

BOARD AGENDA ITEM

October 27, 2026

SUBJECT:

Schematic Design plans and preliminary budget for the Paul Knox Middle School Cafeteria Renovation

BACKGROUND INFORMATION:

The administration has completed the scope of needs for the Paul Knox Middle School cafeteria renovation. The architectural firm Method Works Architecture has utilized this scope to produce schematic design plans and preliminary budget for the project. The estimated construction budget is \$3,784,950. The overall budget includes FFE, design, testing, and inspection fees for a total of \$4,457,195. The scope of this work includes renovations to the existing cafeteria, kitchen, and courtyard. This project will use 8% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the schematic design narrative and design for the Paul Knox Middle School cafeteria renovation. Preliminary construction cost estimates and architectural plans will also be distributed for the Board's review and approval at the board meeting.

RECOMMENDATION:

Review the schematic design narrative, schematic plans and preliminary construction cost estimate for the Paul Knox Middle School cafeteria renovation as presented by Method Works Architecture for consent. The total budget needed is \$4,457,195 using 8% funds.

PREPARED BY:

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Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS



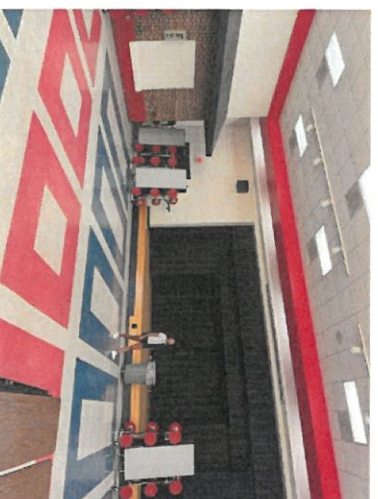
PAUL KNOX MIDDLE SCHOOL CAFETERIA RENOVATION

SCHEMATIC DESIGN



After meeting with the principal, district facilities staff, and district foodservice staff, we have developed the following thoughts regarding the project:

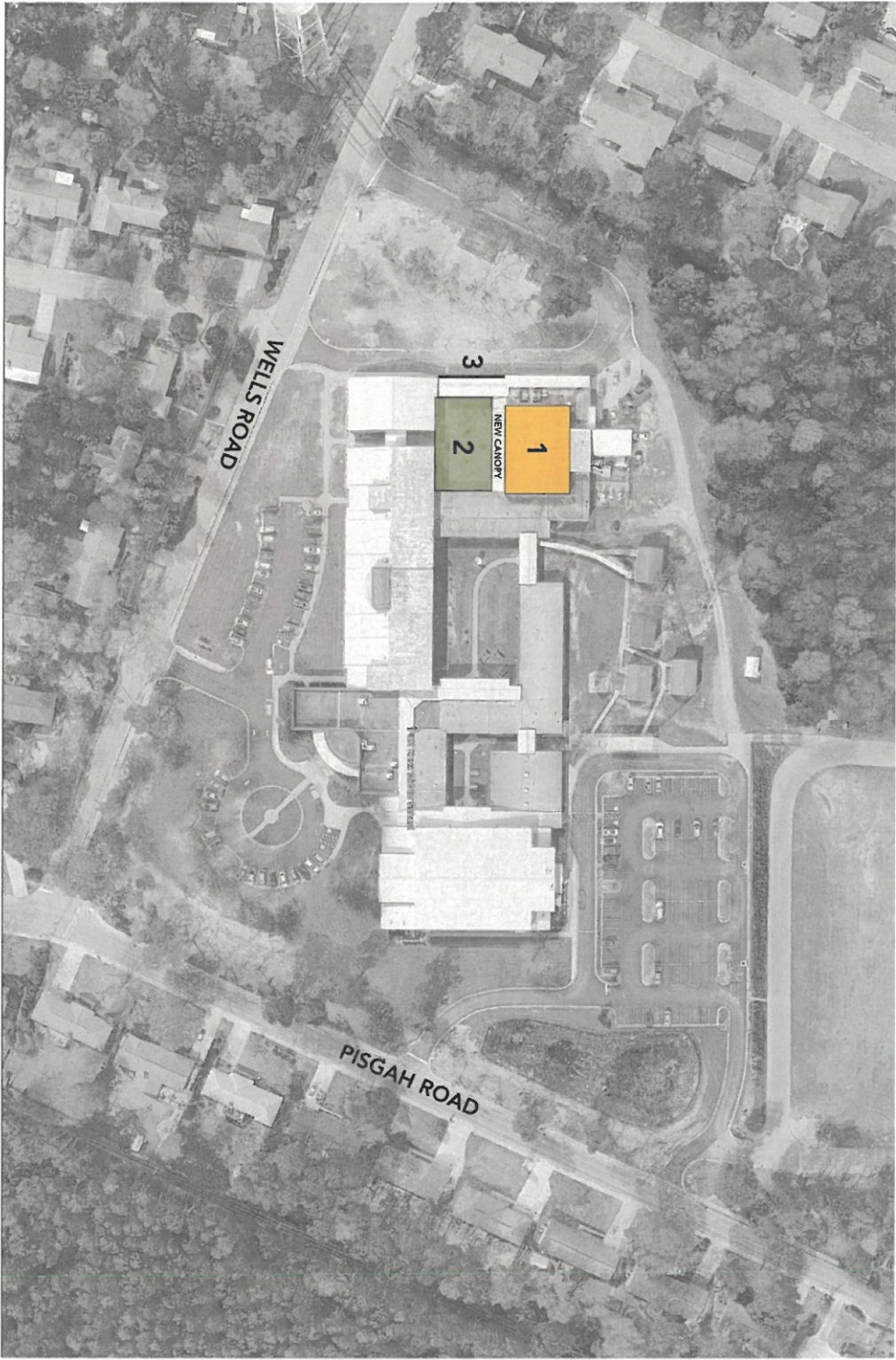
- The existing cafeteria space is undersized and underutilized with the potential for more seating.
- Expanding the existing cafeteria would require significant additional work to the building in order to meet code requirements.
- After evaluating the existing space and discussing its use with district staff, we have identified that the serving area and stage can be captured to provide more seating.
- The existing courtyard can also be improved to allow for secure, covered outdoor eating area.
- At Paul Knox, we have the available space, ceiling height, and other factors to create a state-of-the-art cafeteria space within the existing footprint.



PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION

SCHEMATIC DESIGN

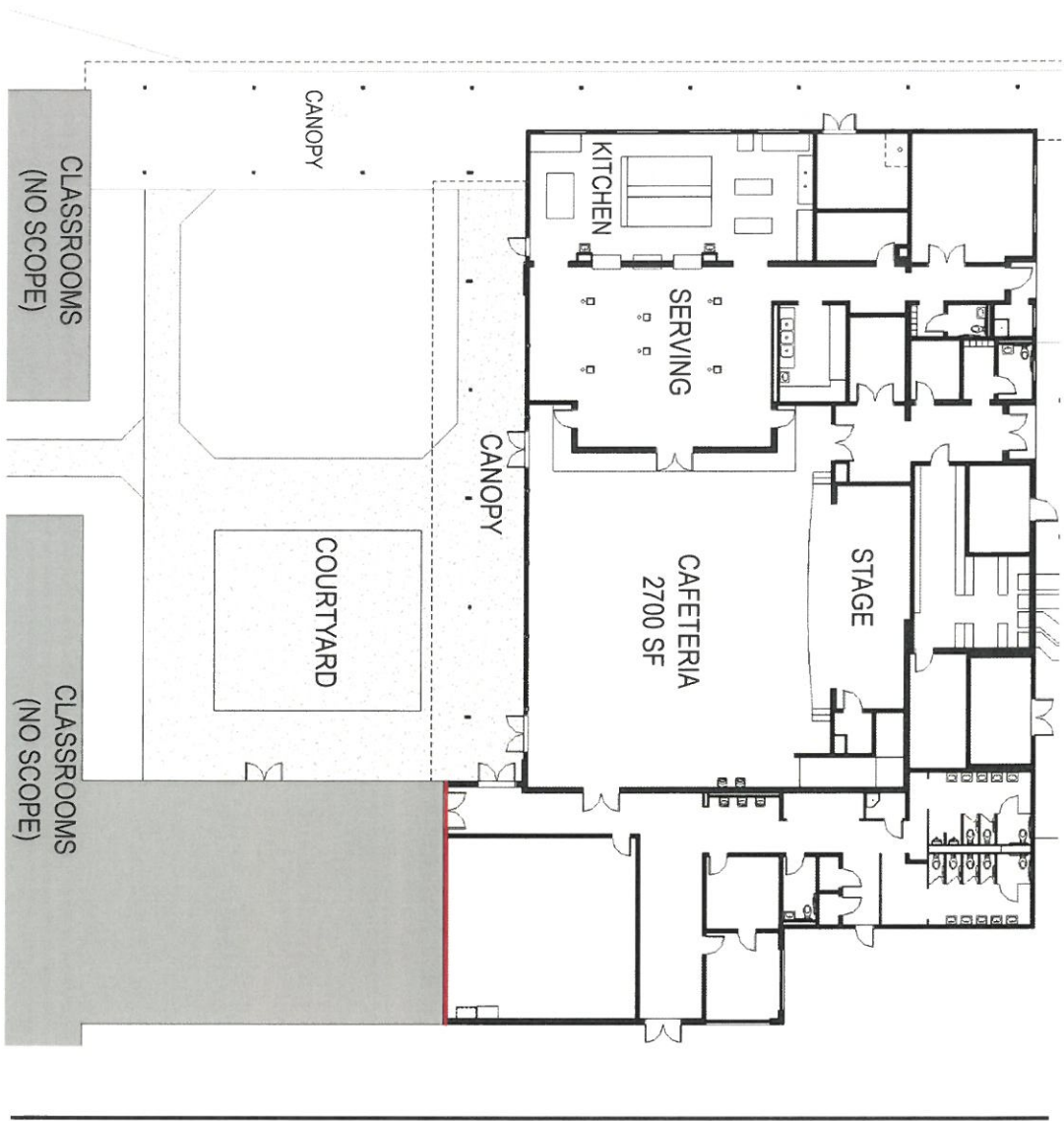
EXISTING AERIAL



