

BOARD AGENDA ITEM

May 26, 2026

SUBJECT:

Design Development Drawings/Budget and Construction Documents for Gloverville Elementary School Renovations and Improvements.

BACKGROUND INFORMATION:

The administration, in conjunction with the architectural firm Method Works (MW), has completed the Design Development and Construction Documents for the Gloverville Elementary School renovations and improvements. The current construction budget is \$1,105,508. The overall budget includes design, FFE, and construction contingency for a total of \$1,565,349. The scope of work would be building a secure vestibule, installing new windows, adding air conditioning to the hallways, extending the canopy at the car loop, and replacing student desks at Gloverville Elementary School using 8% funds.

ADMINISTRATIVE CONSIDERATION:

The architects have worked with the administration in the development of these plans. Both agree that these plans are acceptable for the Design Development and Construction Document Phases. Accept this information as presented by the administration. Hood Construction Company, Inc. has been selected to be the CM at Risk contractor for the vestibule construction.

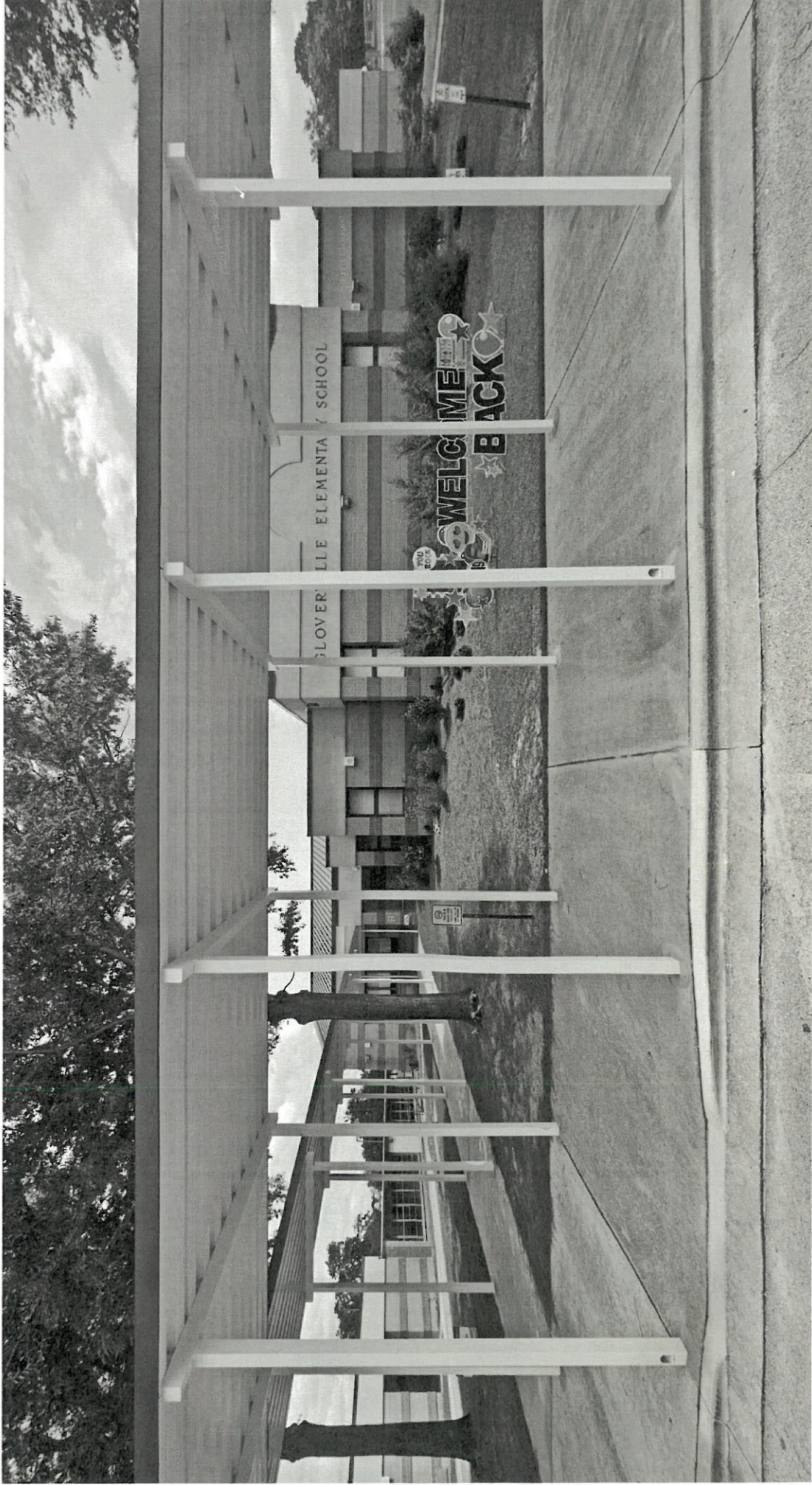
RECOMMENDATIONS:

Approve the Design Development plans, the Construction Document plans, and specifications reviewed by the administration. Authorize the administration to negotiate a contract with Hood Construction Company, Inc. in the amount of \$1,565,349 for renovations and improvements at Gloverville Elementary School utilizing the CM at Risk delivery system. The RFP number is 121223.

