

BOARD AGENDA ITEM

January 13, 2026

SUBJECT:

Construction documents (CD) and guaranteed maximum price (GMP) for the Ridge Spring – Monetta Auxiliary Gymnasium.

BACKGROUND INFORMATION:

The administration has completed the scope for the Ridge Spring – Monetta Auxiliary Gymnasium. The architectural firm LS3P has utilized this scope to produce construction documents and the guaranteed maximum price GMP for the project. The construction budget is \$9,720,610. The overall budget includes GMP, design, advertising, FFE, and owner contingency for a total budget of \$11,225,715. The scope of work would be the building of an auxiliary gymnasium, physical education space, and support space. The project will be completed using 2014 1% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will provide the construction documents/GMP narrative for the Ridge Spring – Monetta Auxiliary Gymnasium. GMP construction budget, GMP 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 Ridge Spring – Monetta Auxiliary Gymnasium provided by LS3P. Authorize the administration to negotiate a contract with H.G. Reynolds in the amount of \$11,225,715 for Ridge Spring – Monetta Auxiliary Gymnasium utilizing the construction management at risk delivery system. The total budget needed is \$11,225,715 from 2014 1% fund.

PREPARED BY:

Tim Yarborough
Michael F. Jara



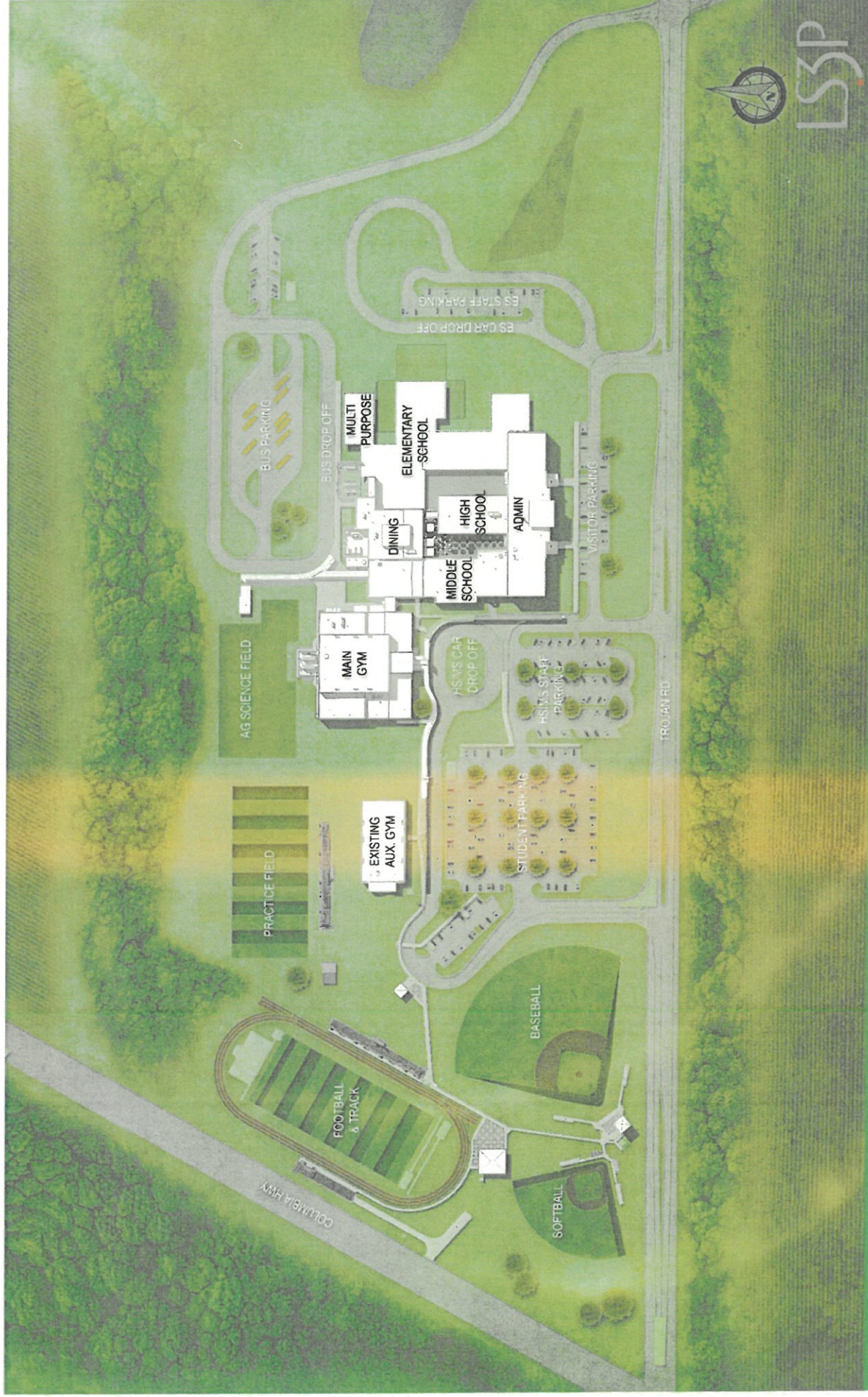
AIKEN COUNTY

PUBLIC SCHOOLS

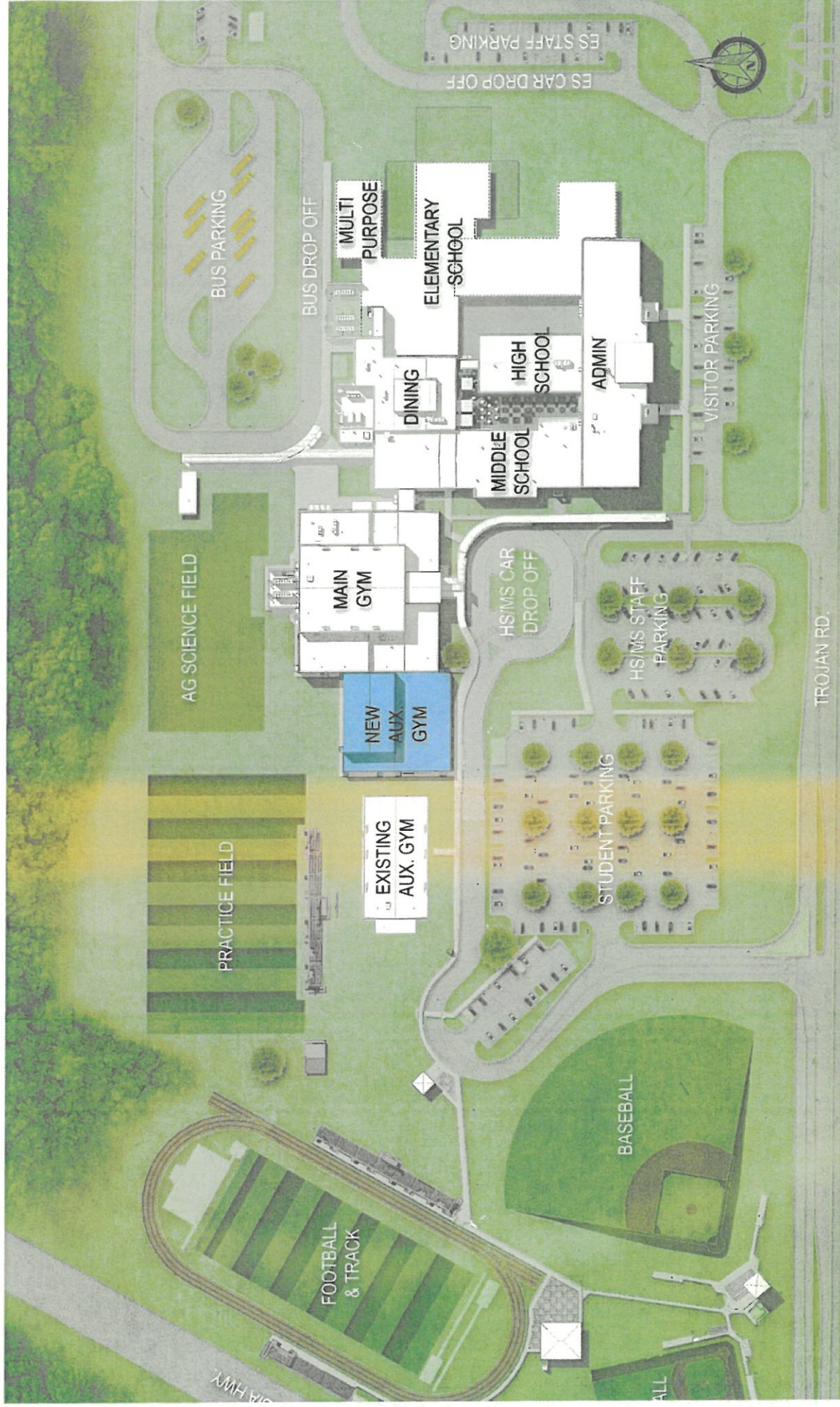
LS3P



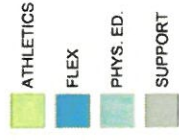
EXISTING SITE PLAN



OVERALL SITE PLAN

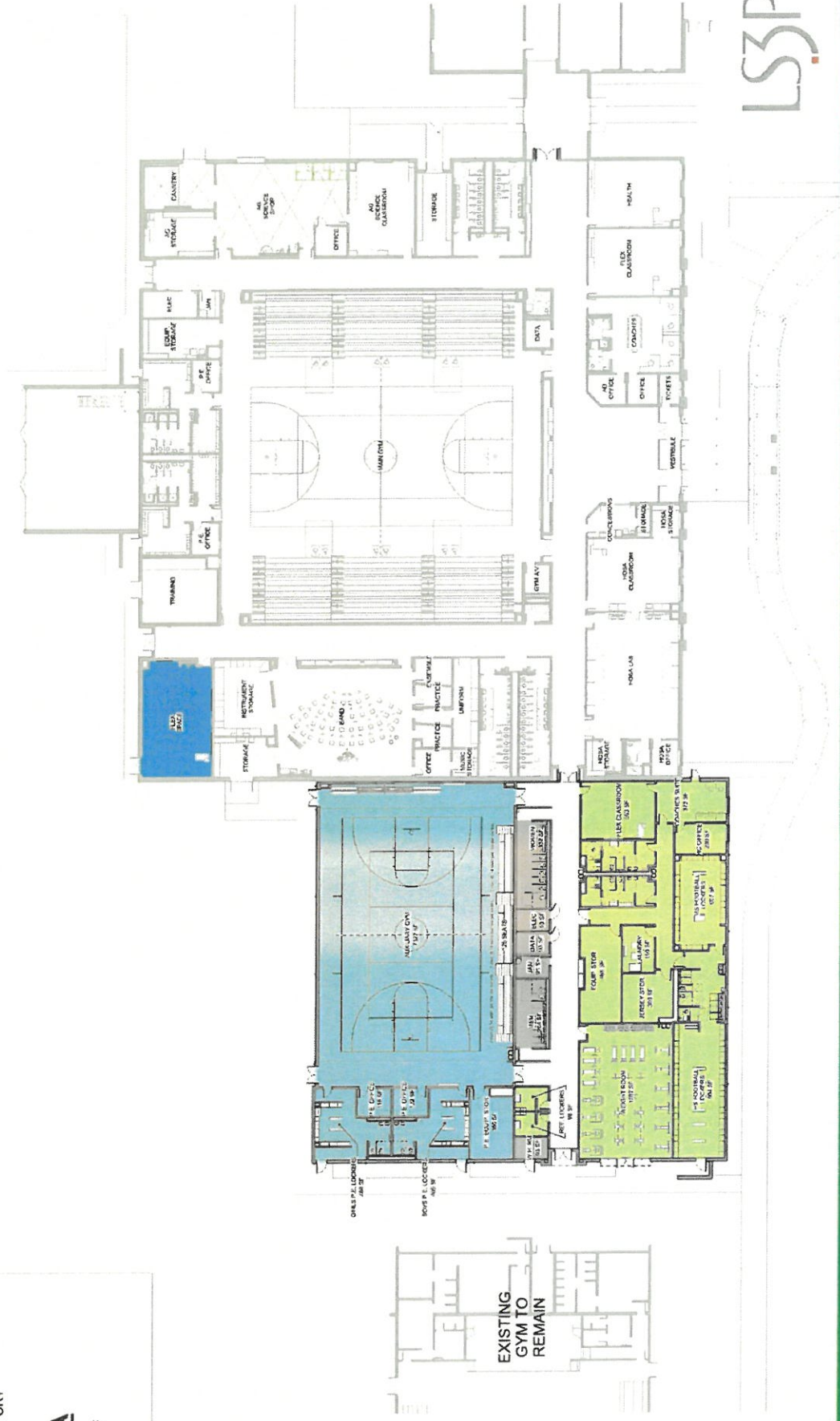


DEPARTMENTS



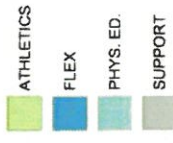
AREA

-20,220 SF



FLOOR PLAN - ENLARGED

DEPARTMENTS



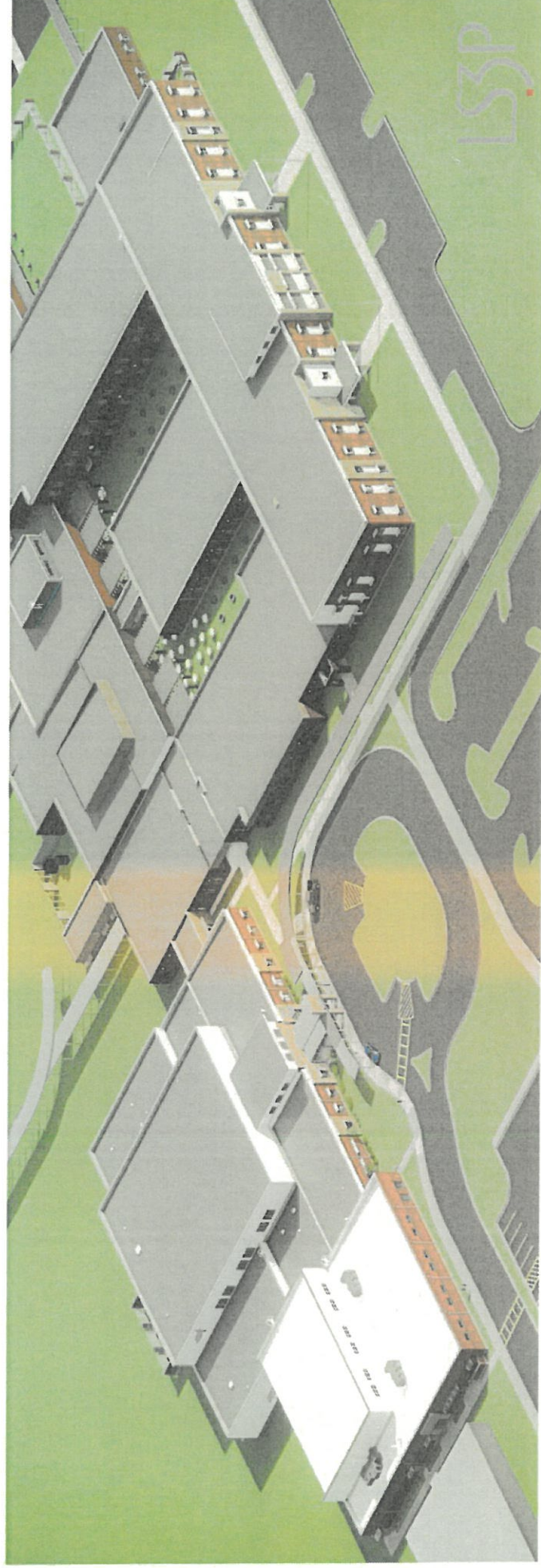
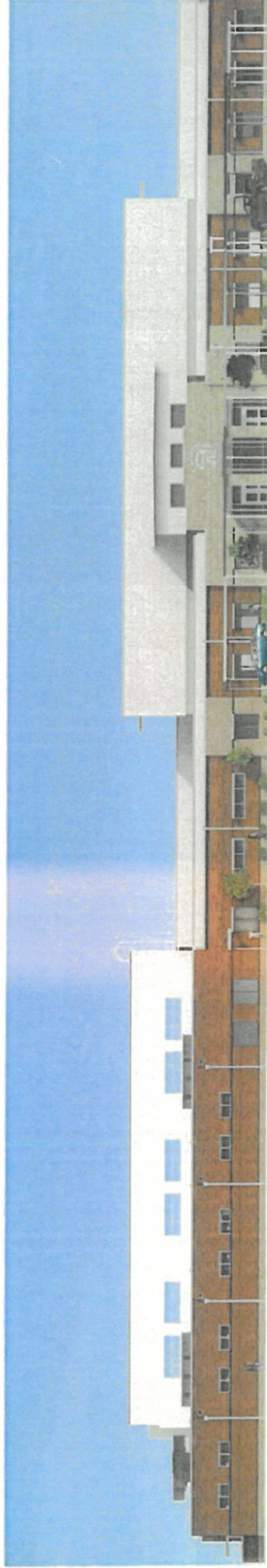
AREA