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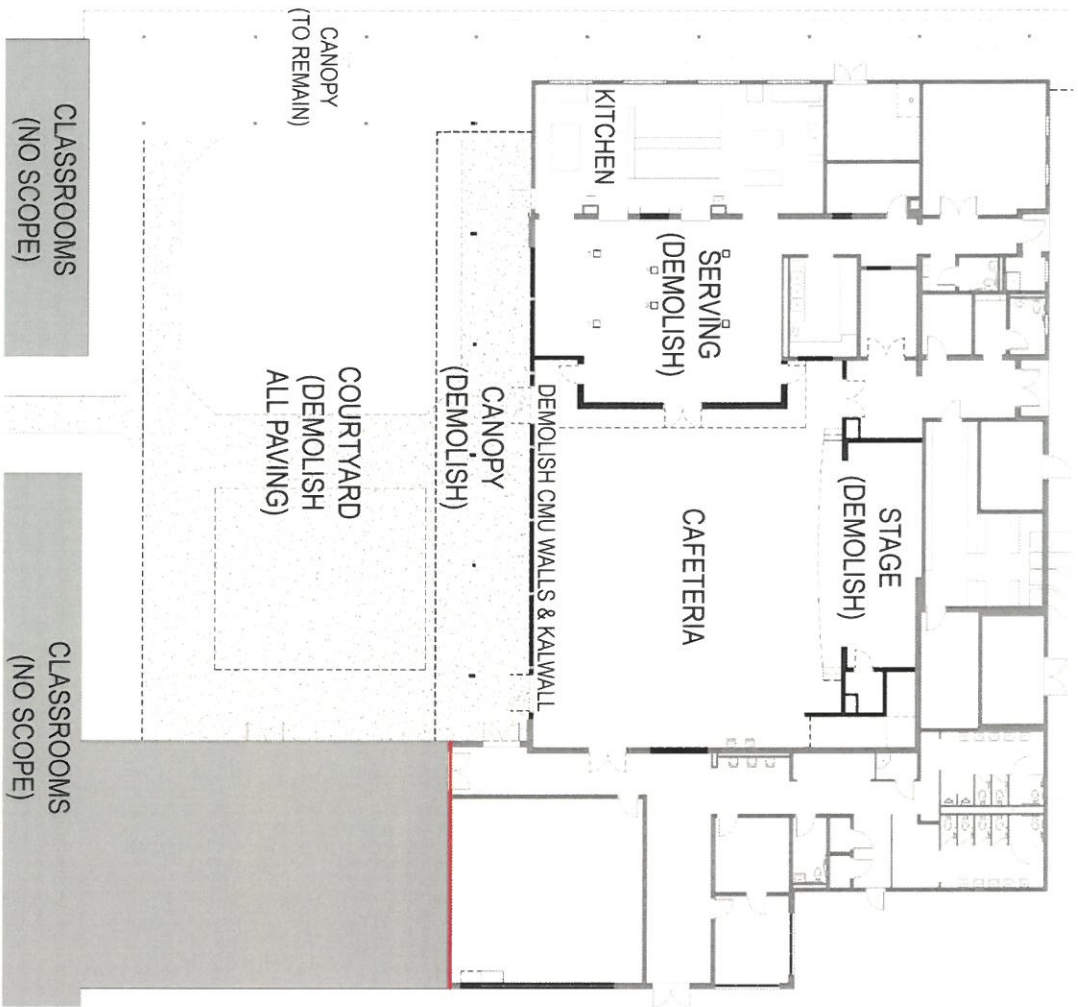
- 1 RENOVATED CAFETERIA
- 2 RENOVATED COURTYARD
- 3 NEW SECURE FENCING

