

## **BOARD AGENDA ITEM**

April 21, 2026

### **SUBJECT:**

Design Development (DD) and Construction Drawings (CD) for the Area One transportation office at Aiken Intermediate School.

### **BACKGROUND INFORMATION:**

The administration has completed the scope of educational needs for the Area One transportation office at Aiken Intermediate School. The architectural firm Method Works (MW) has utilized this scope to produce the Design Development (DD) and Construction Drawings (CD) for the transportation office.

### **ADMINISTRATIVE CONSIDERATION:**

The Architects will present the design narrative and schematic design for the Area One transportation office at Aiken Intermediate School. Preliminary construction cost estimates and architectural plans will also be distributed for the Board's review and approval at the Board Meeting.

### **RECOMMENDATION:**

Request consent for the Design Development (DD)/Construction Drawings (CD) narrative, and preliminary construction cost estimate of \$906,600 for the Area One transportation office at Aiken Intermediate School as presented by Method Works (MW).

### **PREPARED BY:**

Tim Yarborough  
Michael F. Jara

# Aiken Intermediate – Bus Transportation Office

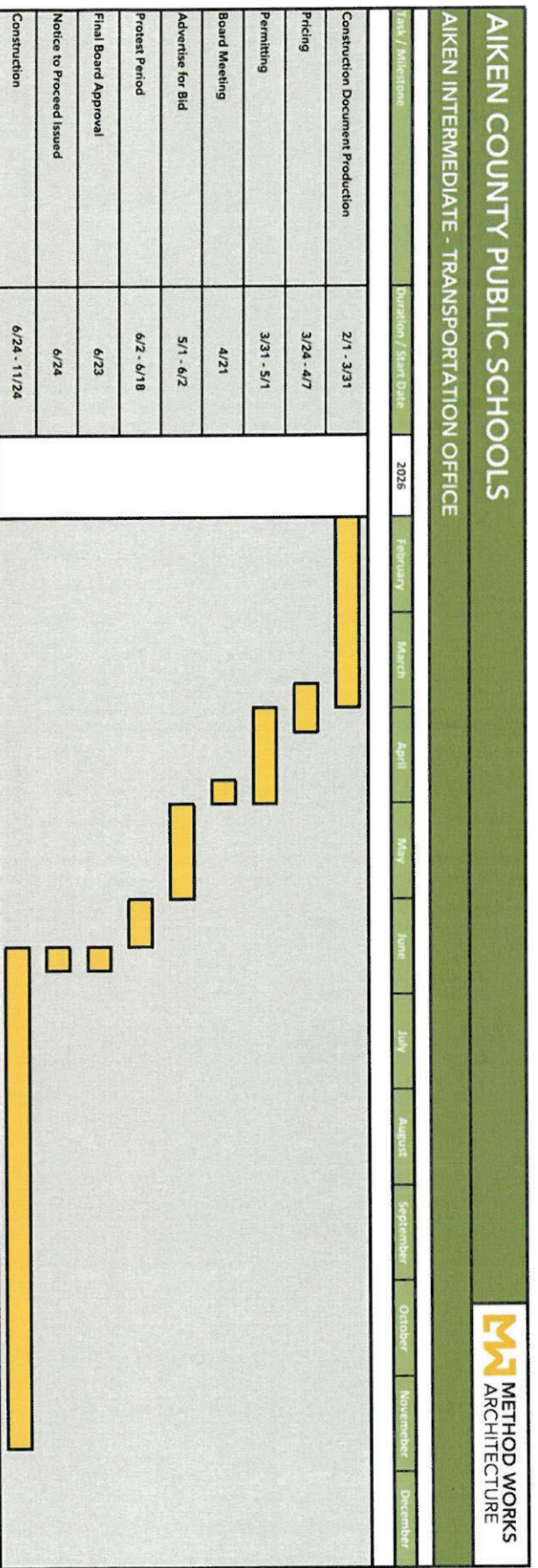


## DESIGN DIRECTIVE

- Provide a permanent building adjacent to Aiken Intermediate for area school bus drivers and staff.
- Facility to be constructed adjacent to the bus lot which is currently under construction as part of a separate project.
- Facility to be simple, cost effective, and low maintenance; designed to significantly exceed the lifespan of portable classrooms/offices.
- Project creates an appreciating asset for the district in lieu of portable classrooms/offices which depreciate in value over time, and have a relatively short lifespan.

