



AIKEN COUNTY

PUBLIC SCHOOLS





DESIGN DEVELOPMENT & PROJECT BUDGET SUMMARY

BELVEDERE ELEMENTARY SCHOOL ADDITION

AIKEN COUNTY PUBLIC SCHOOL DISTRICT JUNE 10, 2025



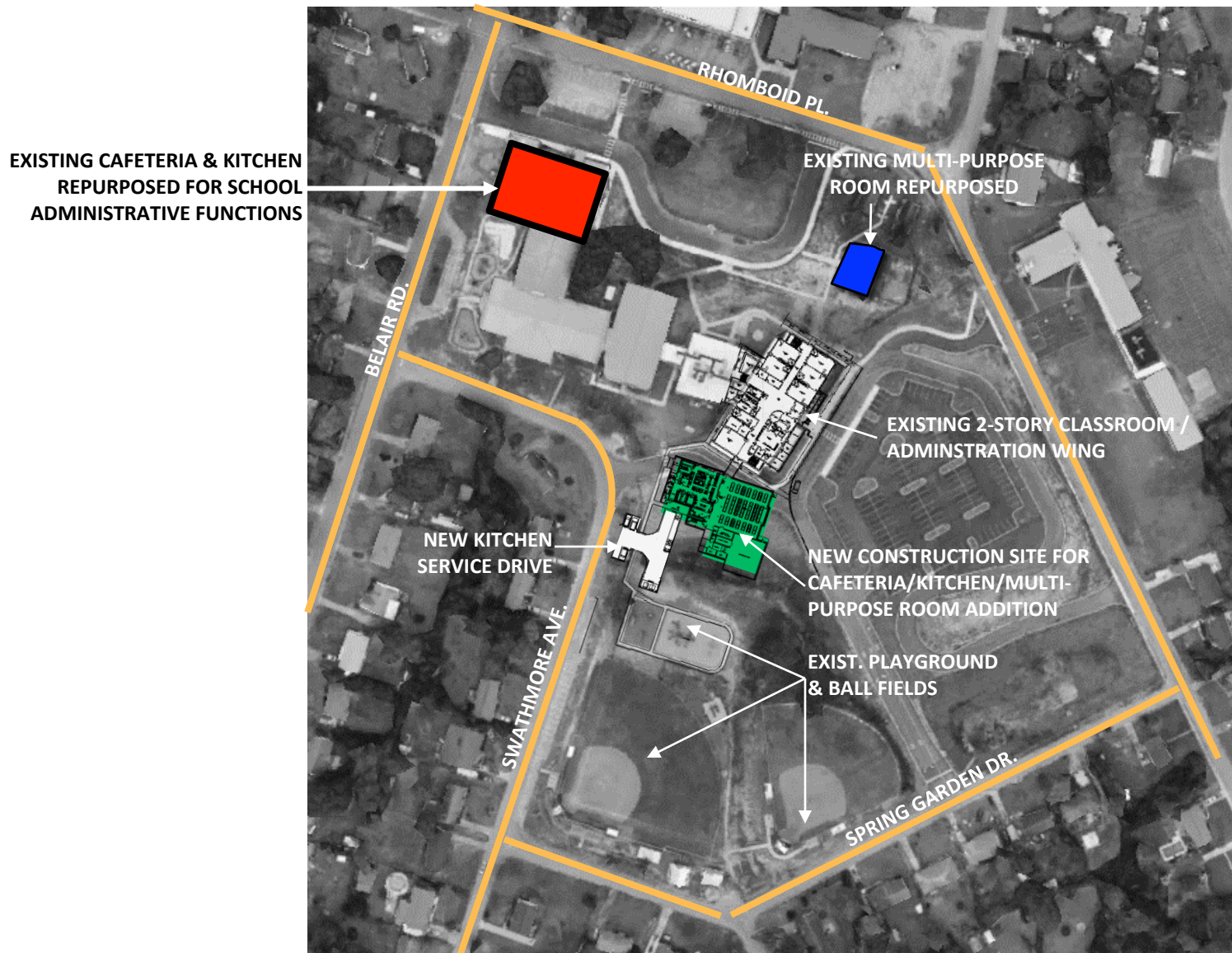
PROJECT INFORMATION

Design Development Review

- The project at Belvedere Elementary School consists of a single story addition to the recently constructed 2-story classroom and administration wing addition that was completed in 2021. This addition will consist of a new cafeteria and kitchen to replace the existing cafeteria/kitchen facility that was constructed in the 1950's. This addition will also have a new multi-purpose room to replace the existing stand-alone facility that is currently not connected to the school.
- The new cafeteria will have seating for approx. 400 students and will also have a retractable stage for school meetings and student performances. The new kitchen is proposed to have all new equipment and will have two serving lines. There will be girls & boys restrooms to serve the new cafeteria and multi-purpose room.
- The building will be brick veneer with storefront windows to complement the architectural style of the 2021 addition.
- The existing kitchen/cafeteria will be repurposed for school administrative functions and the existing multi-purpose room will be repurposed for misc. outdoor equipment storage.
- The total gross square footage of this new addition is 15,134 square feet.