*A NEW CANOPY WILL ALSO BE PROVIDED



EXISTING CONDITIONS

- Usable seating area of the existing Cafeteria is 2,700sf
- Serving area is significantly oversized compared to comparable newer Cafeterias
- Existing Cafeteria **seats approx. 180-190 students**, which requires 3 lunch periods



DEMOLITION SCOPE

- Demolish existing Stage Platform, surrounding walls, and ramp
- Demolish oversized Serving area
- Demolish existing Courtyard hardscaping
- Demolish existing Canopy adjacent to Cafeteria
- Demolish South wall of Cafeteria to include lower level CMU block walls and Kalwall windows above

PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION

SCHEMATIC DESIGN



RENOVATION SCOPE

- Cafeteria
 - All new finishes to include flooring, ceilings, lighting, etc.
 - New windows and doors
 - New Serving Area
- New fire suppression system for entire Cafeteria wing
- New exterior Canopy adjacent to Cafeteria with outdoor seating
- New Courtyard landscape, hardscape, outdoor seating with shade pergola
- New fencing and gates to secure Courtyard
- New plan seats approx. 280-290 students depending on furniture layout. **This adds approx. 100 seats from the previous layout** which gives the school the ability to have 2 lunch periods instead of 3 if desired.

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SCHEMATIC DESIGN



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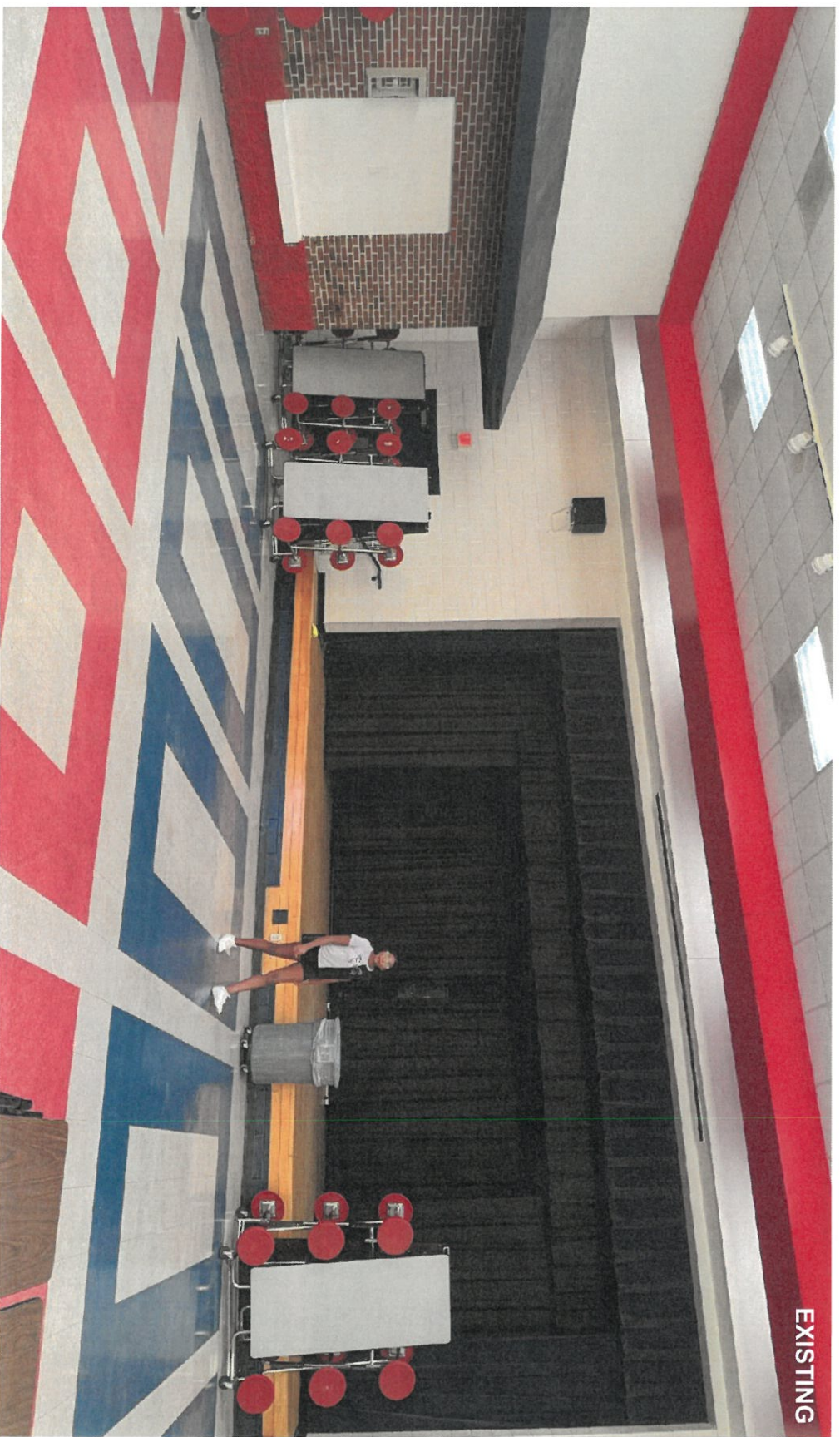
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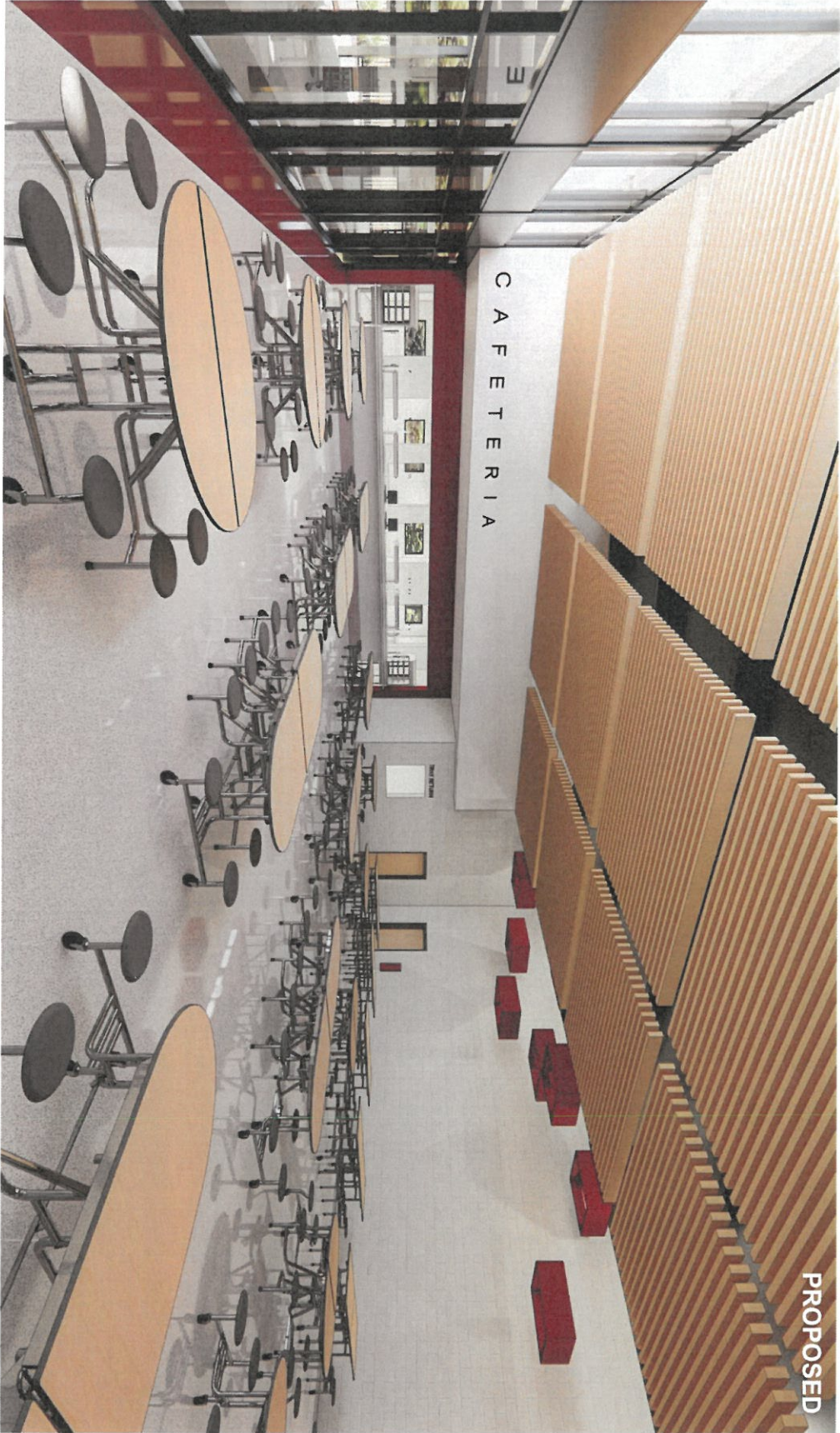
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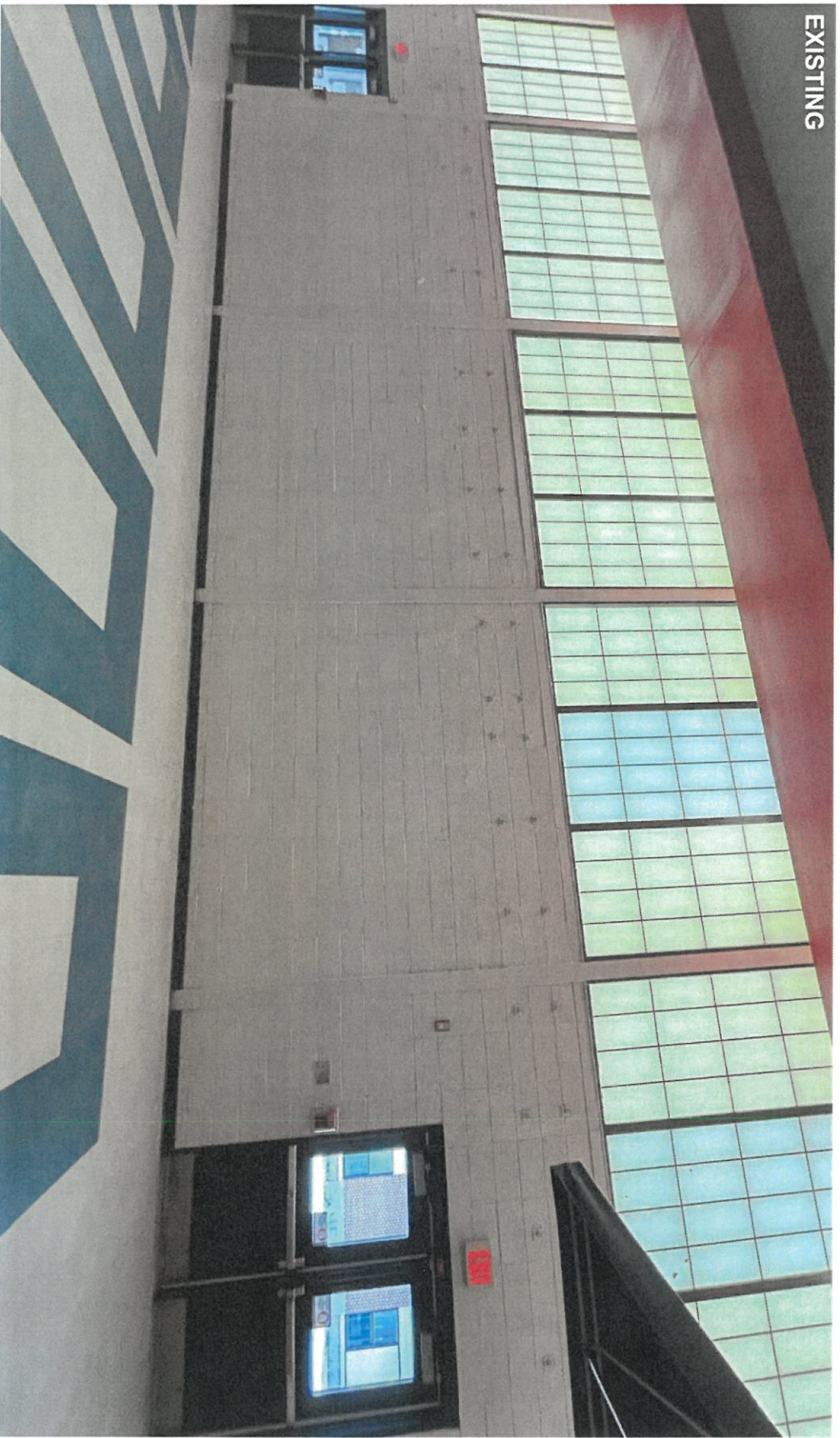
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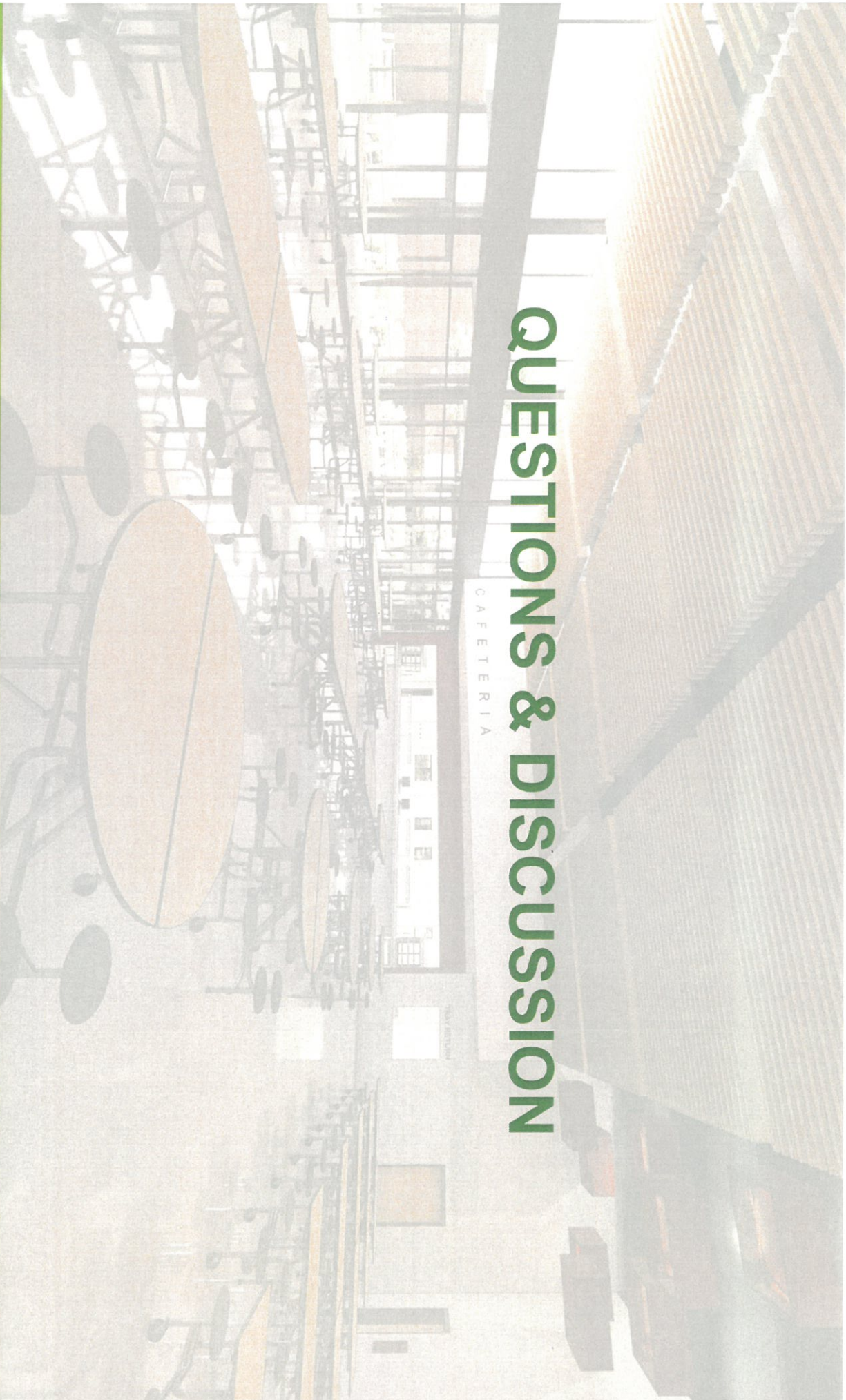




PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION

SCHEMATIC DESIGN

AIKEN COUNTY PUBLIC SCHOOLS			METHOD WORKS ARCHITECTURE
Conceptual Cost Worksheet - Paul Knox Middle School			
TOTAL PROJECT COST WORKSHEET - SCHEMATIC DESIGN			10.27.26
ESTIMATED PROJECT HARD COSTS			
BUILDING CONSTRUCTION			
Remove Existing Cafeteria, Kitchen, & Courtyard (6,500 SF @ \$350/SF)	\$	3,125,000	
Access Control Allowance	\$	35,000	
Data Allowance	\$	35,000	
Door Hardware Allowance	\$	45,000	
BUILDING TOTAL ESTIMATED COST		\$	3,235,000
DESIGN CONTINGENCY			
	5%	\$	161,750
ERUPTION CONTINGENCY			
	7%	\$	226,450
CONSTRUCTION CONTINGENCY			
	5%	\$	161,750
TOTAL ESTIMATED HARD COSTS		\$	3,784,950
ESTIMATED PROJECT SOFT COSTS			
F&E - FURNITURE, FIXTURES, AND EQUIPMENT			
	\$	200,000	
LOW VOLTAGE (AV, IT, SECURITY, ETC.)			
	\$	80,000	
TOTAL ESTIMATED SOFT COSTS		\$	280,000
ESTIMATED PROJECT FEES			
BASIC SERVICES PROFESSIONAL FEES (CIVIL, ARCHITECTURE, STRUCTURAL, MEP)			
	\$	281,925	
ADDITIONAL SERVICES PROFESSIONAL FEES (COST ESTIMATING, FURNITURE, LANDSCAPE ARCHITECTURE, FOODSERVICE CONSULTANT)			
	\$	49,320	
SURVEY			
	\$	5,000	
GEO TECHNICAL REPORT			
	\$	5,000	
THIRD PARTY TESTING AND INSPECTIONS			
	\$	45,000	
IMPACT AND TAP FEES			
		N/A	
TOTAL ESTIMATED PROJECT FEES		\$	392,245
ESTIMATED TOTAL PROJECT COST		\$	4,457,195
CONCEPT DESIGN PROJECT COST (AS PREVIOUSLY PRESENTED)		\$	4,499,975



QUESTIONS & DISCUSSION