

BOARD AGENDA ITEM

September 23, 2025

SUBJECT:

Design Development Drawings and Budget for the Wagener-Salley High School Athletic Complex and Crescent City Park.

BACKGROUND INFORMATION:

The administration, in conjunction with McMillian Pazdan Smith (MPS) Architecture, has completed the Design Development Documents for the Wagener-Salley High School Athletic Complex. The current estimated construction budget is \$13,258,974. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$15,645,589. The scope of work would be building a new sports complex and Crescent City Park at Wagener-Salley High School. The project will be completed using 8% 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 design development Phase. The plans will be reviewed by the administration and allowed to move forward to the construction documents phase.

RECOMMENDATIONS:

Review the design development plan and preliminary construction cost estimate for the Wagener-Salley High Athletic Complex and Crescent City Park as presented by McMillian Pazdan Smith (MPS) Architecture for information. The total budget needed is \$15,645,589 from 8% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara

PROPOSED SITE PLAN



Wagner-Salley High School Athletics Design Development



mcmillan | pazdan | smith
ARCHITECTURE



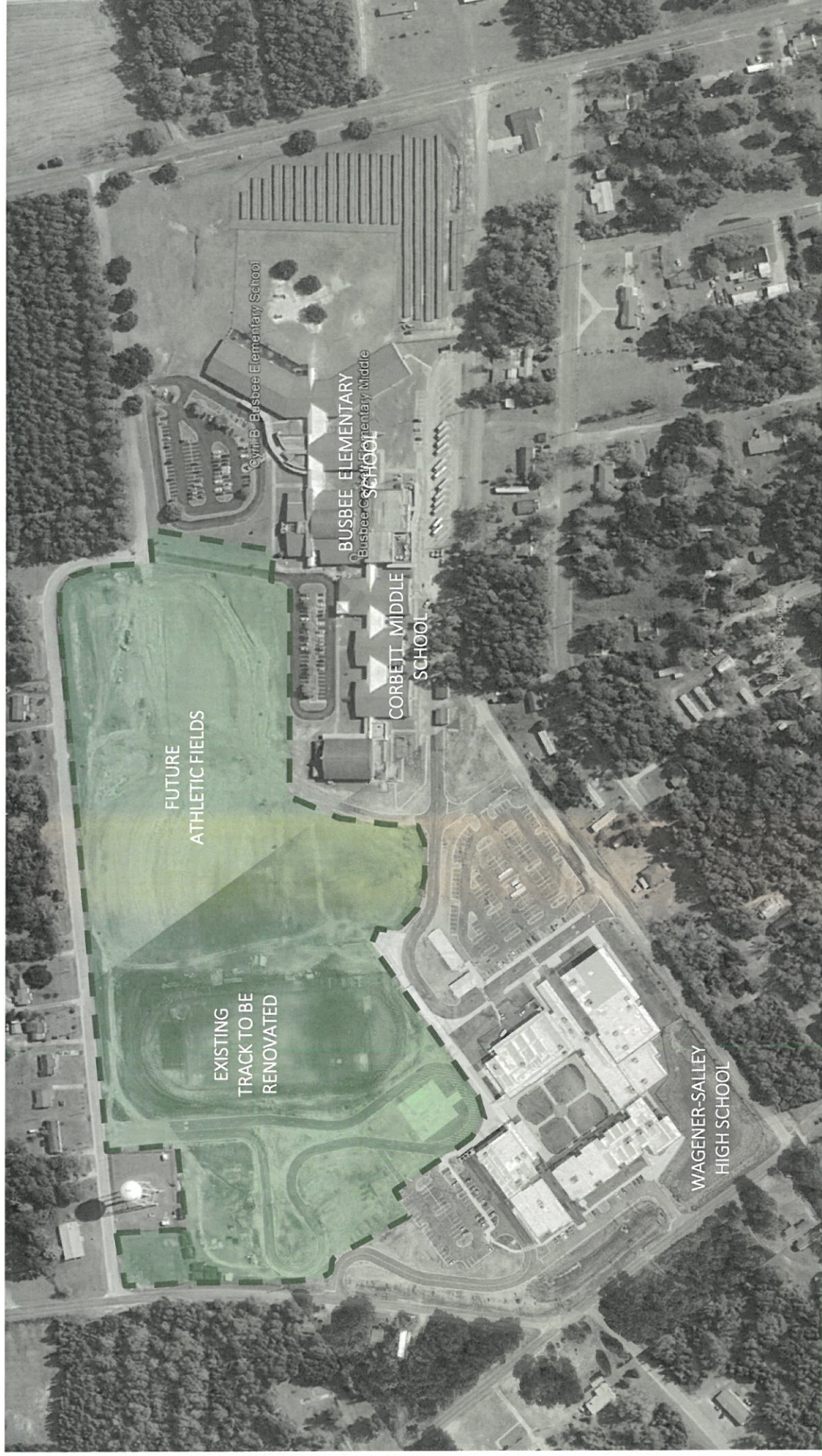
FINAL PHASE: ATHLETICS PACKAGE



PROJECT SCOPE

- **J.O. Brown Football Stadium**
 - Home side Press Box
 - Home Grandstand, 828 seats
 - Visitor Grandstand, 420 seats
- **Toilet and Concessions Building**
 - Home side Toilets
 - Visitor side Toilets
 - Concessions and Storage
- **Crescent City Park**
 - Pavilion with Toilets
 - Walking Path
 - Pickleball Courts
 - Playground
 - Replica of Historic Sign
- **Baseball and Softball Fields**
 - Baseball bleachers, 157 seats
 - Softball bleachers, 97 seats
 - Dedicated Press Boxes
 - Dugouts and Bullpens
 - Batting Cage and Storage
- **Track and Practice Field Renovation**
 - Renovated and expanded 8-lanes
 - Track and Field Events
 - Irrigation and Lighting at Practice Field
 - Storage Building
- **Spencer C. Smith Ag Field**
- **Band Practice Field and Tower**