~20,220 SF



LS3P

ELEVATION & AXONOMETRIC

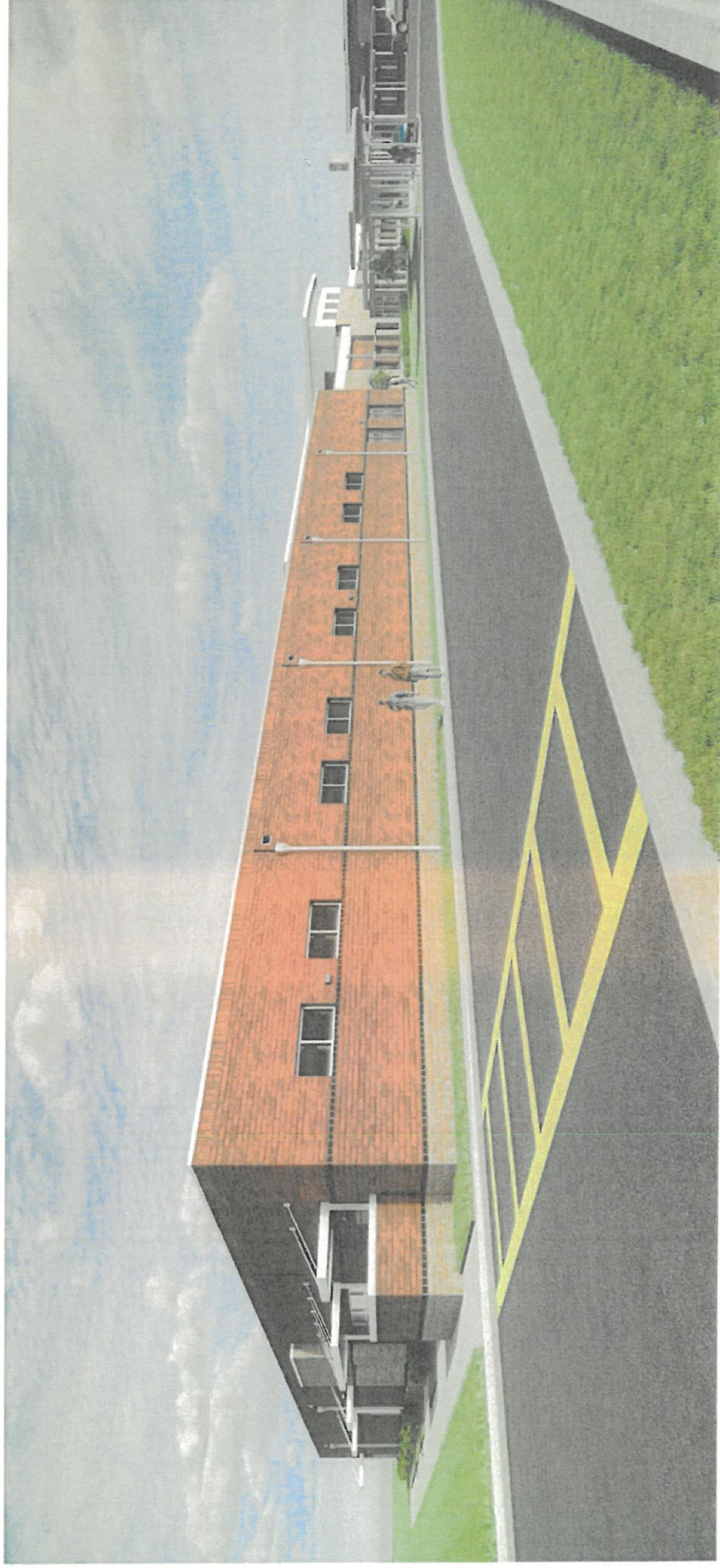


EXTERIOR PERSPECTIVES



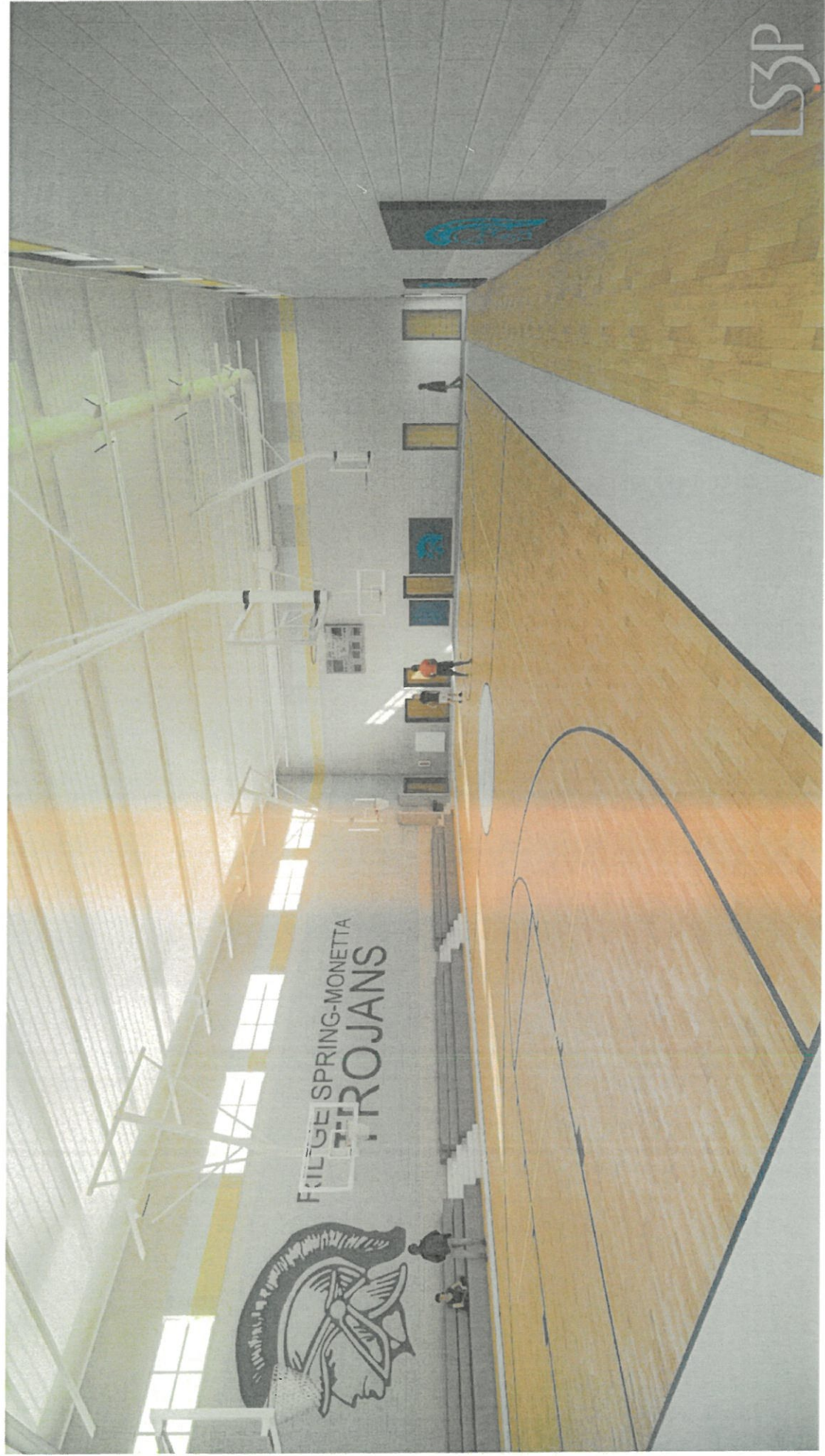
LS3P

EXTERIOR PERSPECTIVES



LS3P

INTERIOR PERSPECTIVE



SCHEDULE

JANUARY 13TH
BOARD
MEETING

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

DESIGN (PROGRAMMING - CD'S)	11 MONTHS (DECEMBER 2024 - NOVEMBER 2025)
BIDDING/CONSTRUCTION	20 MONTHS (NOVEMBER 2025 - JUNE 2027)



PROJECT BUDGET SUMMARY ESTIMATE

RSM MS/HS Auxiliary Gymnasium		Schematic Design			Design Development			Construction Documents		
		Building		Costs	Building		Costs	Building		Costs