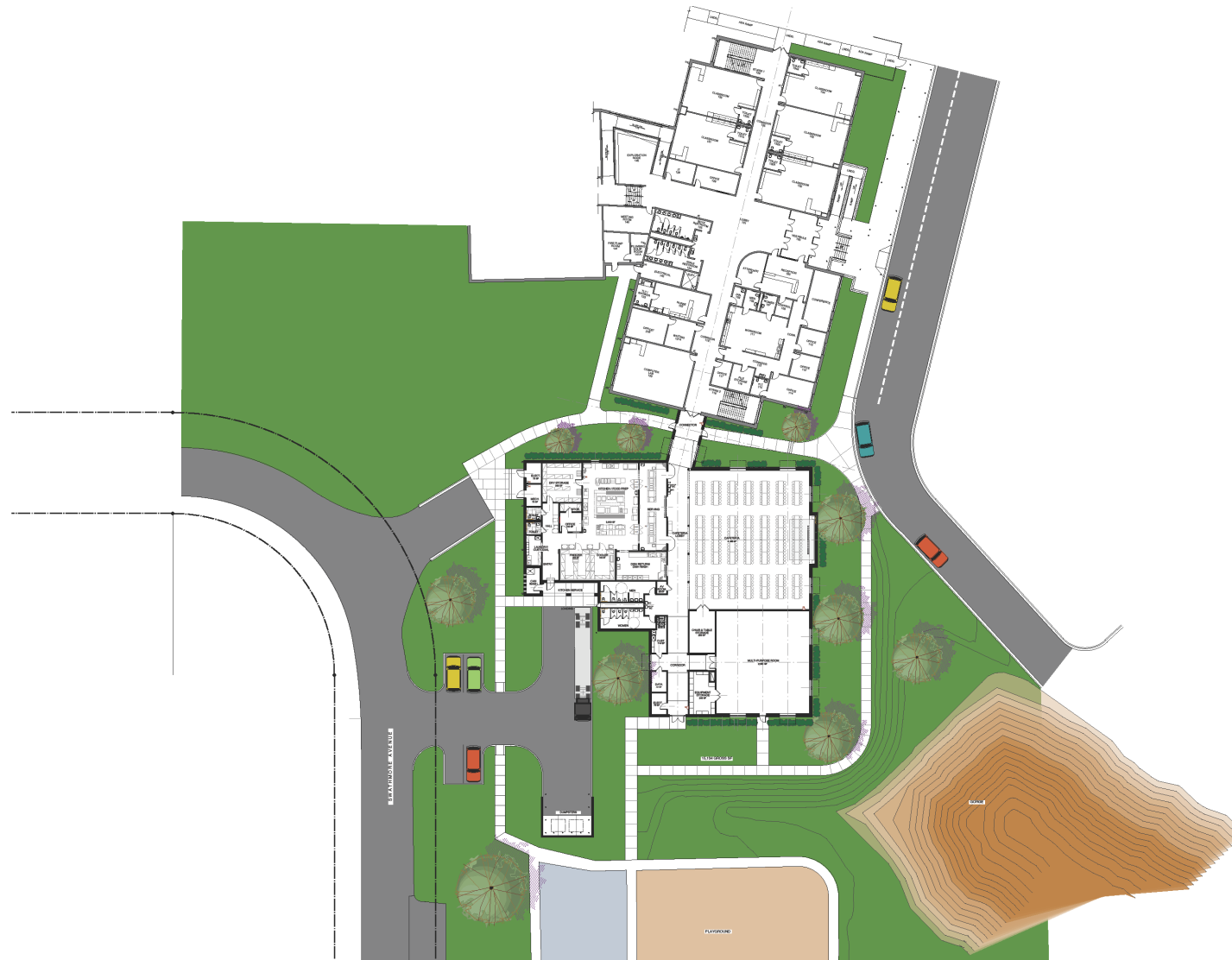
PROJECT SITE



CONTEXT



SITE PLAN



CFS
Cheatham Fletcher Scott
ARCHITECTS + DESIGNERS

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FLOOR PLAN



CFS
Chatham Fletcher Scott
ARCHITECTS + DESIGNERS

EXTERIOR RENDERING



EXTERIOR RENDERING



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EXTERIOR RENDERING



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EXTERIOR RENDERING



TOTAL PROJECT BUDGET






Belvedere Elementary Addition

Belvedere, SC

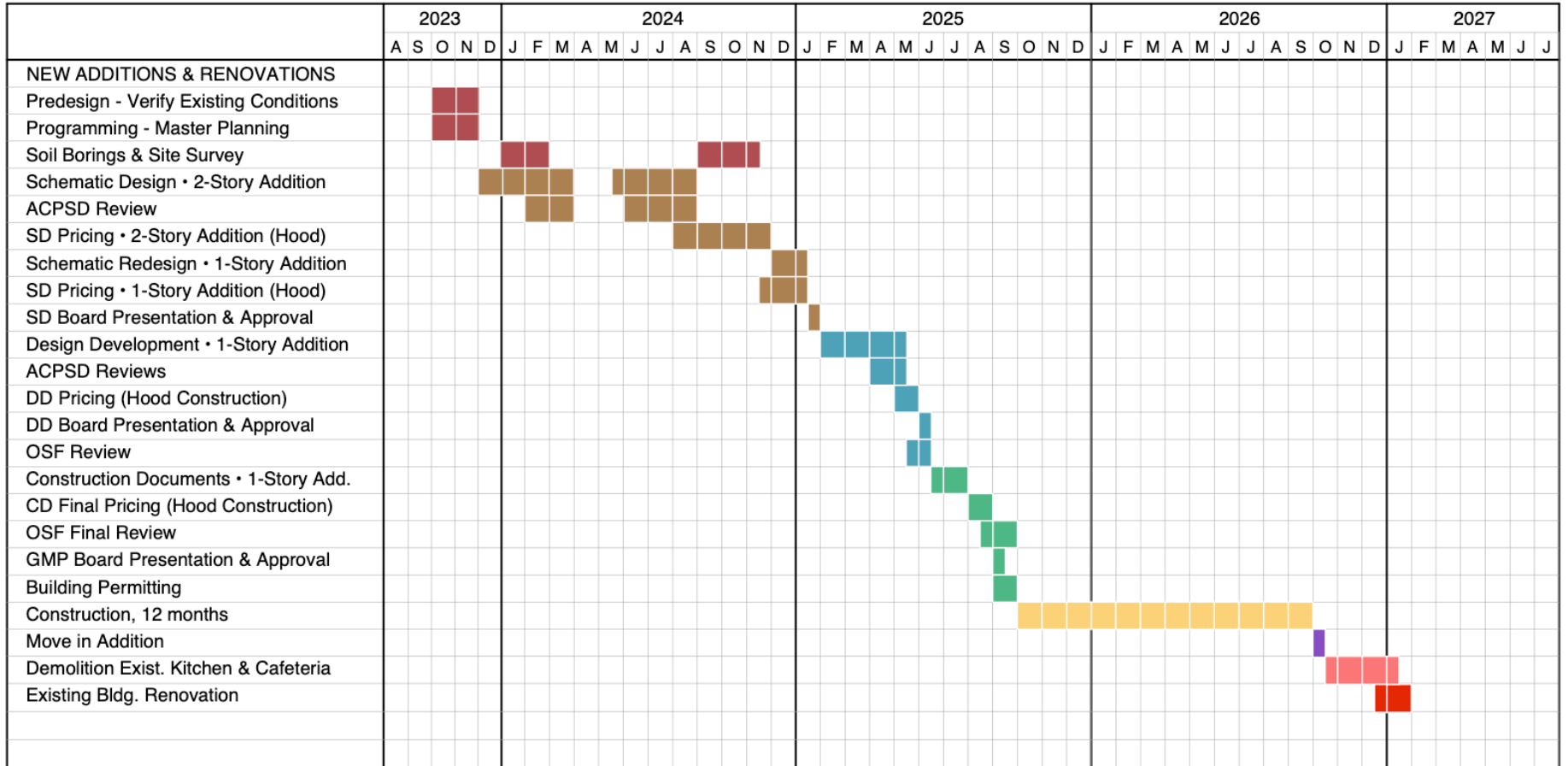
PROPOSED CONSTRUCTION SCHEDULE: 10 MONTHS

DESCRIPTION	SCOPE OF WORK	January 2, 2025 SD COST	SCOPE OF WORK	VARIANCE SD to DD	May 29, 2025 DD COST
	GENERAL CONDITIONS				
General Requirements	Jobsite Communications & Technology (laptop, internet access, & digital pictures), Document Printing, and First Aid & Safety Program	\$31,692	No Change	\$0	\$31,692
Equipment	Trucks, Temporary Toilets, Miscellaneous Small Tools and Equipment, and Equipment Fuel/Oil	\$16,973	No Change	\$0	\$16,973
Supervision	Full-time Onsite General Superintendent and Asst. Superintendent	\$278,035	No Change	\$0	\$278,035
Preconstruction	Estimating and Working with Designers on Project Documentation for Construction	\$18,500	No Change	\$0	\$18,500
	GENERAL CONDITIONS SUBTOTAL	\$345,200		\$0	\$345,200
	SITEWORK				
