

BOARD AGENDA ITEM

August 26, 2025

SUBJECT:

Schematic and Design Development Drawings and Budget for the Ridge Spring-Monetta Auxiliary Gymnasium

BACKGROUND INFORMATION:

The administration, in conjunction with LS3P architecture, has completed the Schematic and Design Development Documents for the Ridge Spring-Monetta School. The current estimated construction budget with contingency is \$10,102,274.00. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$11,537,517.00. The scope of work would be to build a new Auxiliary Gymnasium at Ridge Spring-Monetta School. The project will be funded using 2014 1% 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 Schematic and Design Development Phase. The plans will be reviewed by the administration and allowed to move forward to the construction document plans/GMP.

RECOMMENDATIONS:

Review the schematic and design development plans presented by the administration. Authorize the Architect to proceed to the construction document plans/ GMP. The total budget needed is \$11,537,517.00 from 2014 1% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



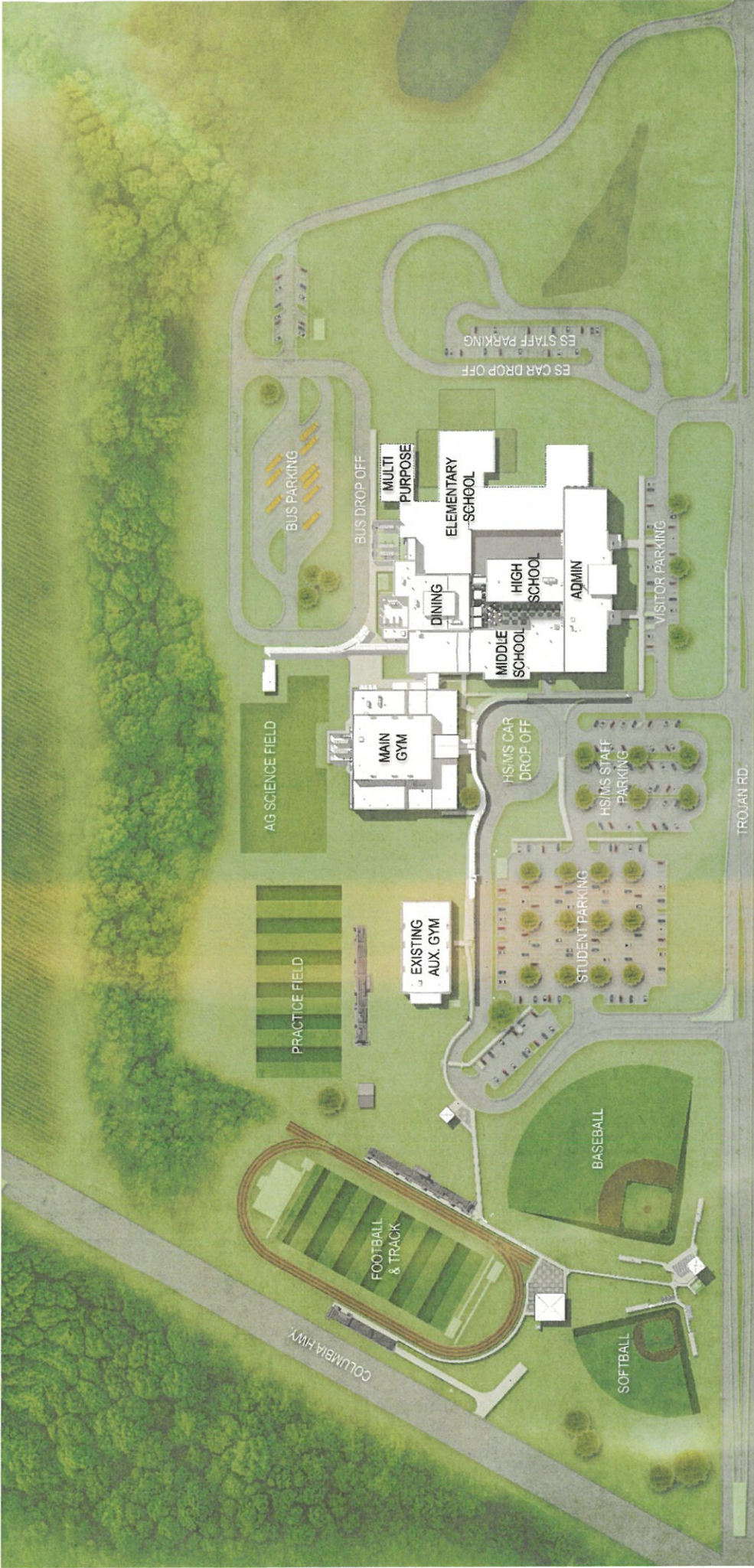
AIKEN COUNTY

PUBLIC SCHOOLS

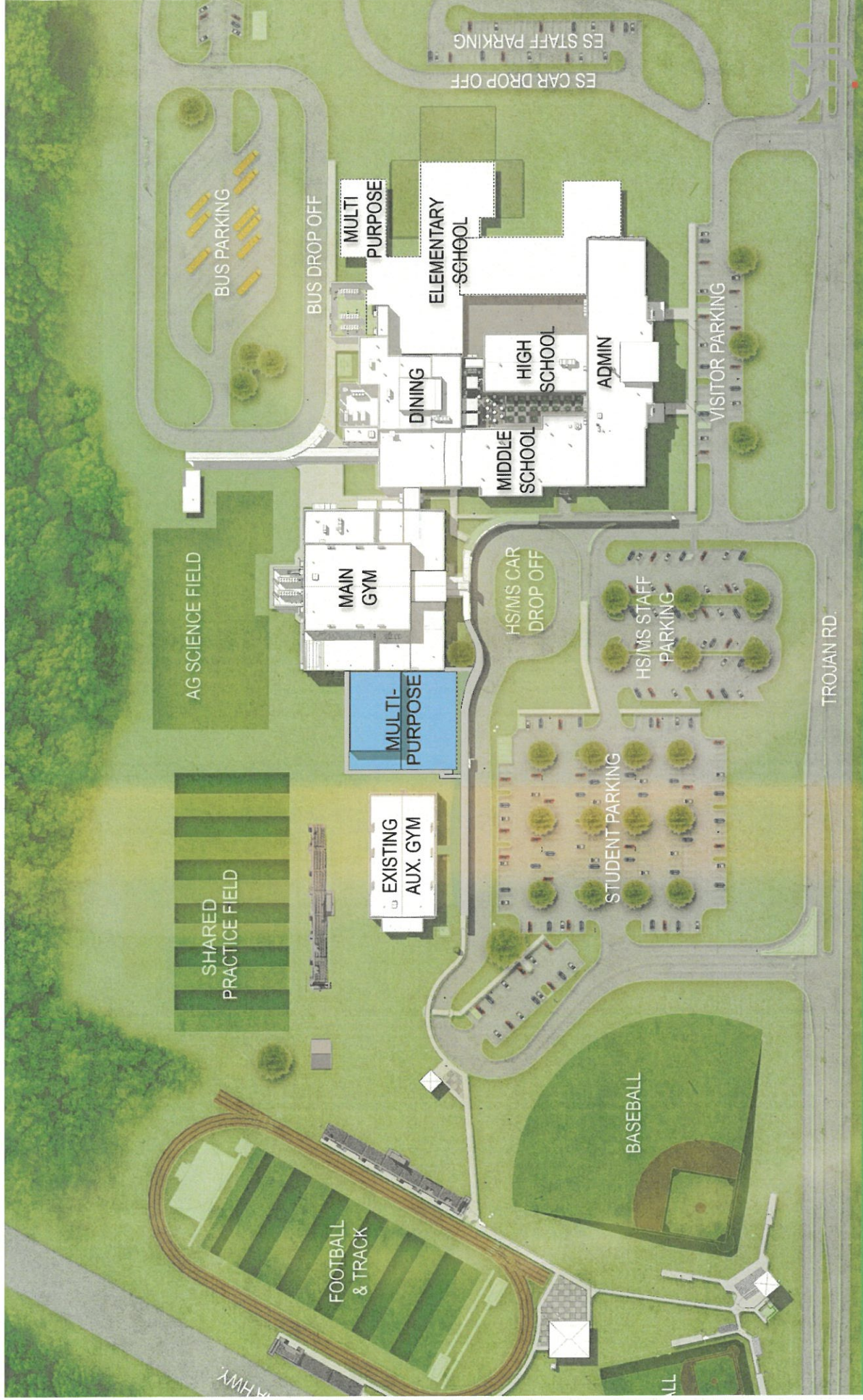
LS3P



EXISTING SITE PLAN



OVERALL SITE PLAN

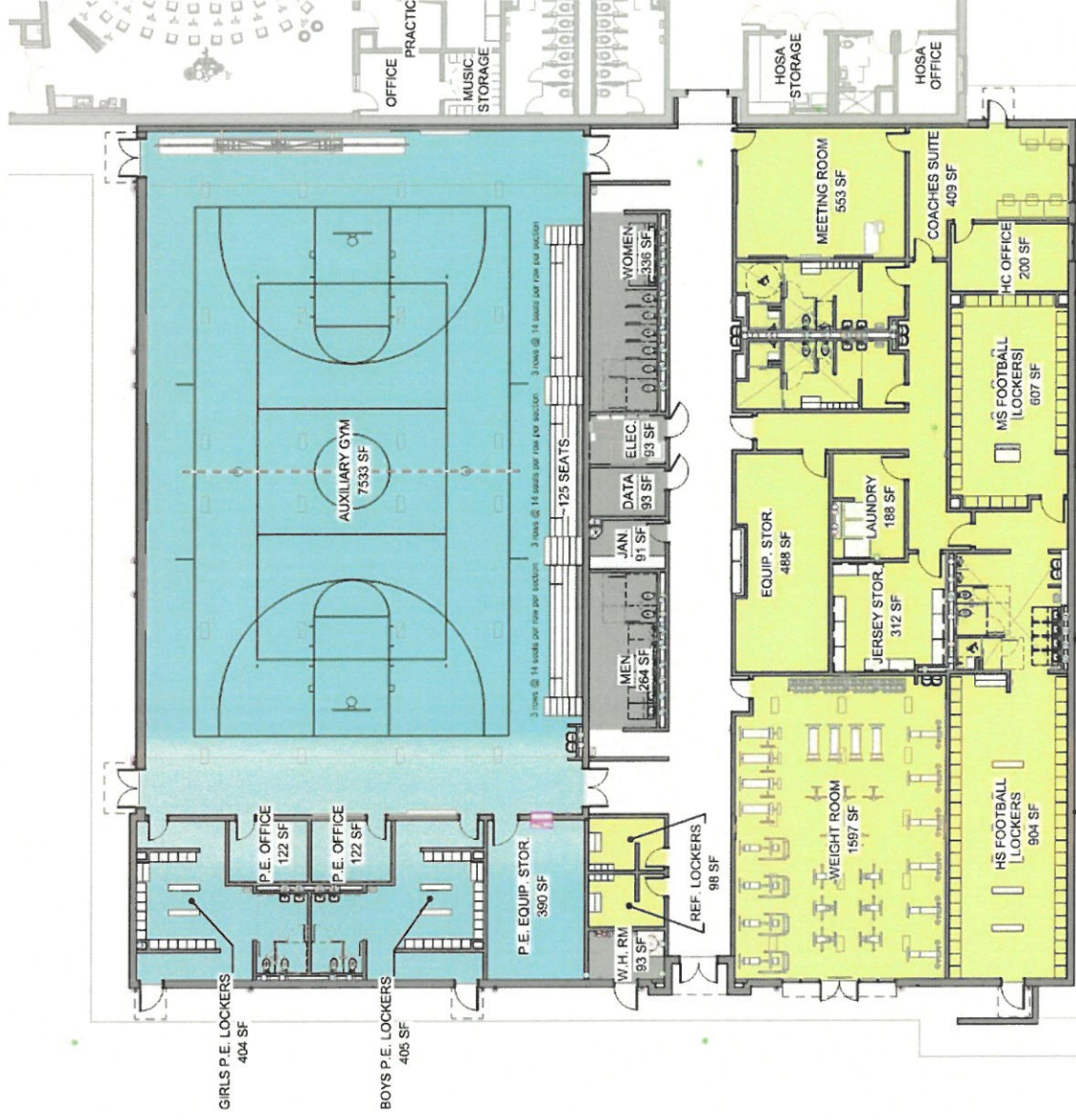


FLOOR PLAN - ENLARGED

DEPARTMENTS

- ATHLETICS
- FLEX
- PHYS. ED.
- SUPPORT

AREA
~20,220 SF



ELEVATION & AXONOMETRIC



EXTERIOR PERSPECTIVES



LS3P

EXTERIOR PERSPECTIVES



LS3P

INTERIOR PERSPECTIVE



SCHEDULE

AUGUST 26TH
BOARD
MEETING

TASK	2024				2025				2026				2027				2028			
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Q1	Q2	Q3	Q4
PROGRAMMING / SCHEMATIC																				
DESIGN DEVELOPMENT																				
CONSTRUCTION DOCUMENTS																				
PROCUREMENT																				
CONSTRUCTION																				

DESIGN (PROGRAMMING - CD) 11 MONTHS (DECEMBER 2024 - NOVEMBER 2025)
BIDDING / CONSTRUCTION 17 MONTHS (NOVEMBER 2025 - MAY 2027)



PROJECT BUDGET SUMMARY ESTIMATE

RSM MS/HS Multipurpose Building		Notes	Schematic Design			Design Development		
			Building		Costs	Building		Costs
