

BOARD AGENDA ITEM

August 26, 2025

SUBJECT:

Design Development Drawings and Budget for the North Augusta Middle School addition and renovation.

BACKGROUND INFORMATION:

The administration, in conjunction with GMC architecture, has completed the Design Development Documents for the North Augusta Middle School. The current estimated construction budget is \$39,205,342. The overall budget includes design, advertising, FFE, and Owner Contingency for a total of \$50,663,090. The scope of work would be building of a new addition at North Augusta Middle School, select demolition and relocating the athletic fields. The project will be completed using 2024 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 Design Development Phase. The plans will be reviewed by the administration and allowed to move forward to the Construction Documents phase.

RECOMMENDATIONS:

Approve the Design Development plans reviewed by the administration. Authorize the Architect to proceed to the Construction Documents phase for this project. The total budget needed is \$50,663,090 from 2024 1% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS





DESIGN DEVELOPMENT SUMMARY

NORTH AUGUSTA MIDDLE SCHOOL

AIKEN COUNTY PUBLIC SCHOOL DISTRICT AUGUST 26, 2025



GMC





GMC

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

NAMS | AUGUST 26, 2025

VISION STATEMENT

The North Augusta Middle School Addition will have a *clearly defined front entry* while providing *modern, secure, and inspiring educational environments / outdoor learning spaces* that embody Jacket pride and support the diverse needs of students and staff.

The new facility will feature *flexible, well-lit classrooms* with adaptable furniture, strategically placed common areas—including *centralized administrative and collaborative hubs*—and improved circulation that ensures *ease of movement and clear wayfinding*. It will also provide all academic spaces, including specialized areas for indoor athletics, performing arts, exploratory courses, and student support services.

Additionally, the design will integrate *modern mechanical / electrical systems and be forward-thinking to accommodate future growth*. The new building will be delivered on time and within budget to set a new standard of excellence for NAMS.