Site Demolition	Demolition of Existing Road/Asphalt/Curb & Gutter/Existing Storm Drainage with Off-Site Debris Removal	\$77,778	Better Defined Scope	-\$1,028	\$76,750
Earthwork	Cut/Fill, Rough Grading and Fine Grading	\$465,692	Better Defined Scope	-\$172,784	\$292,908
Erosion Control	Silt Fence, Construction Entrance, Concrete Washout, 6 Each Inlet Protection, SWPPP Maintenance/Inspections and Temporary Grassing	\$49,560	Better Defined Scope	-\$3,750	\$45,810
Site Utilities	Sewer Line and Cut/Patching Road, Fire Protection Water Coming into Existing Building	\$74,750	Better Defined Scope and Assumed Leaving Existing 6 Inch Water Line in Place and Sleeve at New Connector In-Lieu of Rerouting Around Building	\$18,250	\$93,000
Storm Drainage	Catch Basins, RCP, and Underground Roof Drains	\$219,500	Better Defined Scope	-\$57,750	\$161,750
Asphalt Paving	Heavy Duty Asphalt, Asphalt Patching, Curb & Gutter and Striping	\$95,750	Better Defined Scope on Asphalt Patch Work	\$13,500	\$109,250
Concrete	Sidewalks, Dumpster Pad, Pipe Bollards	\$90,115	Better Defined Scope	-\$31,925	\$58,190
Electrical	Site Lightpoles and Electrical Relocation Allowance of \$20,000	\$56,000	Removed Site Light Scope and Kept Electrical Relocation Allowance of \$20,000	-\$36,000	\$20,000
Fencing	No Scope Originally	\$0	Added Scope For Fencing to Playground	\$18,000	\$18,000