# PROJECT STATUS & SCHEDULE

- Construction Drawings and Specifications are complete.
- Pending Board Approval today, the project is ready to be advertised for bidding.
- Anticipated groundbreaking in late June 2026.
- Projected construction duration of approx. 5-6 months.
- Anticipated project completion in November/December 2026.



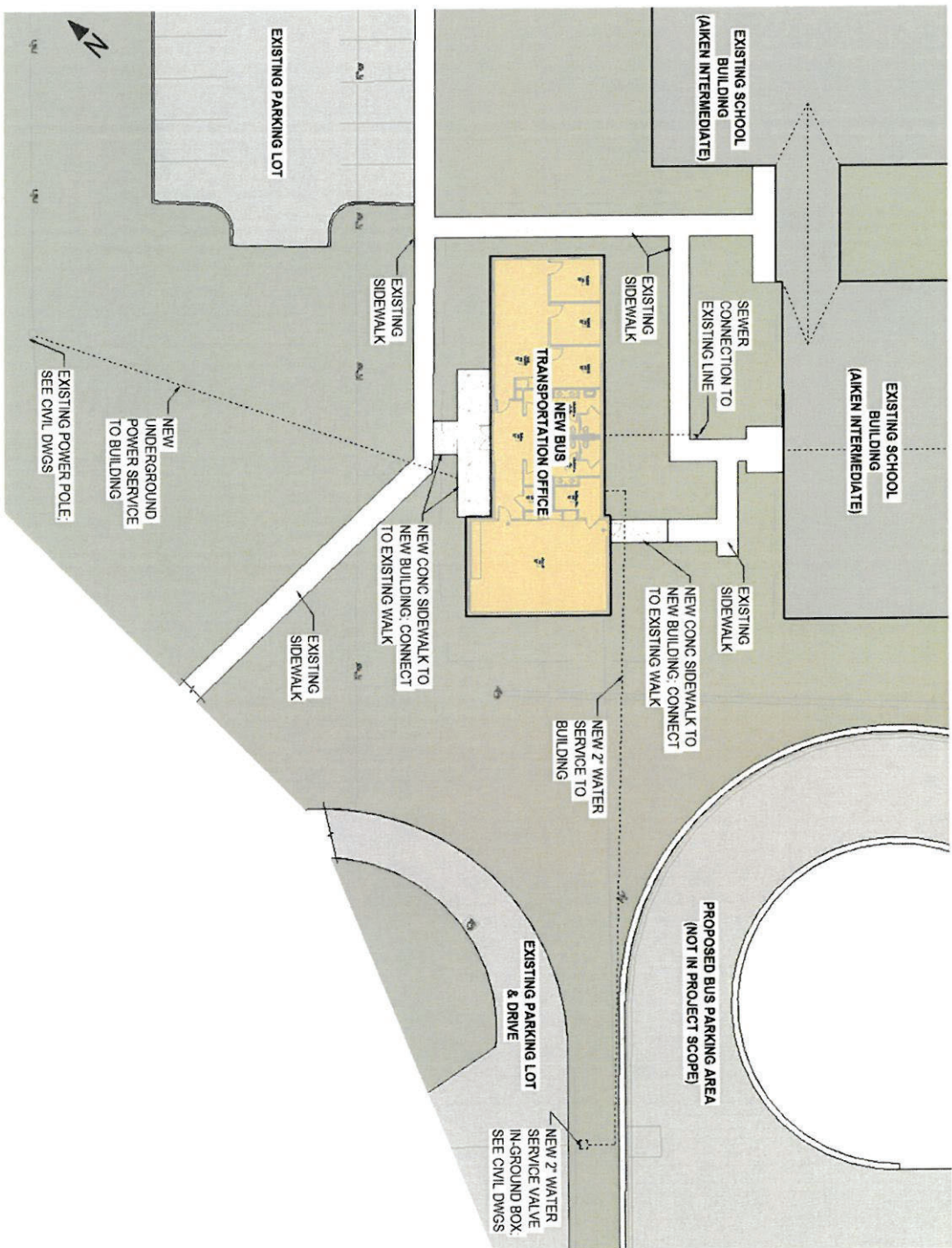