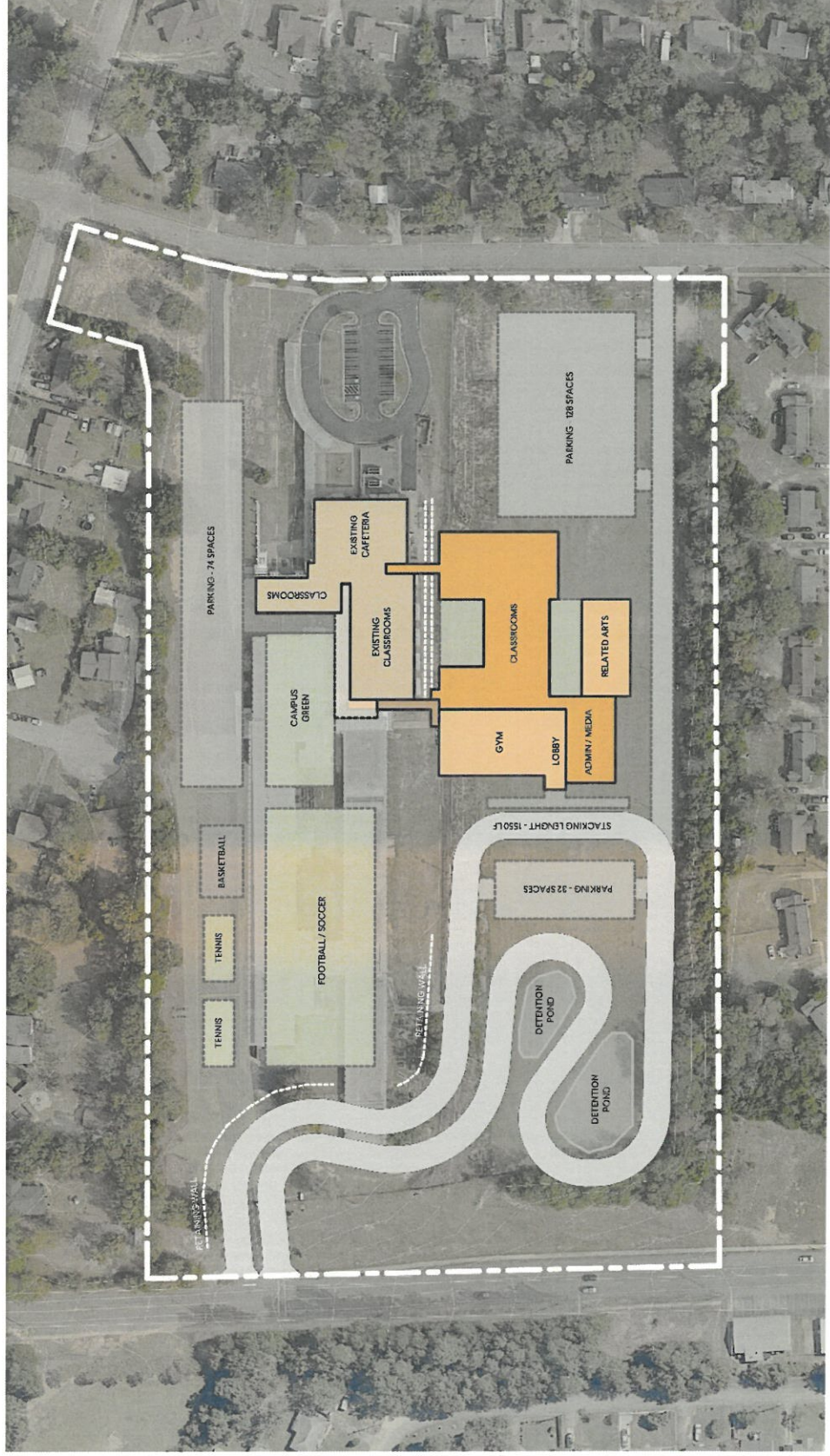
PROJECT SITE



PROJECT SITE



SITE PLAN



GROUND LEVEL PLAN



1 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



FIRST LEVEL ADDITION PLAN



FIRST LEVEL RENOVATION PLAN



1 FIRST FLOOR PLAN - RENOVATION



SECOND LEVEL RENOVATION PLAN

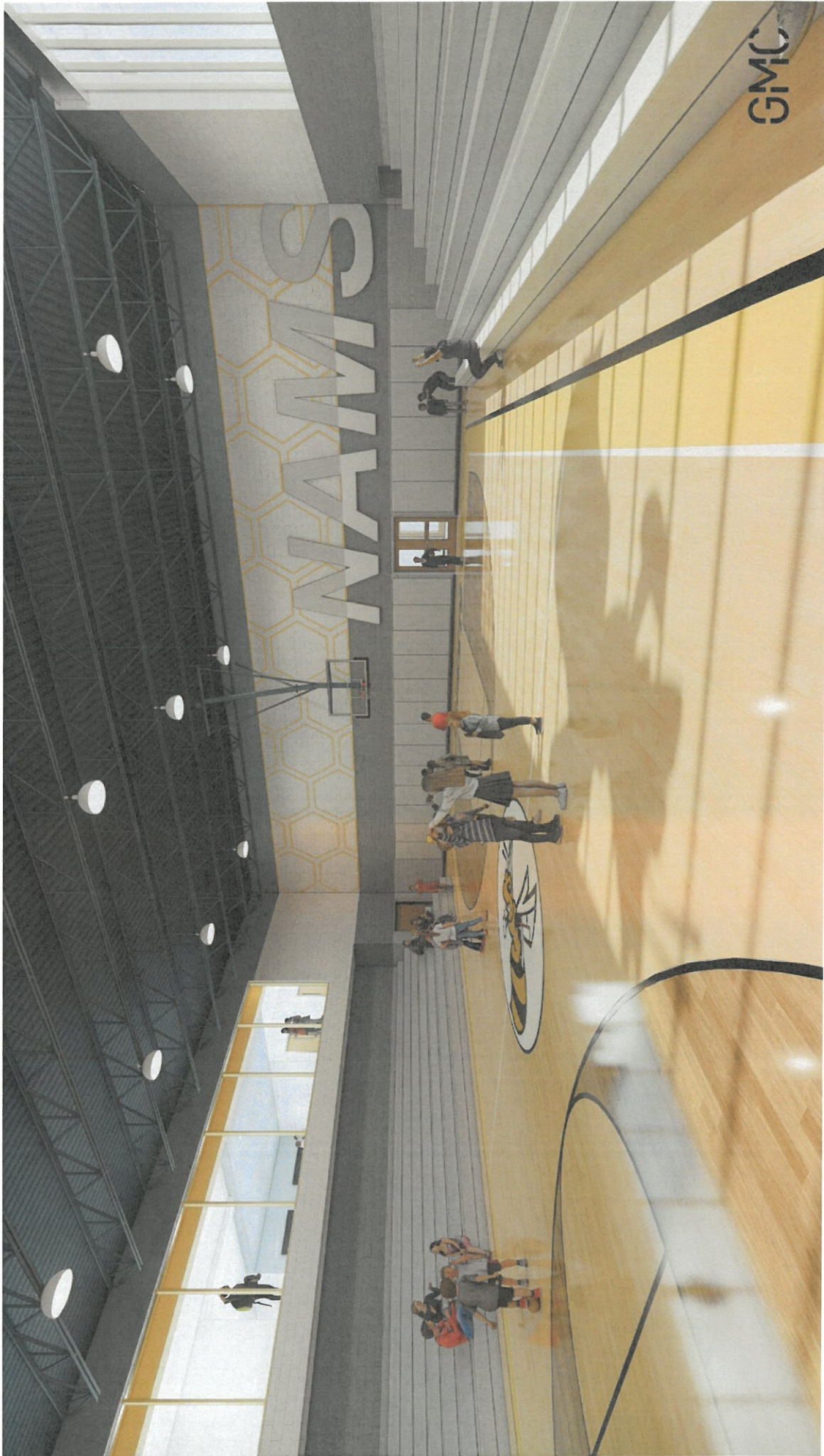


4 SECOND FLOOR PLAN - RENOVATION











GMC



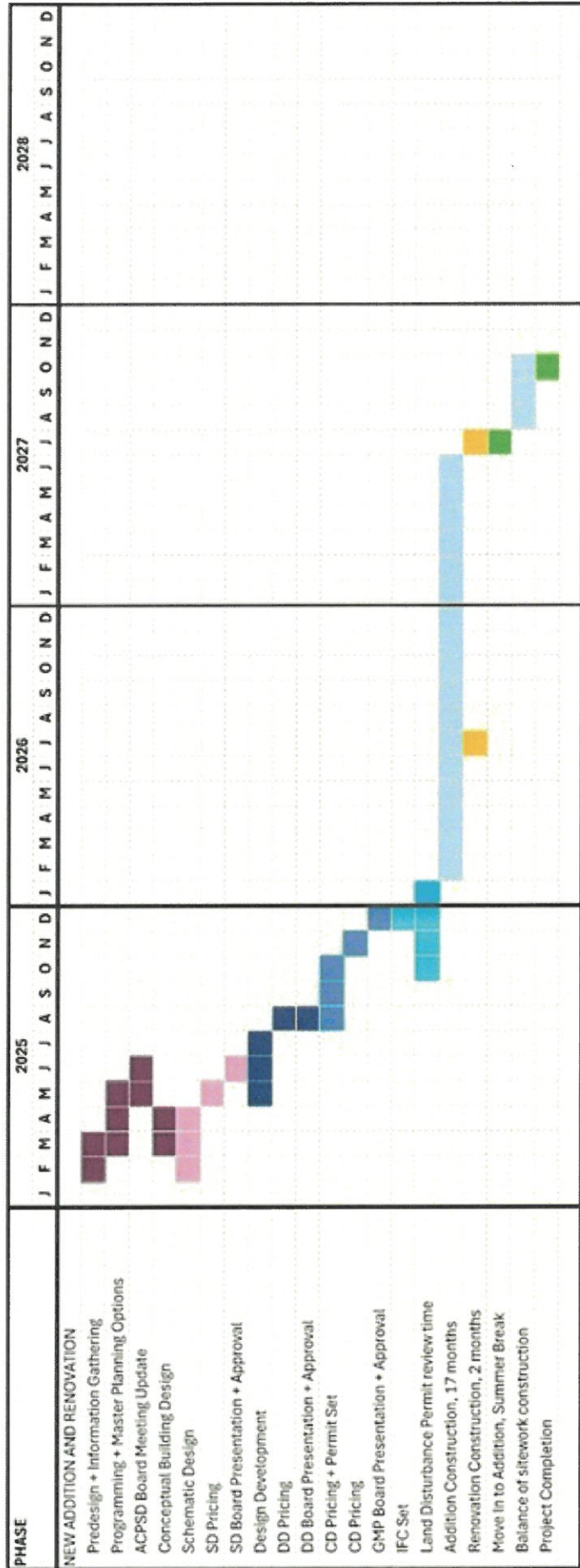
TOTAL PROJECT BUDGET

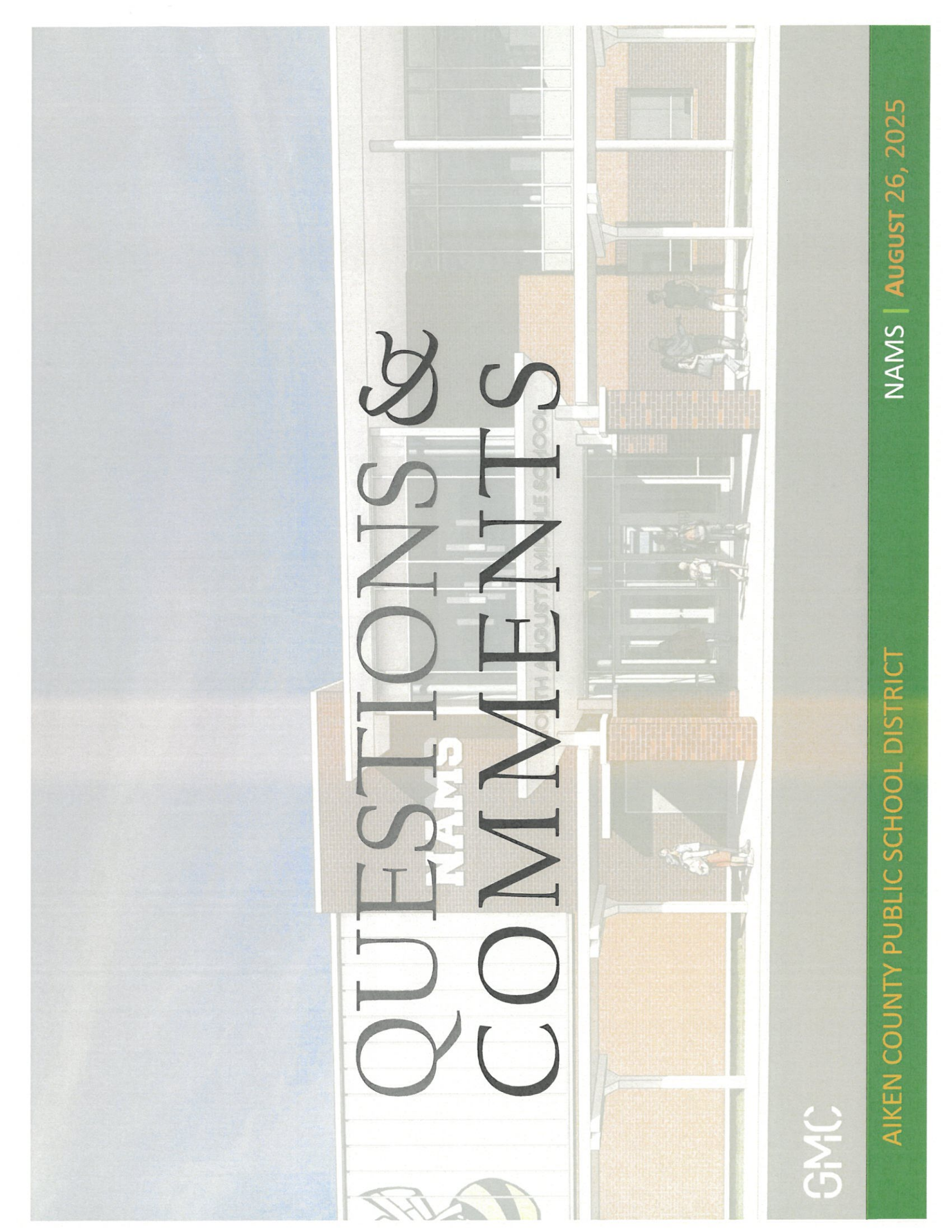
AIKEN COUNTY PUBLIC SCHOOLS			
NAMS TOTAL PROJECT BUDGET WORKSHEET			
	6/2/2025	8/4/2025	
HARD / CONSTRUCTION COSTS	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	