Landscaping	Landscaping/Irrigation Allowance	\$50,000	Kept Allowance the Same	\$0	\$50,000
	SITEWORK BUDGET SUBTOTAL	\$1,179,145		-\$253,487	\$925,658
	CAFETERIA ADDITION WITH MULTI-PURPOSE ROOM				
Clean-Up	Daily/Final Clean-up	\$84,197	No Change	\$0	\$84,197
Concrete	Continuous Foundation, SOG, Expansion Joint and Soil Treatment	\$240,540	Better Defined Scope	\$41,660	\$282,200
Masonry	12", 8" CMU Block Walls, Brick Veneer and Misc. Patching/Toothing	\$668,100	Better Defined Scope and Includes Dumpster Enclosure	\$217,640	\$885,740
Steel	Steel Roof Structure/Decking, 2 Each Staircases and Misc. Steel/Lintels	\$498,162	Better Defined Scope	-\$25,326	\$472,836
Rough Carpentry	Rough Hardware, Roof Nailers, and Misc. Blocking	\$19,562	Better Defined Scope	\$17,748	\$37,310
Casework	Lockers and Equipment Room Shelving	\$20,000	Better Defined Scope on Kitchen Lockers and Equipment Room Shelving	\$17,494	\$37,494
Air Barrier/Flashing/Caulking	Air Barrier, Flashing, Firestopping, and Caulking	\$109,750	Better Defined Scope, Added Waterproofing at Slab Transitions and Excludes Water Repellent on Brick	\$20,200	\$129,950
Roofing	Modified Bitumen Roof and Gutters/Downspouts	\$556,550	Better Defined Scope	-\$55,850	\$500,700
Canopies	Aluminum Canopies	\$7,500	Scope Eliminated	-\$7,500	\$0