		GSF	\$/GSF	Totals	GSF	\$/GSF	Totals	GSF	\$/GSF	Totals
Estimated Construction Costs										
	Site									\$504,715
	Building: Auxiliary Gymnasium & Athletics Facilities	20,000	\$492.91	\$9,858,224.00	20,000	\$458.80	\$9,175,989.00	20,220	\$436.00	\$8,815,895.00
	Estimated Total Construction Costs		\$517.91	\$10,358,224		\$480.11	\$9,602,274		\$460.96	\$9,320,610
	Design Contingency			\$500,000.00			\$400,000.00			\$400,000.00
	Estimated Total Construction Costs w/ Contingency		\$542.91	\$10,858,224		\$500.11	\$10,002,274		\$480.74	\$9,720,610
	Delta Versus Design Development GMP Estimate			\$281,664.00						
Professional/Technical/Inspection Fees										
	(Fees, surveys, inspections)									
	Total Estimated Professional/Technical/Inspection Fees			\$942,501			\$885,152			\$866,281
Miscellaneous										
	Fixtures, Furnishings & Equipment; Technology			\$500,000			\$250,000			\$250,000
	(Contracted through District)*									
	ESTIMATED SUB-TOTAL PROJECT COSTS			\$12,300,725			\$11,137,426			\$10,836,891
	Overall Project Contingency			\$434,329			\$400,091			\$388,824
	ESTIMATED TOTAL PROJECT COSTS			\$12,735,054			\$11,537,517			\$11,225,715

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



QUESTIONS & COMMENTS

