NEW ADDITIONS	EARLY SITE PACKAGE 02/27 - 03/27	02/27 - 10/28			
SILVER BLUFF HIGH SCHOOL CONSTRUCTION - RENOVATIONS			09/28 - 02/29		
SILVER BLUFF MIDDLE SCHOOL ADDITION DESIGN	06/26 - 12/26				
SILVER BLUFF MIDDLE SCHOOL ADDITION CONSTRUCTION		EARLY SITE PACKAGE 05/27 -07/27		06/28 - 06/29	JACKSON / NEW ELLENTON RELOCATE 07/29
NEW ELLENTON MS - ES CONVERSION DESIGN	06/26 - 07/27				
NEW ELLENTON MS - ES CONVERSION CONSTRUCTION				4/29 - 12/29	GREENDALE RELOCATE 01/30





Silver Bluff High students occupy the new
SILVER BLUFF HIGH SCHOOL: February 2029



Jackson and New Ellenton Students transition to
SILVER BLUFF MIDDLE ADDITION: July 2029

Greendale Elementary Students transition to the newly-remodeled **NEW ELLENTON ELEMENTARY SCHOOL: January 2030**



BOARD REQUEST

The administration seeks approval to gather public input for a plan that proposes a Silver Bluff Middle Addition on the campus of Silver Bluff High School to form Silver Bluff Middle/High School. The administration will seek public input via town hall meetings and surveys. Input received will be shared with the Board.



QUESTIONS & COMMENTS

