

BOARD AGENDA ITEM

July 14, 2026

SUBJECT:

Conceptual Design for the Cafeteria Renovation at Paul Knox Middle School.

BACKGROUND INFORMATION:

The administration has completed the scope of needs for the cafeteria renovations at Paul Knox Middle School. The architectural firm Method Works (MW) has utilized this scope to produce the conceptual design for this project.

ADMINISTRATIVE CONSIDERATION:

The Architects will present the design narrative and conceptual design for the cafeteria renovation at Paul Knox Middle School. Preliminary construction cost estimates and conceptual drawings will also be distributed for the Board's review and approval at the Board Meeting.

RECOMMENDATION:

Approve the conceptual design narrative and preliminary construction cost estimate for the cafeteria renovation at Paul Knox Middle School as presented by Method Works (MW).

PREPARED BY:

Tim Yarborough
Michael F. Jara

PAUL KNOX MS - CAFETERIA RENOVATION

CONCEPT DESIGN

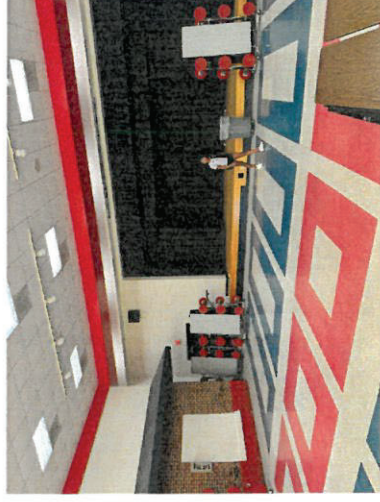


NOTE: THE CONTENT IN THIS DOCUMENT WAS DEVELOPED TO ESTABLISH THE BASIC PROGRAM AND BUDGET INFORMATION TO BEGIN THE PROJECT. WHILE THE CONCEPT DESIGN DOES REFLECT INITIAL INPUT FROM DISTRICT STAFF, THE INFORMATION IS PRELIMINARY AND MUST BE FURTHER DEVELOPED WITH ADDITIONAL INPUT. BEYOND DISTRICT STAFF, WE MUST ALSO DEVELOP THE DESIGN WITH OUR ENGINEERS, SPECIALTY CONSULTANTS, COST ESTIMATOR, AND OSF. THIS CONCEPT IS PRELIMINARY AND WILL LIKELY CHANGE.

PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION CONCEPT DESIGN

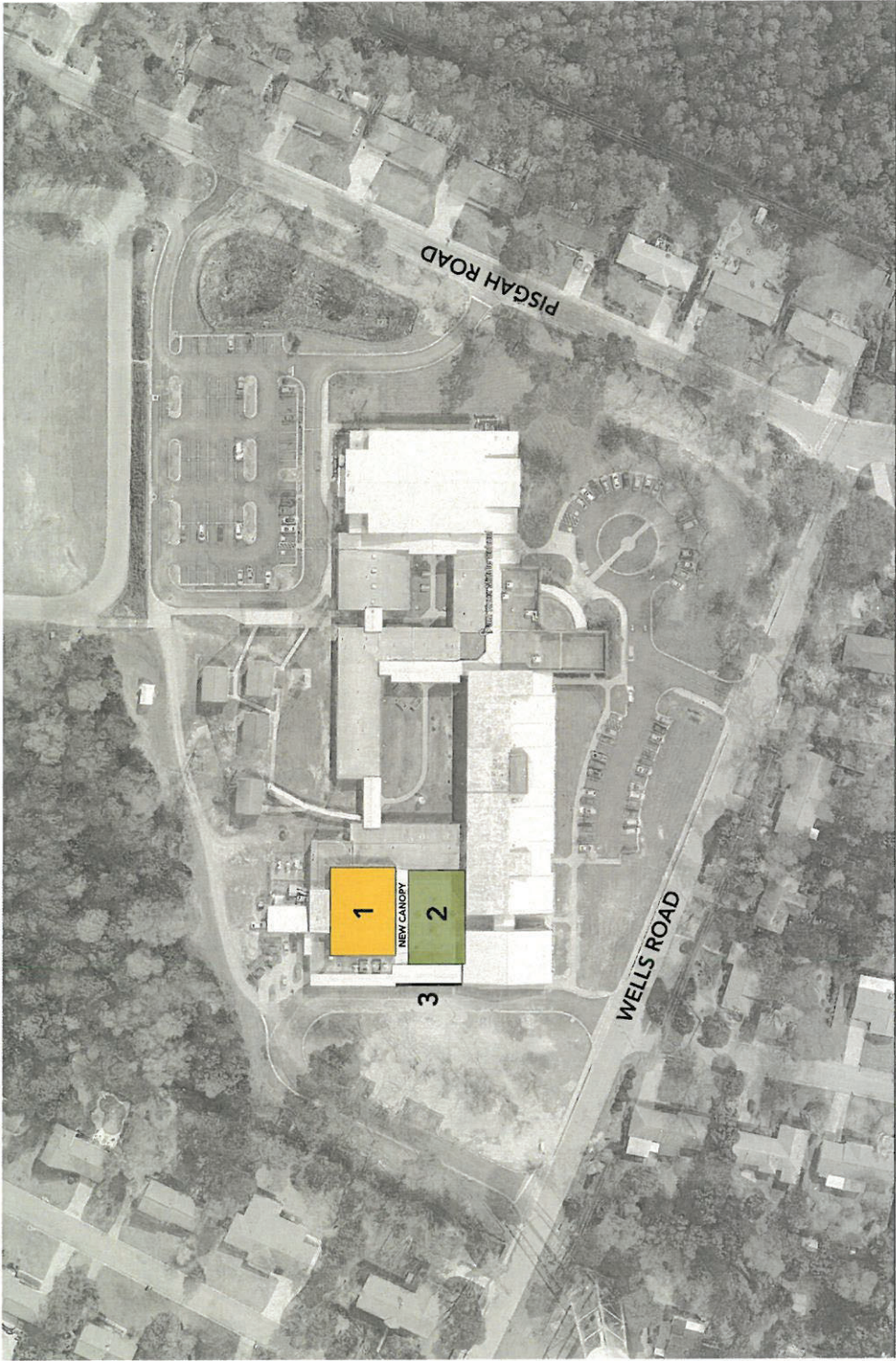
After meeting with the principal, district facility staff, and district foodservice staff, we have developed the following initial thoughts regarding the project:

- 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 space.
- At Paul Knox, we have the available space, ceiling height, and other factors to create a stat-of-the-art cafeteria space within the existing footprint.



PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION CONCEPT DESIGN

EXISTING AERIAL

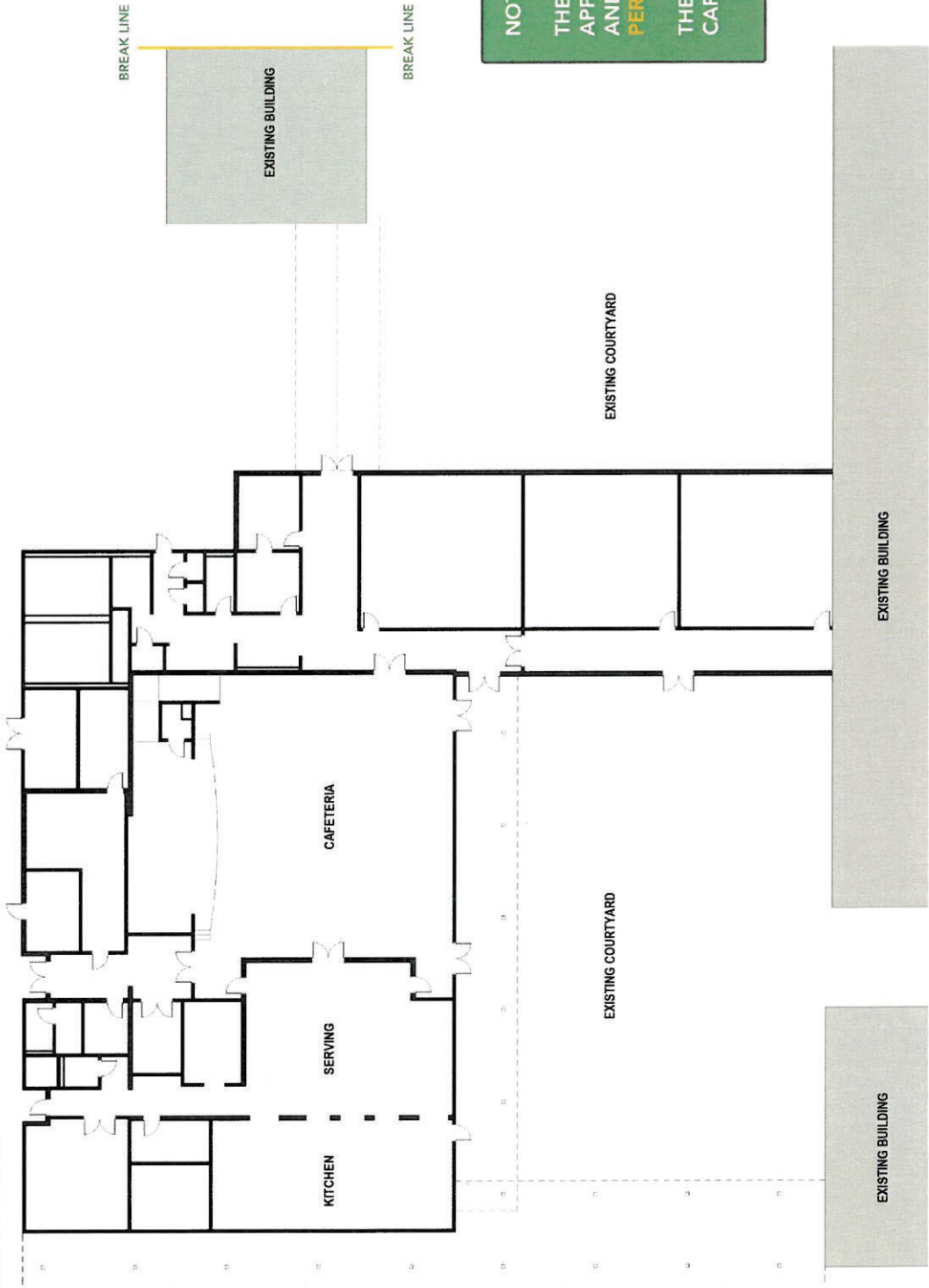


KEY:

- 1 RENOVATED CAFETERIA
 - 2 RENOVATED COURTYARD
 - 3 NEW SECURE FENCING
- *A NEW CANOPY WILL ALSO BE PROVIDED

PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION CONCEPT DESIGN

EXISTING PLAN



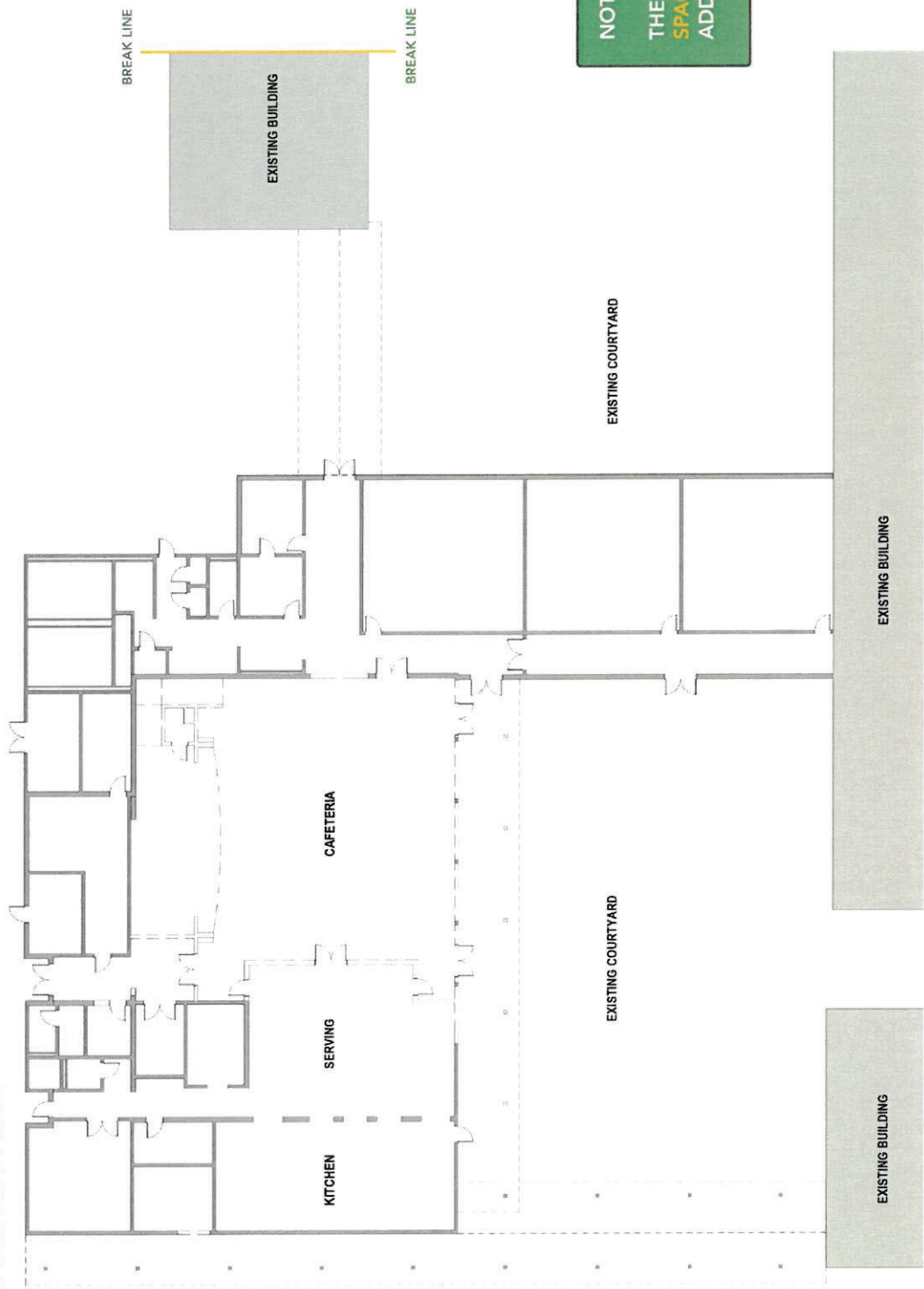
NOTES:

THE EXISTING CAFETERIA SEATS APPROXIMATELY 180-190 STUDENTS AND REQUIRES THREE LUNCH PERIODS.

THE USABLE EXISTING AREA OF THE CAFETERIA IS AROUND 2,500 SF.

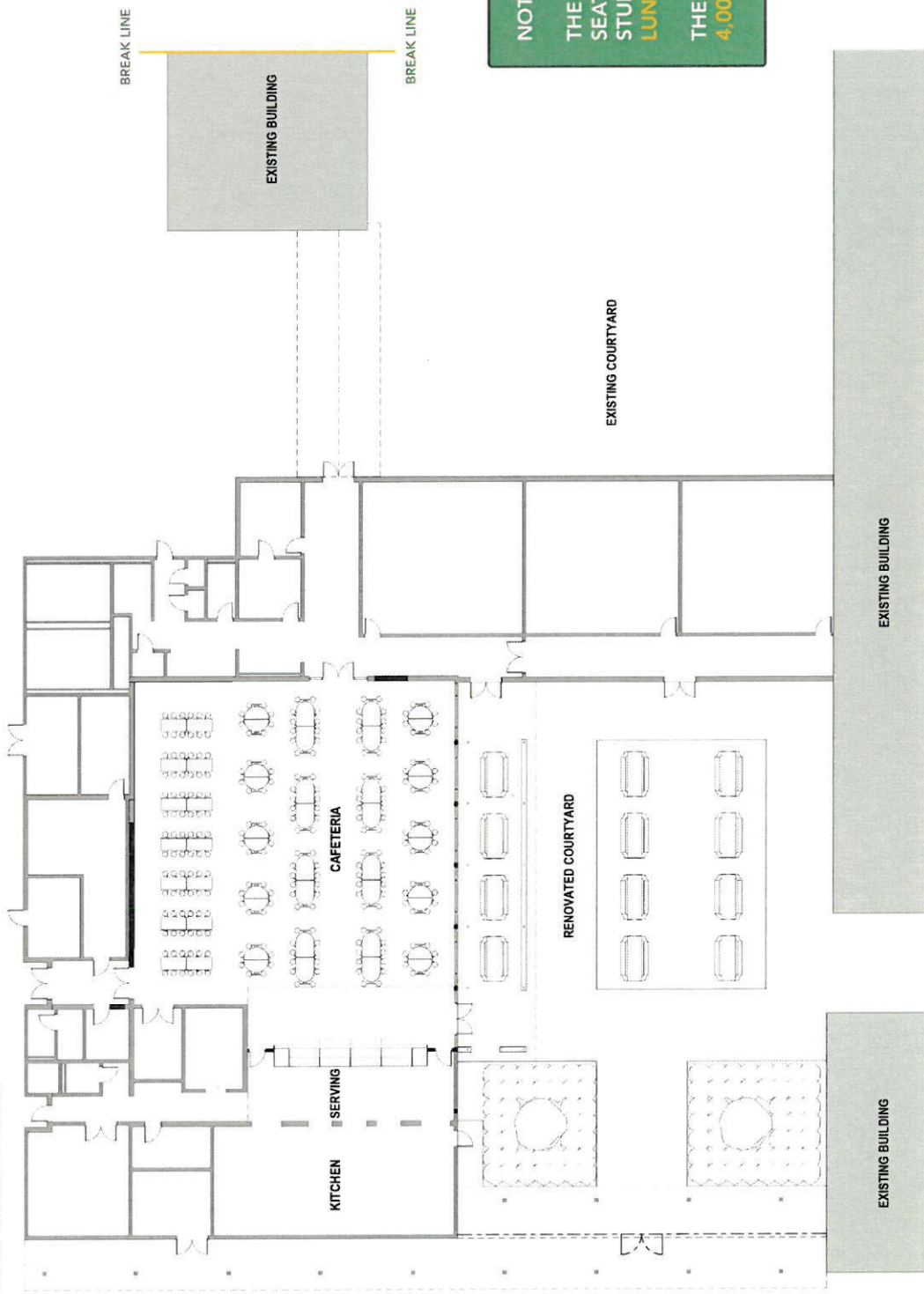
PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION CONCEPT DESIGN