PREPARED BY:

Tim Yarborough
Michael F. Jara

GLOVERVILLE ES RENOVATIONS AND IMPROVEMENTS



AIKEN COUNTY PUBLIC SCHOOL DISTRICT

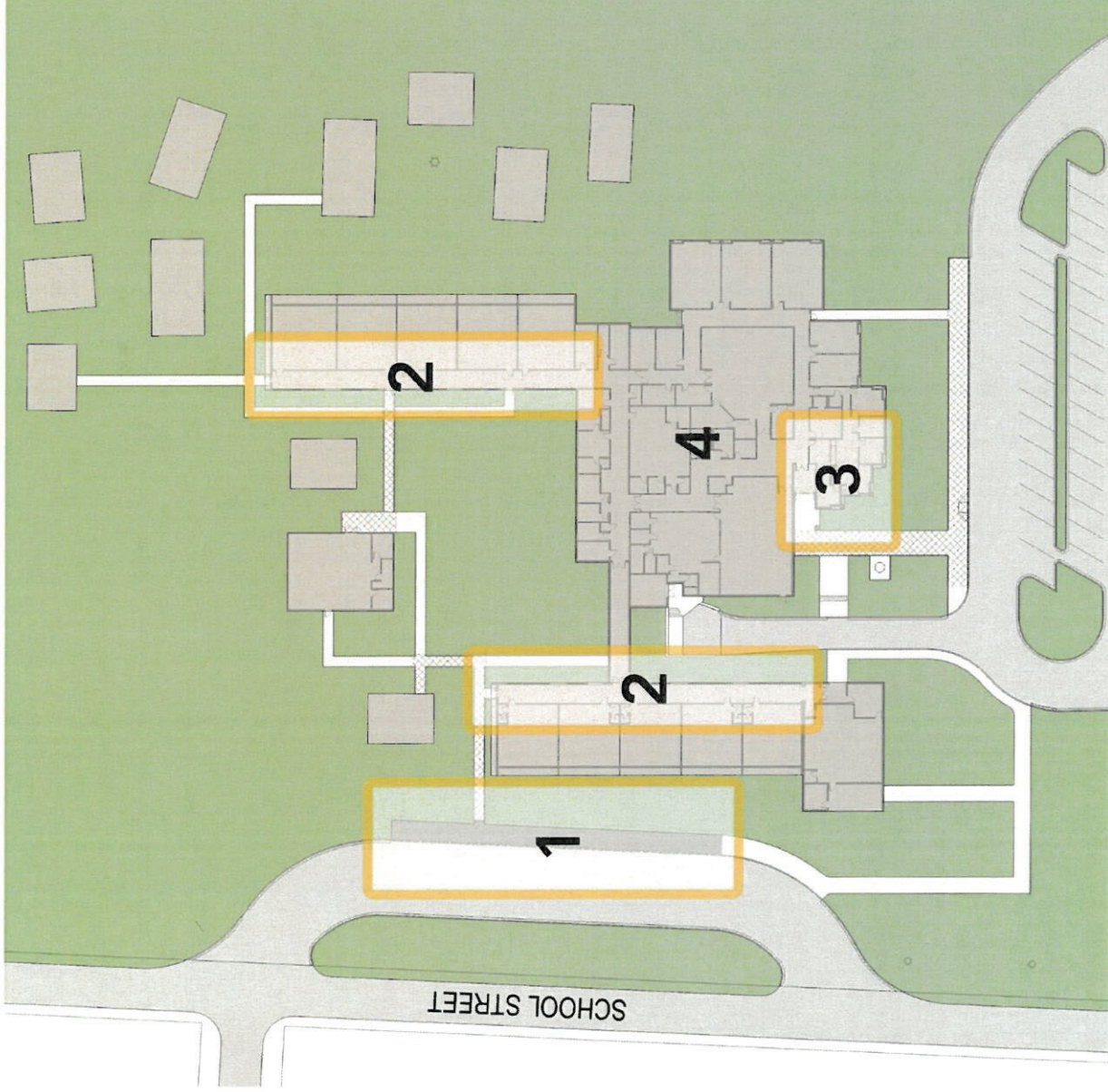
GLOVERVILLE ES – RENOVATIONS AND ADDITIONS

MAY 26, 2026

DESIGN DIRECTIVE

- 1** Provide a new premanufactured canopy for the car loop on the west side of the building.
- 2** Two of the existing corridors have challenges with solar radiation. This will be addressed by mechanically conditioning the spaces and providing new insulated windows.
- 3** Provide a new secure vestibule at the main entrance to the school.
- 4** Provide new student desks and chairs.

