

BOARD AGENDA ITEM

October 14, 2025

SUBJECT:

Construction documents and guaranteed maximum price (GMP) for the Belvedere Elementary School addition project.

BACKGROUND INFORMATION:

The administration has completed the scope of educational needs for the Belvedere Elementary School addition. The architectural firm Cheatham Fletcher Scott Architects (CFS) has utilized this scope to produce construction documents and the guaranteed maximum price (GMP) for the addition. The construction budget is \$8,664,193. The overall budget includes design, advertising, FFE, and owner contingency for a total budget of \$9,891,468. The scope of this work includes a new addition at the existing campus. The project will be funded through a combination of the remaining \$90 million bond proceeds, currently \$9.1 million with the balance covered by 8% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the construction documents/GMP narrative for the Belvedere Elementary School addition. GMP construction budget and architectural plans will also be distributed for the Board's review at the board meeting.

RECOMMENDATION:

Review the construction documents and GMP narrative, plans, and construction budget for the Belvedere Elementary School addition as presented by Cheatham Fletcher Scott Architects (CFS) for information. The total budget needed is \$9,891,468 funded through a combination of the remaining \$90 million bond proceeds, currently \$9.1 million with the balance covered by 8% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS





CONSTRUCTION DOCUMENT & GMP SUMMARY

BELVEDERE ELEMENTARY SCHOOL ADDITION

AIKEN COUNTY PUBLIC SCHOOL DISTRICT OCTOBER 14, 2025

CFS

Cheatham Fletcher Scott
ARCHITECTS • DESIGNERS



PROJECT INFORMATION

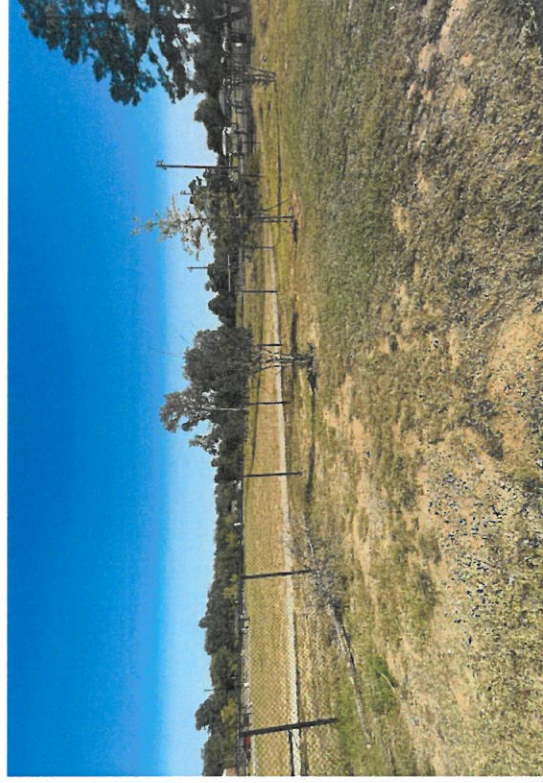
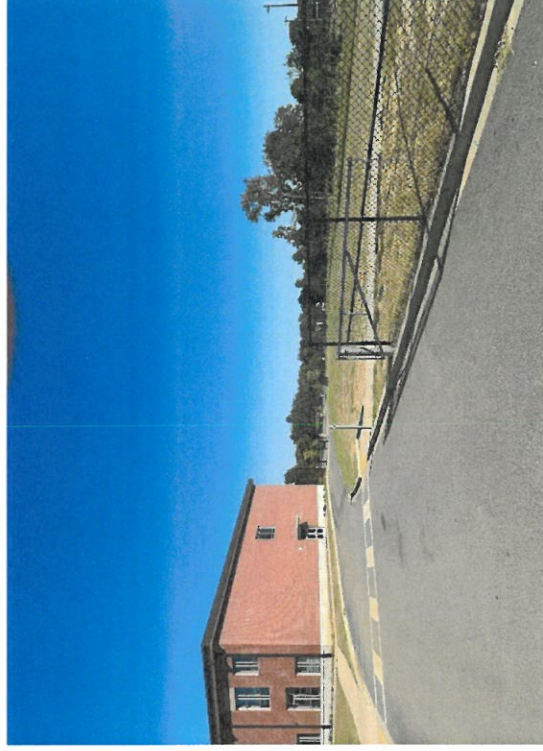
Construction Document Review

- A single story addition to the school that will include a new cafeteria, kitchen, multi-purpose room and restrooms to replace existing dated facilities.
- The new cafeteria will have seating for approx. 400 students and a retractable stage for school meetings and student performances.
- The new kitchen will have all new equipment and two serving lines.
- The new addition will step down in grade to allow handicap access to the existing playground.
- The building will be brick veneer with storefront windows to complement the architectural style of the recent addition.
- The existing kitchen/cafeteria will be repurposed for school administrative functions.
- The existing multi-purpose room will be repurposed for outdoor equipment storage.
- Pre-existing soil erosion between the existing multi-purpose building and the school will be addressed.

PROJECT SITE



CONTEXT



CFS
Clausen-Paine Scott
Construction Services

SITE PLAN



CFS
Charleston-Furman School District

Architectural site plan of the Swathmore Avenue building. The plan shows a large rectangular building with various rooms including a main hall, kitchen, dining area, and several offices. The building is surrounded by green landscaping with trees and shrubs. A parking lot with several cars is visible in the foreground. The street "SWATHMORE AVENUE" is labeled at the bottom. The total gross square footage is noted as 15,134.



EXTERIOR RENDERING



EXTERIOR RENDERING



AIKEN COUNTY PUBLIC SCHOOL DISTRICT

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EXTERIOR RENDERING



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EXTERIOR RENDERING



CFS
Cassidy Fisher Scott
ARCHITECTS

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TOTAL PROJECT BUDGET

  		Belvedere Elementary Addition Belvedere, SC	
	January 2, 2025	May 29, 2025	October 14, 2025
	SD COST	DD COST	GMP COST
CONSTRUCTION COST			
New Building	\$6,281,180	\$7,122,882	\$7,183,165
General Requirements	\$345,200	\$345,200	\$345,200
Sitework	\$1,179,145	\$925,658	\$1,035,828
Contingency	\$425,000	\$175,000	\$100,000
CONSTRUCTION COST SUB-TOTAL	\$8,230,525	\$8,568,740	\$8,664,193
SOFT COST			
Sewer Impact/Water Tap Fees	\$50,000	\$50,000	\$50,000
Testing Allowance	\$75,000	\$75,000	\$75,000
Data Wiring & Equipment	\$19,375	\$19,375	\$19,375
Access Control	\$25,500	\$25,500	\$25,500
A/V	\$40,000	\$40,000	\$40,000
CCTV	\$17,400	\$17,400	\$17,400
FF&E	\$200,000	\$200,000	\$200,000
Design Cost	\$500,000	\$500,000	\$500,000
SOFT COST SUB-TOTAL	\$927,275	\$927,275	\$927,275
Owner Contingency	\$400,000	\$400,000	\$300,000
PROJECT TOTAL	\$9,557,800	\$9,896,015	\$9,891,468

PROJECT SCHEDULE