# LOCATION



NEW BUS TRANSPORTATION  
OFFICE SITE



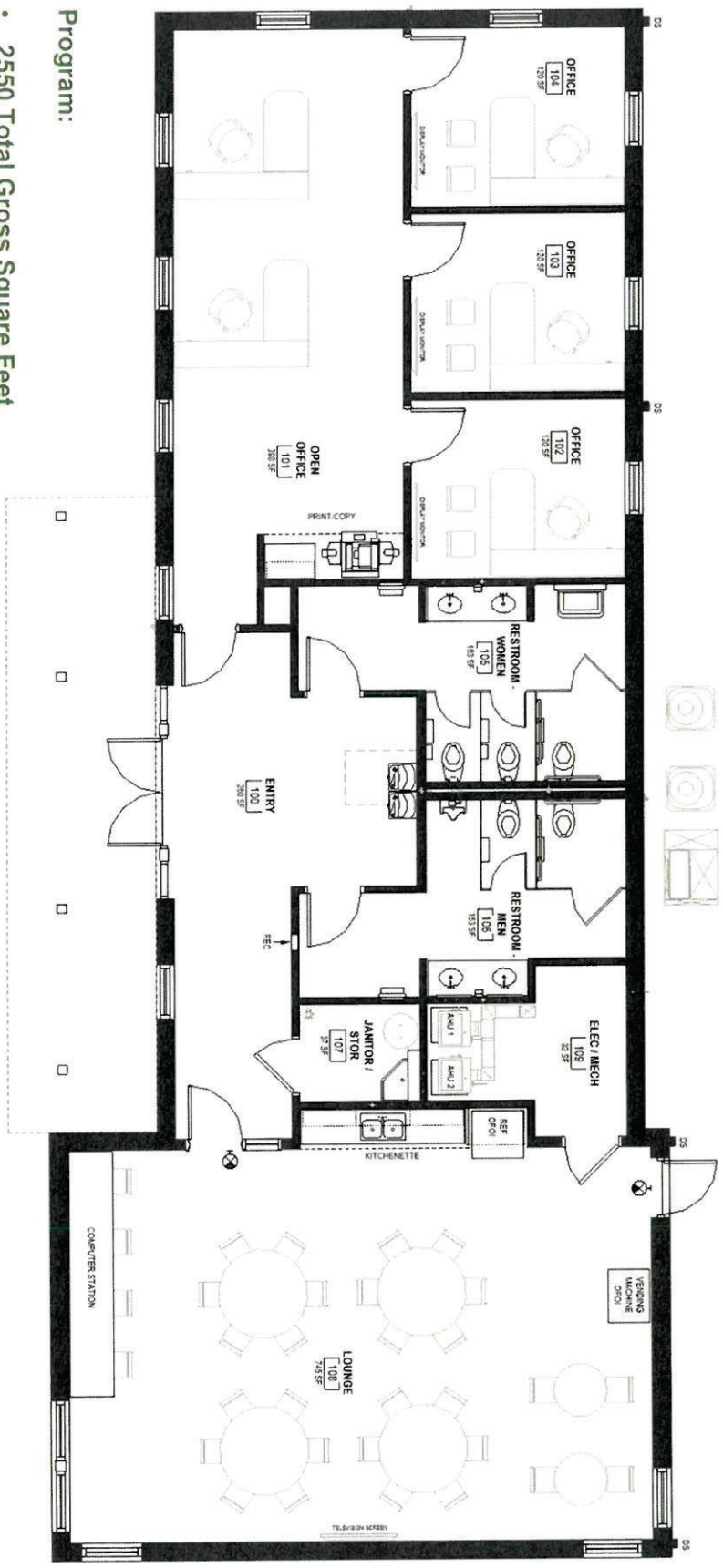
# SITE PLAN



1 ASI 0 ARCHITECTURAL SITE PLAN



# FLOOR PLAN



Program:

- 2550 Total Gross Square Feet
- Open Office with 2 workstations and print/copy area
- Three Private Offices
- Group Restrooms
- Driver's Lounge with Kitchenette, Break Area, and Computer Station