PROJECT SCOPE DIAGRAM

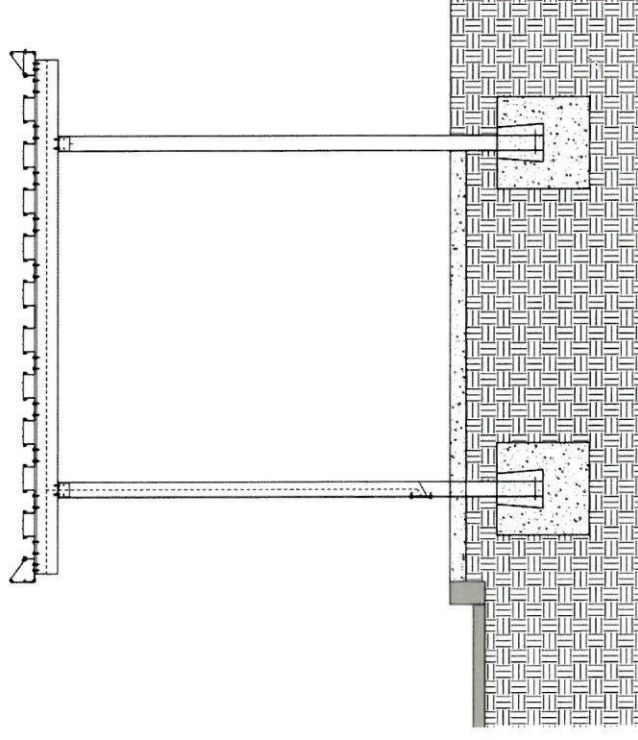
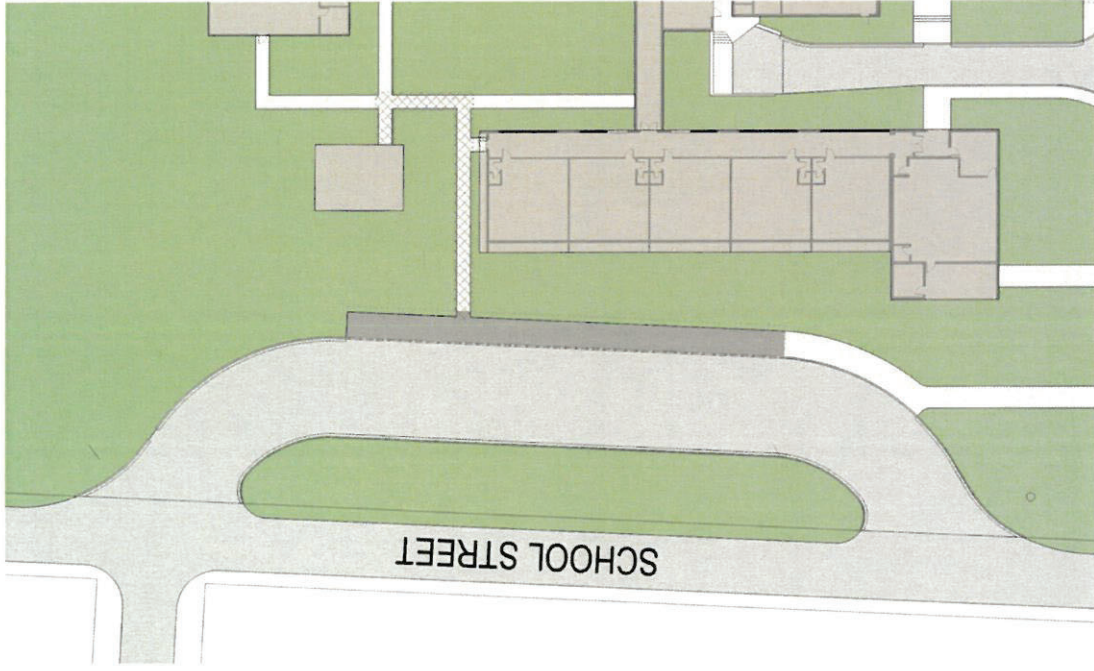