Doors/Hardware	Hollow Metal Frames, Hollow Metal Doors, Wood Doors. Includes a Door Hardware Material Allowance of \$30,000	\$86,932	Better Defined Scope and Have an Allowance of \$33,000 For Door Hardware Material	\$846	\$87,778
Fire Shutters	Fire Shutter at Connection to Existing Building	\$15,000	Scope Eliminated	-\$15,000	\$0
Storefront	Storefront Windows, Storefront Doors, Sunshades, and Misc. Glazing	\$202,250	Better Defined Scope	-\$500	\$201,750
Light Gauge Framing/Drywall, Insulation	Misc. Framing/Drywall, Drywall Ceilings/Soffits, and ACT	\$271,901	Better Defined Scope	-\$33,230	\$238,671
Acoustical Panels	500 sf Acoustical Wall Panels	\$12,500	Kept Same Allowance	\$0	\$12,500
Flooring	LVT, Quarry Tile in Kitchen Area, Hard Tile Floors in Restrooms, Sealed Concrete, Athletic Flooring and Rubber Base	\$267,601	Better Defined Scope and Change Epoxy Flooring to Polished Concrete	-\$30,283	\$237,318
Painting	Painting of Interior Walls/Ceilings, HM Doors/Frames and Staircases	\$87,425	Better Defined Scope	-\$6,400	\$81,025
Specialties	Toilet Partitions, Urinal Screen, Toilet Accessories, Hand Dryers, Fire Extinguishers/Cabinets and Interior Signage Allowance of \$7,500	\$59,188	Better Defined Scope and Kept Interior Signage Allowance of \$7,500	-\$1,814	\$57,374
Window Treatments	1000 sf of Manually Operated Roller Shades	\$23,750	Better Defined Scope and Have 1,250 SF of Manual Blinds	\$0	\$23,750