# EXTERIOR PERSPECTIVE



# EXTERIOR PERSPECTIVE



# TOTAL PROJECT COST



AIKEN COUNTY PUBLIC SCHOOLS		AIKEN INTERMEDIATE - TRANSPORTATION OFFICE		CONCEPTUAL PROJECT COST WORKSHEET		04.21.26	SD	DD/CD
<b>ESTIMATED PROJECT HARD COSTS</b>								
<b>BUILDING CONSTRUCTION</b>								
2350 SF NEW CONSTRUCTION @ \$272/SF			\$	637,500	\$	695,000		
ACCESS CONTROL			\$		\$	25,000		
DATA CABLING			\$	30,000	\$	30,000		
<b>BUILDING TOTAL ESTIMATED COST</b>			\$	667,500	\$	750,000		
<b>SUB-TOTAL FOR CONSTRUCTION</b>								
CONSTRUCTION CONTINGENCY (UNFORESEEN CONDITIONS ALLOWANCE)		7%	\$	63,750	\$	52,500		
<b>TOTAL ESTIMATED HARD COSTS</b>			\$	731,250	\$	802,500		
<b>ESTIMATED PROJECT SOFT COSTS</b>								
FIRE SECURITY, IT	Allowance		\$	40,000	\$	15,000		
<b>TOTAL ESTIMATED SOFT COSTS</b>			\$	40,000	\$	15,000		
<b>ESTIMATED PROJECT FEES</b>								
BASIC SERVICES PROFESSIONAL FEES (CIVIL, ARCHITECTURE, STRUCTURAL, MEP)	8.0%		\$	56,100	\$	56,100		
ADDITIONAL SERVICES PROFESSIONAL FEES (COST ESTIMATING, LANDSCAPE ARCHITECTURE, ETC.)			\$	10,000	\$			
SURVEY			\$	5,000	\$			
GEOTECHNICAL REPORT	Allowance		\$	5,000	\$	3,000		
THIRD PARTY TESTING AND INSPECTIONS	Allowance		\$	30,000	\$	30,000		
IMPACT AND TAP FEES			\$		\$			
<b>TOTAL ESTIMATED PROJECT FEES</b>			\$	106,100	\$	89,100		
<b>ESTIMATED TOTAL PROJECT COST</b>			\$	877,350	\$	906,600		





# QUESTIONS & COMMENTS



**AIKEN COUNTY**  
PUBLIC SCHOOLS



**METHOD WORKS**  
ARCHITECTURE

# AIKEN COUNTY PUBLIC SCHOOLS



AIKEN INTERMEDIATE - TRANSPORTATION OFFICE

CONCEPTUAL PROJECT COST WORKSHEET

04.21.26

SD

DD/CD

## ESTIMATED PROJECT HARD COSTS

BUILDING CONSTRUCTION					
2,350 SF NEW CONSTRUCTION @ \$272/SF		\$	637,500	\$	695,000
ACCESS CONTROL				\$	25,000
DATA CABLING		\$	30,000	\$	30,000
<b>BUILDING-TOTAL ESTIMATED COST</b>		\$	667,500	\$	750,000
SUB-TOTAL FOR CONSTRUCTION		\$	667,500	\$	750,000
CONSTRUCTION CONTINGENCY (UNFORSEEN CONDITIONS ALLOWANCE)	7%	\$	46,725	\$	52,500
<b>TOTAL ESTIMATED HARD COSTS</b>		\$	731,250	\$	802,500

## ESTIMATED PROJECT SOFT COSTS

FF&E, SECURITY, IT	Allowance	\$	40,000	\$	15,000
<b>TOTAL ESTIMATED SOFT COSTS</b>		\$	40,000	\$	15,000

## ESTIMATED PROJECT FEES

BASIC SERVICES PROFESSIONAL FEES (CIVIL, ARCHITECTURE, STRUCTURAL, MEP)	8.0%	\$	56,100	\$	56,100
ADDITIONAL SERVICES PROFESSIONAL FEES (COST ESTIMATING, LANDSCAPE ARCHITECTURE, ETC.)		\$	10,000	\$	-
SURVEY		\$	5,000	\$	-
GEOTECHNICAL REPORT	Allowance	\$	5,000	\$	3,000
THIRD PARTY TESTING AND INSPECTIONS	Allowance	\$	30,000	\$	30,000
IMPACT AND TAP FEES		\$	-	\$	-
<b>TOTAL ESTIMATED PROJECT FEES</b>		\$	106,100	\$	89,100
<b>ESTIMATED TOTAL PROJECT COST</b>		\$	877,350	\$	906,600