

BOARD AGENDA ITEM

January 27, 2026

SUBJECT:

Construction documents and guaranteed maximum price (GMP) for the North Augusta High School Auditorium Renovation and Addition project.

BACKGROUND INFORMATION:

The administration has completed the scope for the North Augusta High School Auditorium Renovation and Addition project. The architectural firm McMillan Pazdan Smith (MPS) has utilized this scope to produce construction documents and the guaranteed maximum price (GMP) for the project. The construction budget is \$10,243,907. The overall budget includes design, advertising, FFE, and owner contingency for a total budget of \$11,591,540. The scope of this work includes a new addition and renovation of the existing auditorium. The project will be funded using 2014 1% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the construction documents/GMP narrative for the North Augusta High School Auditorium Renovation and Addition project. GMP construction budget and architectural plans will also be distributed for the board's approval at the board meeting.

RECOMMENDATION:

Request consent for the construction documents, GMP narrative, plans, and construction budget for the North Augusta High School Auditorium Renovation and Addition project as presented by McMillan Pazdan Smith (MPS). Authorize the administration to negotiate a contract with H.G. Reynolds Company, Inc. in the amount of \$11,591,540 for North Augusta High School Auditorium Renovation and Addition project utilizing the CM at risk delivery system. The total budget needed is \$11,591,540 funded using 2014 1% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS





mcmillan | pazdan | smith
ARCHITECTURE

N. Augusta High School

Auditorium Renovation & Addition

**Project Update:
Construction Documents & GMP**





mcmillan | pazdan | smith
ARCHITECTURE

WELLINGTON RD.

SITE

CHAMPIONS DR.

North Augusta High School

KNOBCONE AVE.

AUDITORIUM

WHITEBARK AVE.

CURTIS DR.

OVERALL CAMPUS PLAN

PROJECT MILESTONES

03-19-25	Schematic Design Narratives submitted to CM at Risk for pricing
04-22-25	Schematic Design Estimate to ACPSD
06-02-25	Design Development Submittal (Owner, CM at Risk, OSF)
06-10-25	Owner Review – Board Meeting Schematic Design
08-14-25	Design Development Estimate to ACPSD Owner Review
09-23-25	Owner Review - Board Meeting Design Development
11-05-25	Construction Documents Submittal (Owner, CM at Risk, OSF)
01-27-26	Owner Review – Board Meeting Construction Documents & GMP to ACPSD
02-02-26	Mobilize & Commence Construction
03-31-27	Substantial Completion



AREA TYPE

Control	Corridor	Dressing	Fabrication
Prefunction	Restroom	Sales	Seating
Stage	Storage		

Room Schedule:

- BAND STOR. 270 SF
- FIRE RISER 83 SF
- ELEC + ENER. POWER 172 SF
- COS STOR. 108 SF
- DRESSING 263 SF
- DRESSING 110 SF
- RR 11
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MAIN ENTRY



BAND FIELD FACADE

PROJECT BUDGET

Construction Costs	9/23/25 DD	01/27/26 GMP
Renovation of Exist. Auditorium	\$ 3,000,000	\$ 3,656,890
New Additional SF	\$ 6,587,017	\$ 6,587,017
Base Bid	\$ 9,587,017	\$ 10,243,907
Design Contingency	(3.1 % Project Budget)	\$ 0
Soft Costs		
- Geotechnical Engineering	- Impact & Tap Fees	- Data / Security / IT
- Site Surveys	- FFE (Furniture & Equip)	- A/E Prof. Design Fees
- Testing & Inspections		
Estimated Soft Costs	\$ 1,131,500	\$ 1,131,500
Probable Base Bid + Soft Costs + Design Contingency	\$ 11,018,517	\$ 11,375,407
Construction Contingency	(1.9% Project Budget)	\$ 216,133
Probable Base + Soft Costs + All Contingencies	\$ 11,222,707	\$ 11,591,540



Questions? & Comments