TOTAL PROJECT BUDGET

  		Belvedere Elementary Addition Belvedere, SC PROPOSED CONSTRUCTION SCHEDULE: 10 MONTHS			
DESCRIPTION	SCOPE OF WORK	January 2, 2025 SD COST	SCOPE OF WORK	VARIANCE SD to DD	May 29, 2025 DD COST
Appliances	1 Each Commercial Grade Washer/Dryer	\$28,590	Scope is in Kitchen Equipment Number	-\$28,590	\$0
Kitchen Equipment	Kitchen Equipment Allowance - Excluded is a Walk-In Cooler and Freezer	\$475,000	Better Defined Scope and Includes an Allowance of \$12,500 for Owner Furnished Items and Contractor Install Labor. Excludes Mixer and Ice Maker Per District Request	\$311,500	\$786,500
Athletic Equipment	4 ea Basketball Goals and 1600 sf Wall Padding	\$58,000	Better Defined Scope	-\$9,500	\$48,500
Stage	250 sf Portable Stage	\$28,850	No Change	\$0	\$28,850
Fire Protection	Extend Existing Fire Sprinkler System into Addition	\$131,418	Better Defined Scope	-\$14,572	\$116,846
Plumbing	Plumbing Fixtures, Floor Drains, Water Heaters, Recirc. Pumps, 2 Water Coolers, Plumbing Connections, and Hose Bibbs	\$294,000	Better Defined Scope	\$75,788	\$369,788
HVAC	45 Tons of HVAC Based on Mechanical Narrative, 4 Each Exhaust Fans and 2 Each Kitchen Hoods. Assumed Rooftop DX Units and Excludes a DOAU	\$892,500	Better Defined Scope. Removed RTU #4 and Changed Metal Spiral Ductwork to Fabric Duct	-\$39,855	\$852,645
Electrical	800 AMP Electrical Service, 200 Receptacles, 125 Lay-in Fixtures, 45 Recessed Fixtures, 8 Wall Packs, 18 Linear Fixtures, 10 Each Lights at Service Entrance, Light Controls, 4 Access Control RI Locations, 8 Each A/V RI Locations, 10 Each CCTV RI Locations, 8 Data Drops, 4 Each Intercom Call Button/Speakers, a BDA Allowance of \$20,000 for Addition Only, a Light Fixture Material Allowance of \$80,000 and a Fire Alarm Allowance of \$38,750	\$626,762	Better Defined Scope. EXCLUDES Rework of Existing Electrical Panels. New Service for Addition to Come From Existing Pad Mounted Transformer. BDA Allowance of \$25,000 for Addition Only, a Light Fixture Material Allowance of \$80,000 and a Fire Alarm Allowance of \$65,000	\$362,446	\$989,208
CAFETERIA ADDITION WITH MULTI-PURPOSE ROOM BUDGET SUBTOTAL		\$5,766,028		\$796,902	\$6,562,930
TAXES & FEES					
Permits and Fees	Business License. Excluding Tap/ Impact/Meter Fees for Water, Sanitary Sewer, Gas, and Power	\$2,337	Adjusted Based on Scope Changes	-\$145	\$2,192
Insurance	Builder's Risk Insurance, General Liability Insurance, Sub Protection, P & P Bond and One Year Warranty	\$220,074	Adjusted Based on Scope Changes	\$24,927	\$245,001
CM Contingency	Project Contingency Allowance for Unforeseen Conditions	\$425,000	Adjusted Based on Scope Changes	-\$250,000	\$175,000
Overhead & Fee	Overhead and Fee	\$292,741	Adjusted Based on Scope Changes	\$20,018	\$312,759
TOTAL CONSTRUCTION BUDGET COST		\$8,230,525		\$338,215	\$8,568,740
OTHER PROJECT CONSIDERATIONS					
Sewer Impact/Water Tap Fees	Sewer Impact/Water Tap Fees	\$50,000	No Changes	\$0	\$50,000
Testing Allowance	Testing Allowance	\$75,000	No Changes	\$0	\$75,000
Owner Contingency	Contingency Allowance	\$400,000	No Changes	\$0	\$400,000
Data Wiring & Equipment	10 Each Data Wiring Locations and an Equipment Allowance of \$15,000	\$19,375	No Changes	\$0	\$19,375
Access Control	Access Control Allowance for 6 Each Locations	\$25,500	No Changes	\$0	\$25,500
A/V	Audio/Visual Allowance	\$40,000	No Changes	\$0	\$40,000
CCTV	CCTV Allowance for 8 Each Locations	\$17,400	No Changes	\$0	\$17,400
FF&E	FF&E Allowance	\$200,000	No Changes	\$0	\$200,000
Design Cost	Provided by CFS in December 2024	\$500,000	No Changes	\$0	\$500,000
TOTAL PROJECT BUDGET COST		\$9,557,800		\$338,215	\$9,896,015
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PROPOSED PROJECT SCHEDULE





QUESTIONS & COMMENTS

CFS
Chatham Fletcher Scott
ARCHITECTS + DESIGNERS

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

BELVEDERE ES | **JUNE 10, 2025**