Description			GSF	\$/GSF	Totals	GSF	\$/GSF	Totals
Estimated Construction Costs								
Site					\$500,000			\$426,285
Building: Auxiliary Gymnasium & Athletics Facilities			20,000	\$492.91	\$9,858,224.00	20,000	\$458.80	\$9,175,989.00
Estimated Total Construction Costs				\$517.91	\$10,358,224		\$480.11	\$9,602,274
Design Contingency					\$500,000.00			\$400,000.00
Estimated Total Construction Costs w/ Contingency				\$542.91	\$10,858,224		\$500.11	\$10,002,274
Professional/Technical/Inspection Fees		(Fees, surveys, inspections)						
Total Estimated Professional/Technical/Inspection Fees					\$942,501			\$885,152
Miscellaneous								
Fixtures, Furnishings & Equipment; Technology					\$500,000			\$250,000
(Contracted through District)*								
ESTIMATED SUB-TOTAL PROJECT COSTS					\$12,300,725			\$11,137,426
Overall Project Contingency		4.00%			\$434,329			\$400,091
ESTIMATED TOTAL PROJECT COSTS					\$12,735,054			\$11,537,517

(*Note: Items in red are Owner Contracted Services and just estimated to assist the Client in budgeting for the total project budget.)



QUESTIONS & COMMENTS