DEMOLITION PLAN



PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION CONCEPT DESIGN

RENOVATION PLAN



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PAUL KNOX MIDDLE SCHOOL - CAFETERIA RENOVATION CONCEPT DESIGN



AIKEN COUNTY PUBLIC SCHOOLS						MW METHOD WORKS ARCHITECTURE
Conceptual Cost Worksheet - Paul Knox Middle School						
TOTAL PROJECT COST WORKSHEET - CONCEPT DESIGN						
ESTIMATED PROJECT HARD COSTS						
SITE CONSTRUCTION						
Outdoor Eating Patio and Courtyard	\$					\$90,000
BUILDING CONSTRUCTION						\$250,000
Renovate Existing Cafeteria and Kitchen (8,500 SF @ \$300/SF)	\$					2,575,000
New Windows	\$					250,000
Acoustical Control Allowance	\$					35,000
Data Allowance	\$					35,000
Duct Hardware Maintenance	\$					45,000
BUILDING TOTAL ESTIMATED COST	\$					2,940,000
SUB TOTAL FOR CONSTRUCTION	\$					3,490,000
DESIGN CONTINGENCY	\$			5%		174,500
CONSTRUCTION CONTINGENCY	\$			5%		174,500
TOTAL ESTIMATED HARD COSTS	\$					3,839,000
ESTIMATED PROJECT SOFT COSTS						
FIRE - FURNITURE, FIXTURES, AND EQUIPMENT	\$					191,650
LOW VOLTAGE (AV, IT, SECURITY, ETC.)	\$					76,780
TOTAL ESTIMATED SOFT COSTS	\$					268,430
ESTIMATED PROJECT FEES						
BASE SERVICES PROFESSIONAL FEES (SOIL, ARCHITECTURE, STRUCTURAL, MEP)					7.50%	287,925
ADDITIONAL SERVICE PROFESSIONAL FEES (COST ESTimating, FURNITURE, LANDSCAPE ARCHITECTURE, FOODSERVICE CONSULTANT)	\$					49,420
SURVEY	\$					5,000
GEOTECHNICAL REPORT	\$					5,000
THIRD PARTY TESTING AND INSPECTIONS	\$					45,000
IMPACT AND TAX FEES	\$					
TOTAL ESTIMATED PROJECT FEES	\$					439,975
ESTIMATED TOTAL PROJECT COSTS						
	\$					4,499,975