PROJECT SCOPE

- 1 NEW CANOPY
- 2 CORRIDORS
- 3 SECURE VESTIBULE
- 4 FURNITURE

1 NEW CANOPY

NEW PREMANUFACTURED CANOPY



TYPICAL CANOPY SECTION

1 NEW CANOPY

EXISTING CANOPY



EXISTING DRIVE

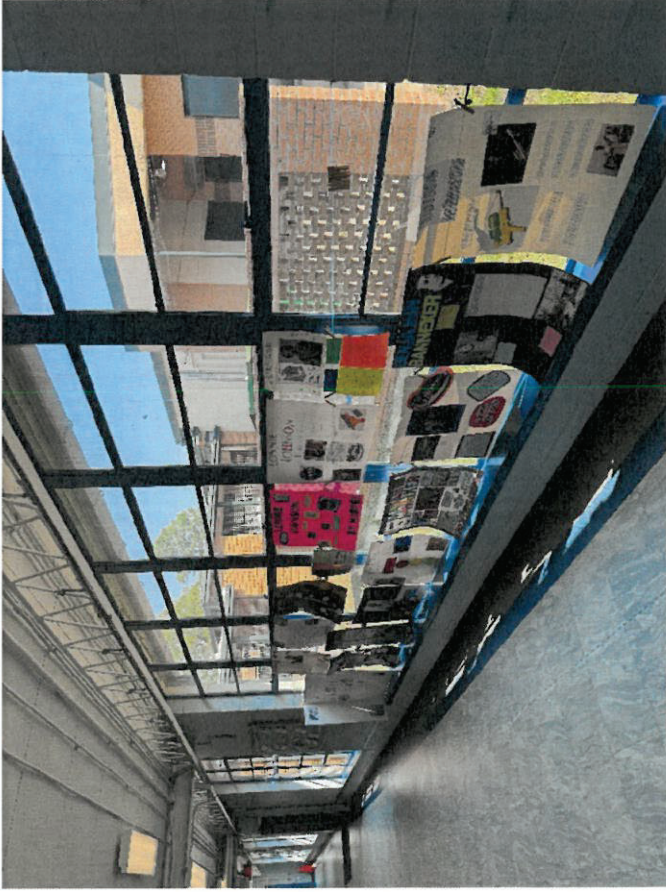


WE WILL PROVIDE A NEW PREMANUFACTURED CANOPY SIMILAR TO WHAT EXISTS AT MILLBROOK ELEMENTARY SCHOOL.