Building Construction			
New Construction (76,628 SF (\$32m) @ \$427 / SF)	\$ 36,178,863	\$ 35,637,333	
GC Bonds & Fees	\$ 1,496,165	\$ 1,449,672	
Utility Relocation (GMP #1)	\$ -	\$ 366,470	
FFE - Equipment	\$ -	\$ -	
FFE - Playground	\$ -	\$ -	
IT / Security (Data Wiring, Access Controls, BDA, Security)	\$ -	\$ -	
Construction Sub-Total	\$ 37,675,028	\$ 37,453,475	
Contingency (5%)	\$ 1,883,751	\$ 1,751,867	
TOTAL HARD / CONSTRUCTION COSTS	\$ 39,558,779	\$ 39,205,342	
SOFT COSTS EQUIPMENT			
Moving Expenses	\$ 250,000	\$ 250,000	
FFE - Furniture and Equipment (approx. 7%)	\$ 2,769,115	\$ 2,744,374	
Playground	\$ -	\$ -	
Furniture Isolated	\$ -	\$ -	
IT / Security (TV's, Smartboards, Computers, Security)	\$ -	\$ -	
3% of Construction	\$ 1,186,763	\$ 1,176,160	
ESTIMATED SOFT COSTS TOTAL	\$ 4,205,878	\$ 4,170,534	
PROFESSIONAL FEES			
A/E Basic Services Professional Fees	\$ 2,274,000	\$ 2,274,000	
6% of Construction (of original \$37,900,000 budget)	\$ -	\$ -	
A/E Add Services (Landscape, Roof Consultant, Furniture Design and Procurement, Geotechnical, Survey)	\$ 139,315	\$ 139,315	
Design Team Reimbursables (mileage, travel, printing, etc)	\$ 17,500	\$ 17,500	
PROFESSIONAL FEES TOTAL	\$ 2,430,815	\$ 2,430,815	
SURVEY AND TESTING FEES			
Phase 1 Environmental Site Assessment	\$ -	\$ -	
Testing and Special Inspections	\$ 395,588	\$ 392,053	
1% of Construction	\$ -	\$ -	
Impact and Tap Fees	\$ 197,794	\$ 196,027	
0.5% of Construction	\$ -	\$ -	
SURVEY AND TESTING FEES	\$ 593,382	\$ 588,080	
SUB-TOTAL	\$ 46,788,854	\$ 46,394,771	
Owner Contingency	\$ 2,808,164	\$ 2,319,739	
SUB-TOTAL	\$ 49,597,018.03	\$ 48,714,509.90	
Escalation (to midpoint of construction 12/25)	\$ 2,402,981.97	\$ 1,948,580.40	
Total	\$ 52,000,000.00	\$ 50,663,090.29	

SCHEDULE

NORTH AUGUSTA MIDDLE SCHOOL – ADDITION AND RENOVATION

Draft Schedule
May 21, 2025





QUESTIONS & COMMENTS

GMC

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

NAMS | AUGUST 26, 2025