AREA OF WORK

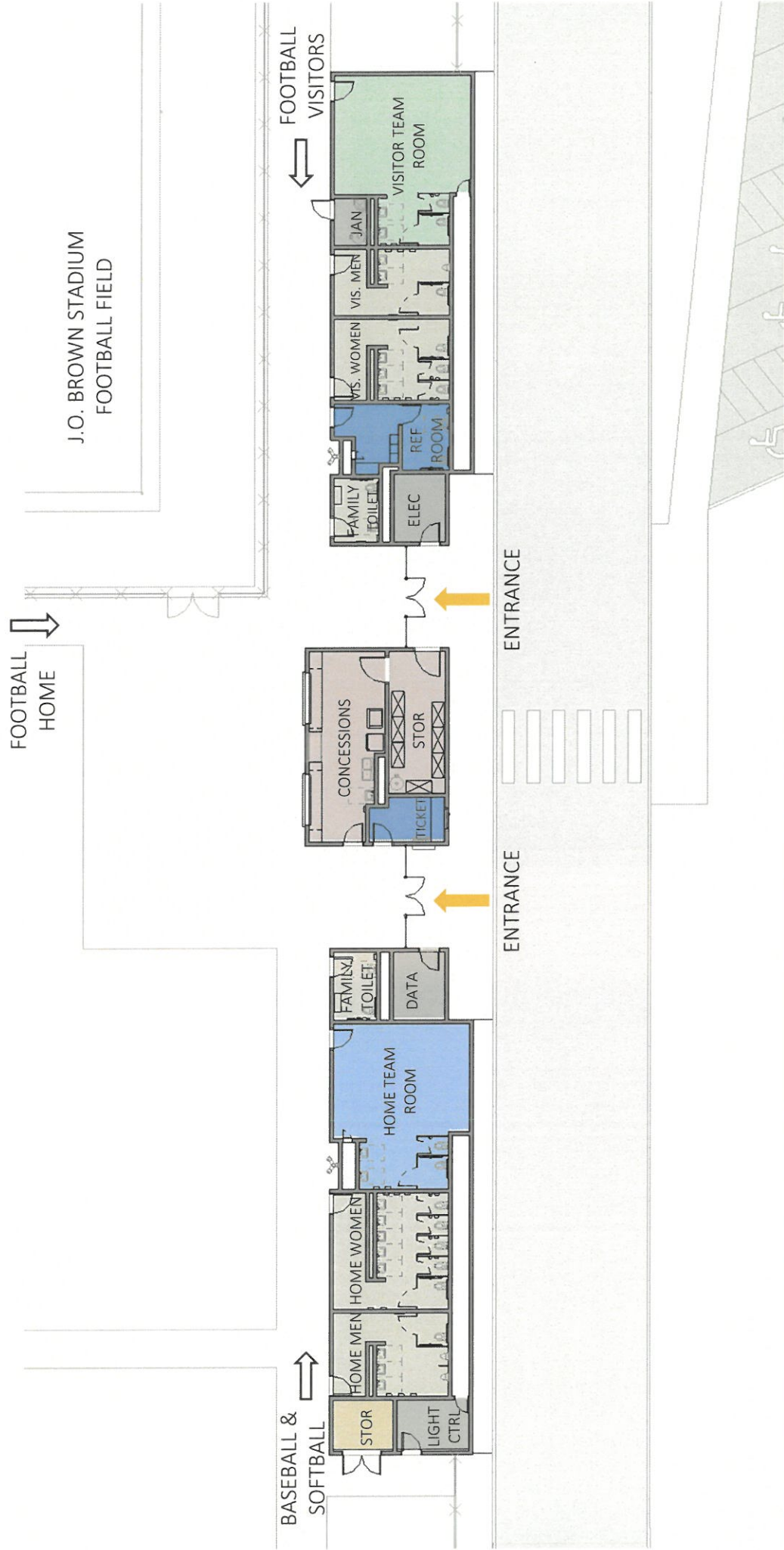


PROPOSED SITE PLAN



SUPPORT BUILDING

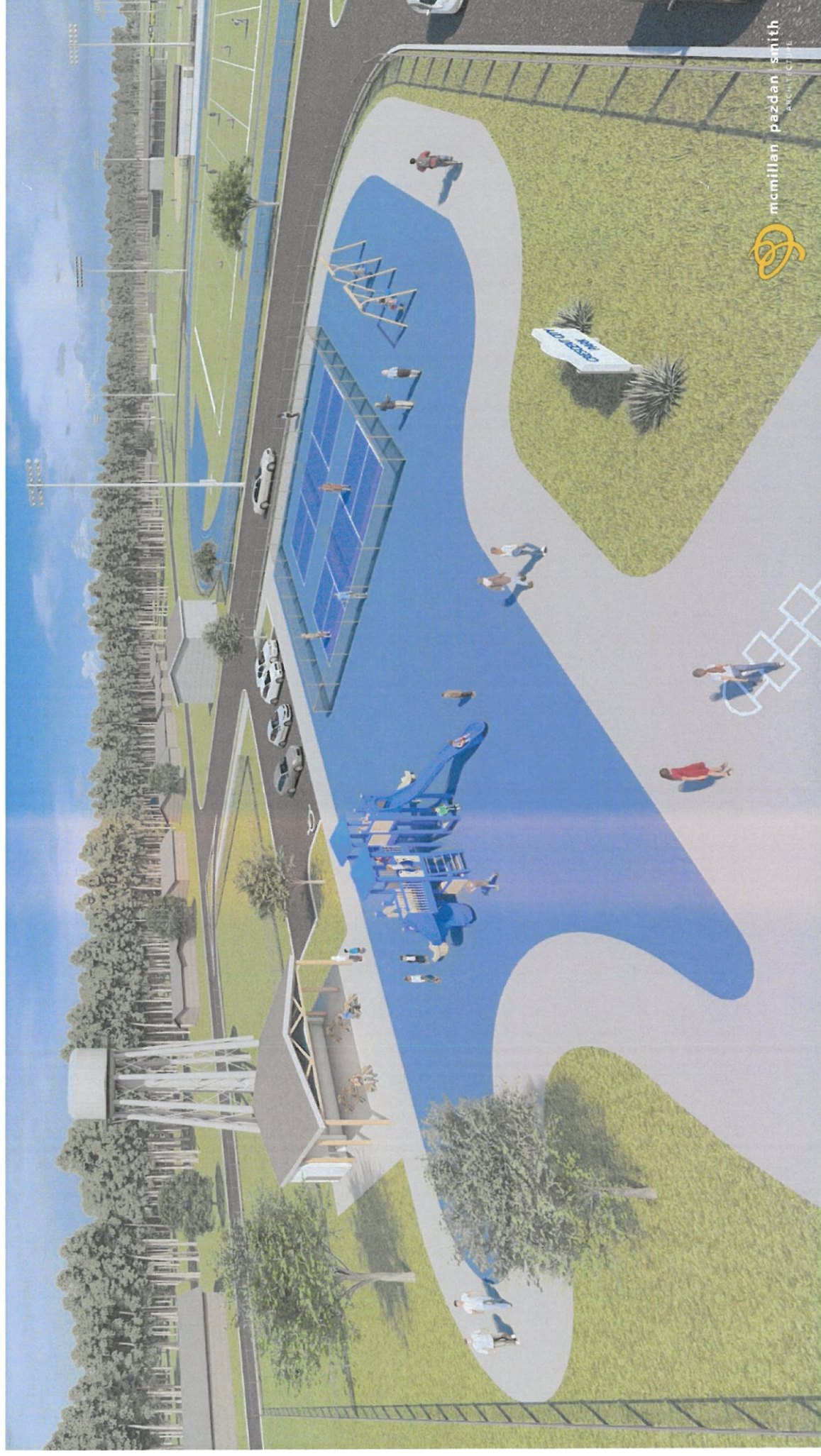
CONCESSIONS & TOILETS



SUPPORT BUILDING



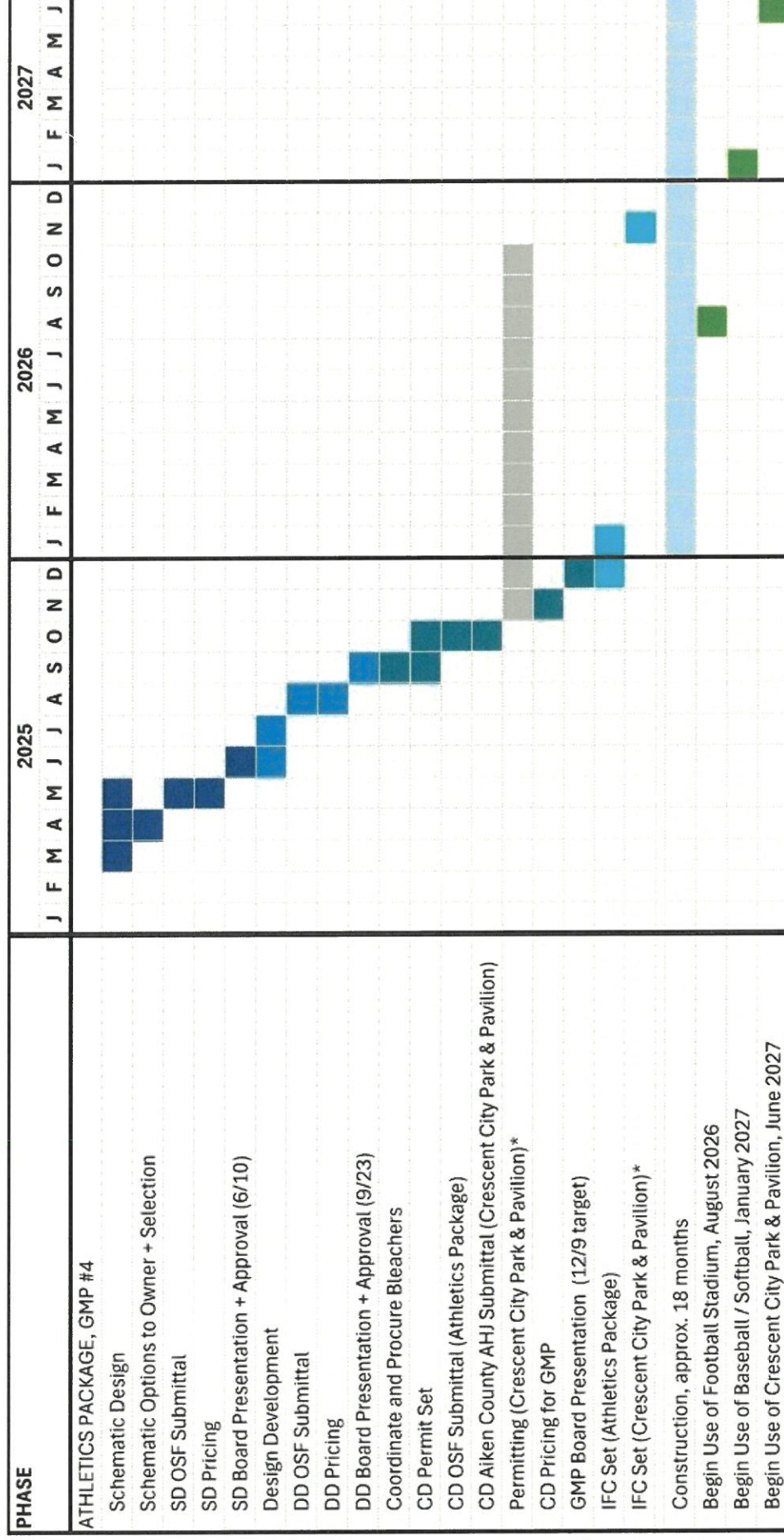
CRESCENT CITY PARK



PROJECT MILESTONES

4.23.25 Conceptual Options to Owner
 5.15.25 Schematic Design to Owner + CMR
 6.10.25 Owner Review – Board Meeting

7.31.25 Design Development to Owner + CMR
 9.23.25 Owner Review – Board Meeting



*Permitting and construction of the Crescent City Park & Pavilion is dependent on the local AHJ review & resubmittal requests - typically 8-12 months.

PROJECT BUDGET

CONSTRUCTION COSTS, GMP #4 ESTIMATE

WSHS Athletics Package	\$	11,445,950
Crescent City Park	\$	1,375,850
Design Contingency (approximately 3%)	\$	437,174
Subtotal, Probable Base Bid	\$	13,258,974

SOFTS COSTS

- Geotechnical Engineering
- Site Surveys
- Testing and Inspections
- Impact and Tap Fees
- FF&E (Maintenance Equipment)
- Data / Security / IT
- A/E Professional Design Fees

Estimated Soft Costs (10% project budget)

\$ 1,325,897

Probable Base Bid + Soft Costs

\$ 14,584,871

Owner Contingency (8% project budget)

\$ 1,060,718

Probable Base Bid + Soft Costs + Owner Contingency

\$ 15,645,589

QUESTIONS & COMMENTS