2 CORRIDOR IMPROVEMENTS

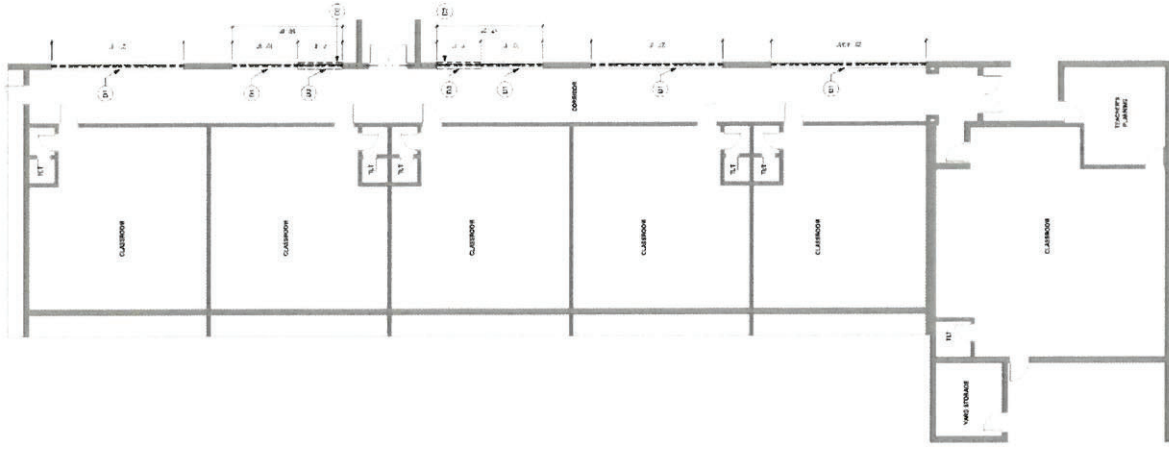
EXISTING STEEL WINDOWS W/ SINGLE PANE GLASS



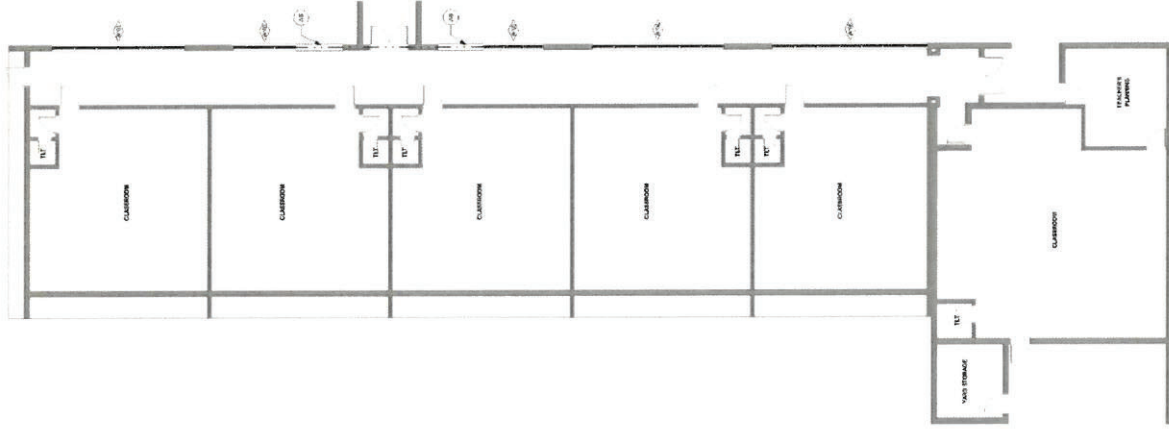
EXISTING STEEL WINDOWS W/ SINGLE PANE GLASS



2 CORRIDOR IMPROVEMENTS



1 DEMOLITION PLAN - WINDOW REPLACEMENT HALL 1
A.2.2 18" x 11.2"

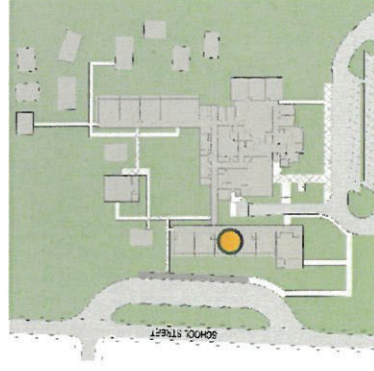


2 REFERENCE PLAN - WINDOW REPLACEMENT HALL 1
A.1.2 18" x 11.2"

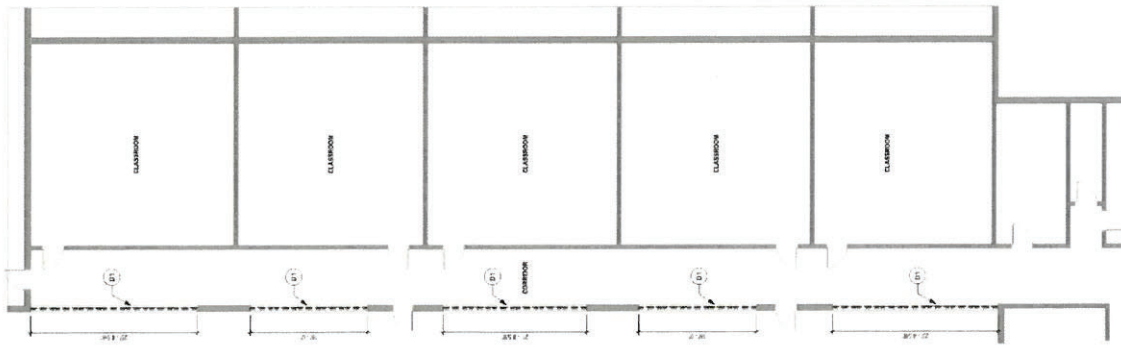
IMPROVEMENTS INCLUDE:

- NEW INSULATED GLASS WINDOWS
- NEW HVAC
- VERTICAL SOLAR SUNSHADES

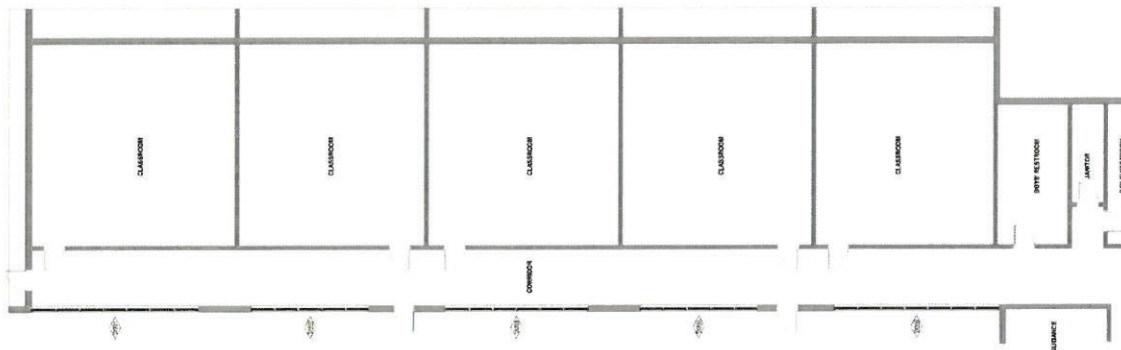
KEY PLAN



2 CORRIDOR IMPROVEMENTS



1 DEMOLITION PLAN - WINDOW REPLACEMENT HALL 2
1/27 10'-0" x 10'

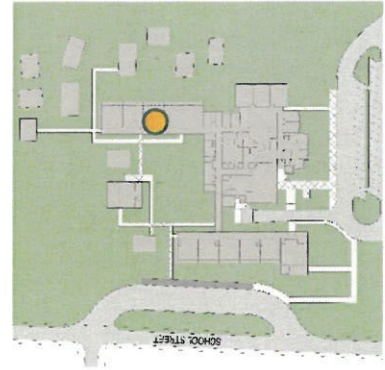


2 REFERENCE PLAN - WINDOW REPLACEMENT HALL 2
1/27 10'-0" x 10'

IMPROVEMENTS INCLUDE:

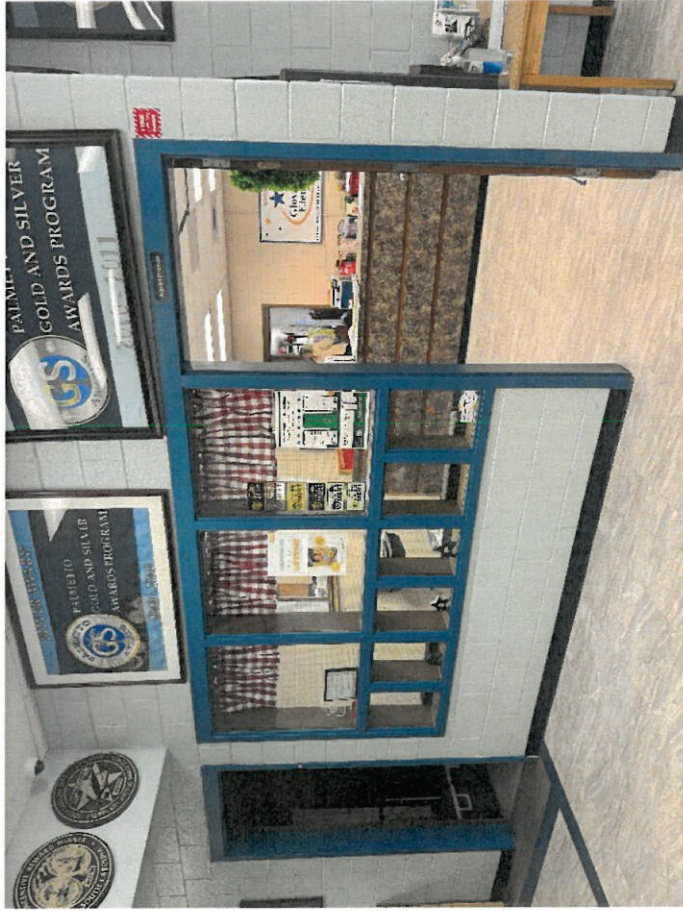
- NEW INSULATED GLASS WINDOWS
- NEW HVAC
- VERTICAL SOLAR SUNSHADES

KEY PLAN



3 SECURE VESTIBULE

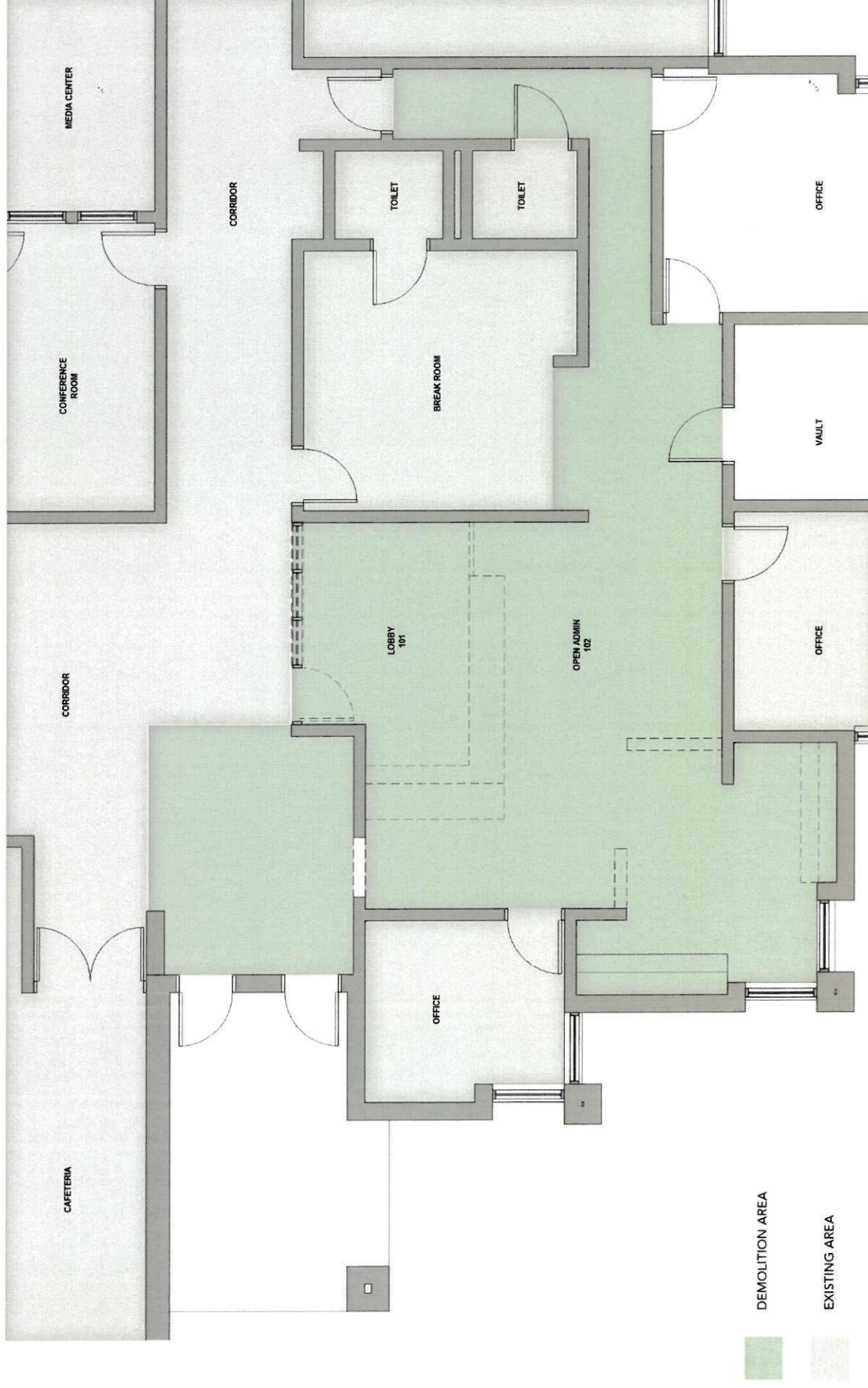
EXISTING OFFICE / ADMIN AREA



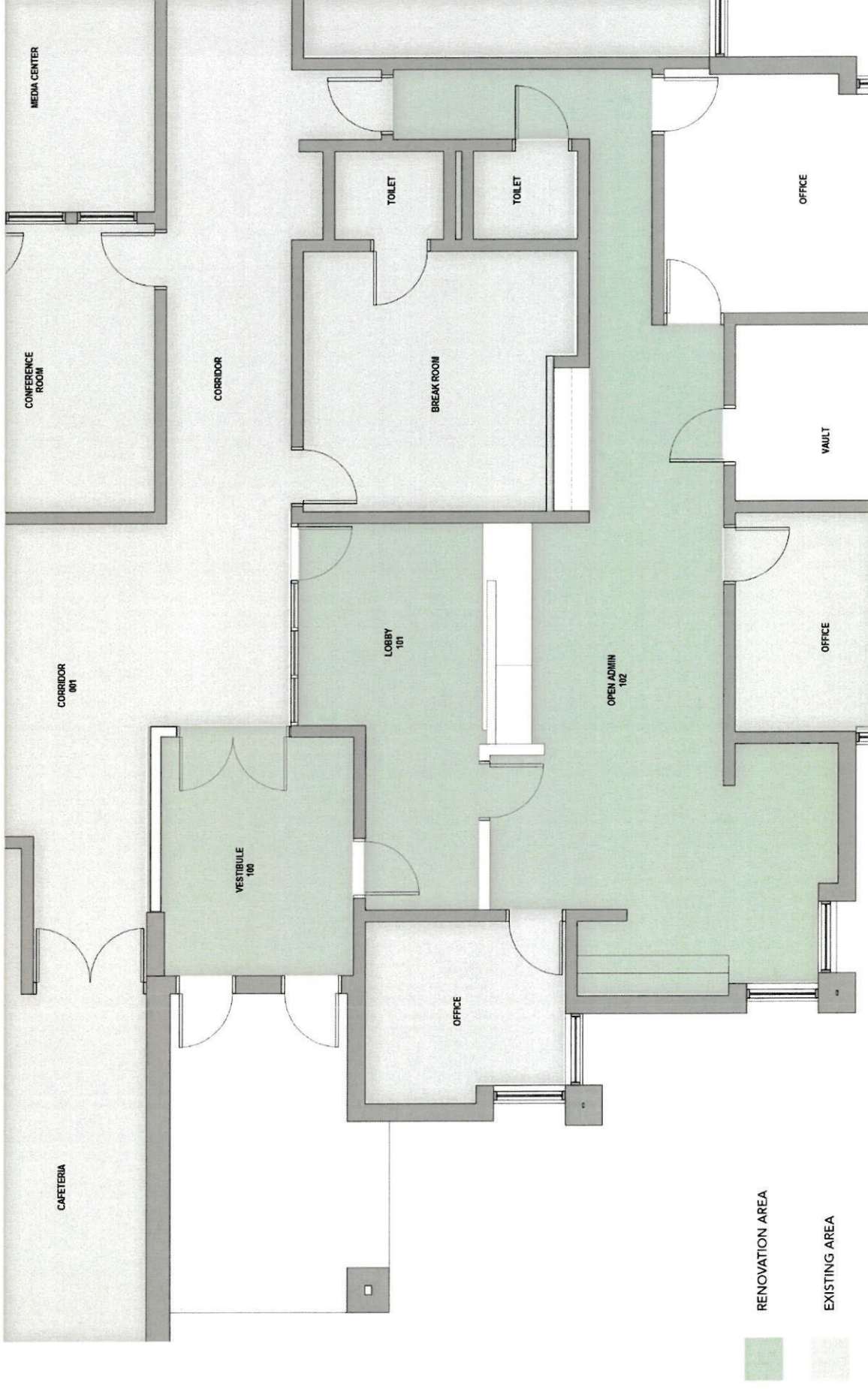
EXISTING ENTRANCE OPENS DIRECTLY INTO SCHOOL



3 SECURE VESTIBULE



3 SECURE VESTIBULE



PROJECT BUDGET

The total project budget for this project is **\$1,569,688**. The GMP is under budget.

PROJECT BUDGET

AIKEN COUNTY PUBLIC SCHOOLS		METHODOLOGICAL ARCHITECTURE	
Conceptual Cost Worksheet - Gloverville Elementary School			
TOTAL PROJECT COST WORKSHEET		SD	DD/CD
ESTIMATED PROJECT HARD COSTS			
TOTAL BUILDING CONSTRUCTION		1,012,792 \$	1,105,508
ALLOWANCES (DATA AND ACCESS CONTROL)		54,322 \$	50,000
CONSTRUCTION CONTINGENCY		73,658 \$	65,000
TOTAL GMP		1,140,772 \$	1,220,508
ESTIMATED PROJECT SOFT COSTS			
FF&E - FURNITURE, FIXTURES, AND EQUIPMENT		275,000 \$	212,925
TOTAL ESTIMATED SOFT COSTS		275,000 \$	212,925
ESTIMATED PROJECT FEES			
BASIC SERVICES PROFESSIONAL FEES (CIVIL, ARCHITECTURE, STRUCTURAL, MEP)	8.00%	86,916 \$	86,916
ADDITIONAL SERVICES PROFESSIONAL FEES (COST ESTIMATING, FURNITURE DESIGN AND COORDINATION)		27,000 \$	15,000
SURVEY		5,000 \$	-
GEOTECHNICAL REPORT		5,000 \$	-
THIRD PARTY TESTING AND INSPECTIONS		30,000 \$	30,000
IMPACT AND TAP FEES		- \$	-
TOTAL ESTIMATED PROJECT FEES		153,916 \$	131,916
ESTIMATED TOTAL PROJECT COST		1,569,688 \$	1,565,349

PROJECT SCHEDULE

Work on this project began February 1, 2026 and the district asked that construction **begin over the summer of 2026.**

Schedule

Design: February 2026 - May 2026

Construction: May 2026 - August 2026

We are currently tracking **on schedule**, with the design documents complete and the GMP established. Final drawings have been submitted to OSF for permit.

