

BOARD AGENDA ITEM

September 23, 2025

SUBJECT:

Design Development plans and preliminary budget for the North Augusta High School Auditorium Renovation/Addition Project

BACKGROUND INFORMATION:

The administration has completed the scope of educational needs for the North Augusta High School Auditorium Renovation/Addition Project. The architectural firm McMillan Pazdan Smith (MPS) Architecture has utilized this scope to produce design development plans and preliminary budget for the auditorium. The estimated construction budget is \$9,587,017. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$11,222,707. 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 design development narrative and design for the North Augusta High School Auditorium Renovation/Addition. Preliminary construction cost estimates and architectural plans will also be distributed for the Board's review and approval at the board meeting.

RECOMMENDATION:

Review the design development narrative, schematic plans and preliminary construction cost estimate for the North Augusta High School Auditorium Renovation/Addition as presented by McMillan Pazdan Smith (MPS) Architecture for information. The total budget needed is \$11,222,707 using 2014 1% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS





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ARCHITECTURE

N. Augusta High School

Auditorium Renovation & Addition Project Update: Design Development





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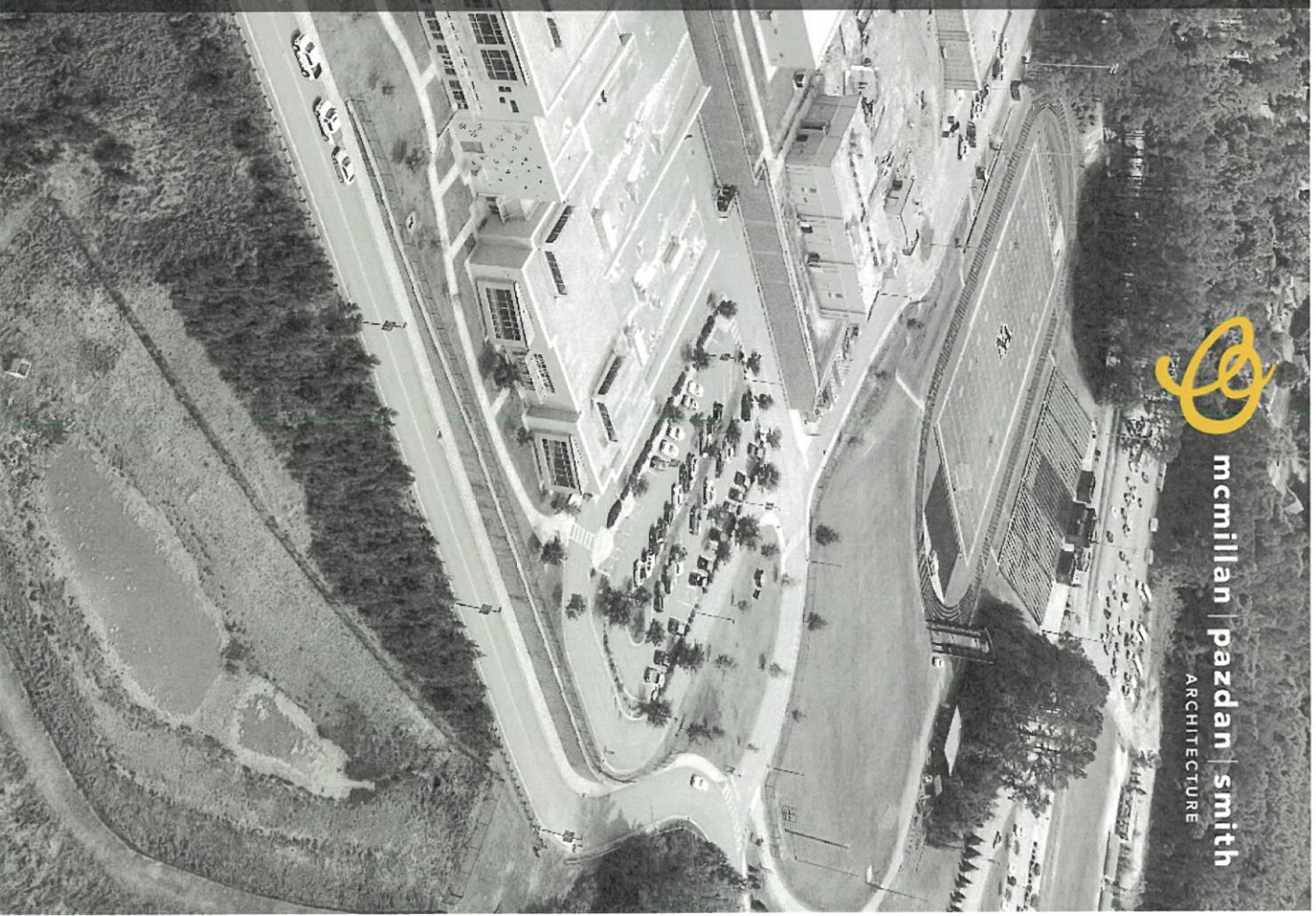
OVERALL CAMPUS PLAN

PROJECT BUILDING GOALS

- Increase the seating capacity to 500+ seats
- Increase the stage area & increase production capabilities
- Provide new, enlarged pre-function / lobby space
- Provide new monumental entrance befitting a performing arts center
- Increase accessible features & routes inside & around the building
- Expand & upgrade stage support spaces (i.e. dressing room, control room, scene & prop storage, etc.)
- Provide scene shop workroom
- Provide band storage room
- New restrooms in number and configuration to meet current code requirements
- Minimize impact to existing parking and to band practice field



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PROJECT MILESTONES

✓	02-26-25	Conceptual Submittal to ACPSD
✓	03-07-25	Schematic Design Complete
✓	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
	11-03-25	Construction Documents Submittal (Owner, CM at Risk, OSF)
	01-13-26	Owner Review – Board Meeting Construction Documents & GMP to ACPSD



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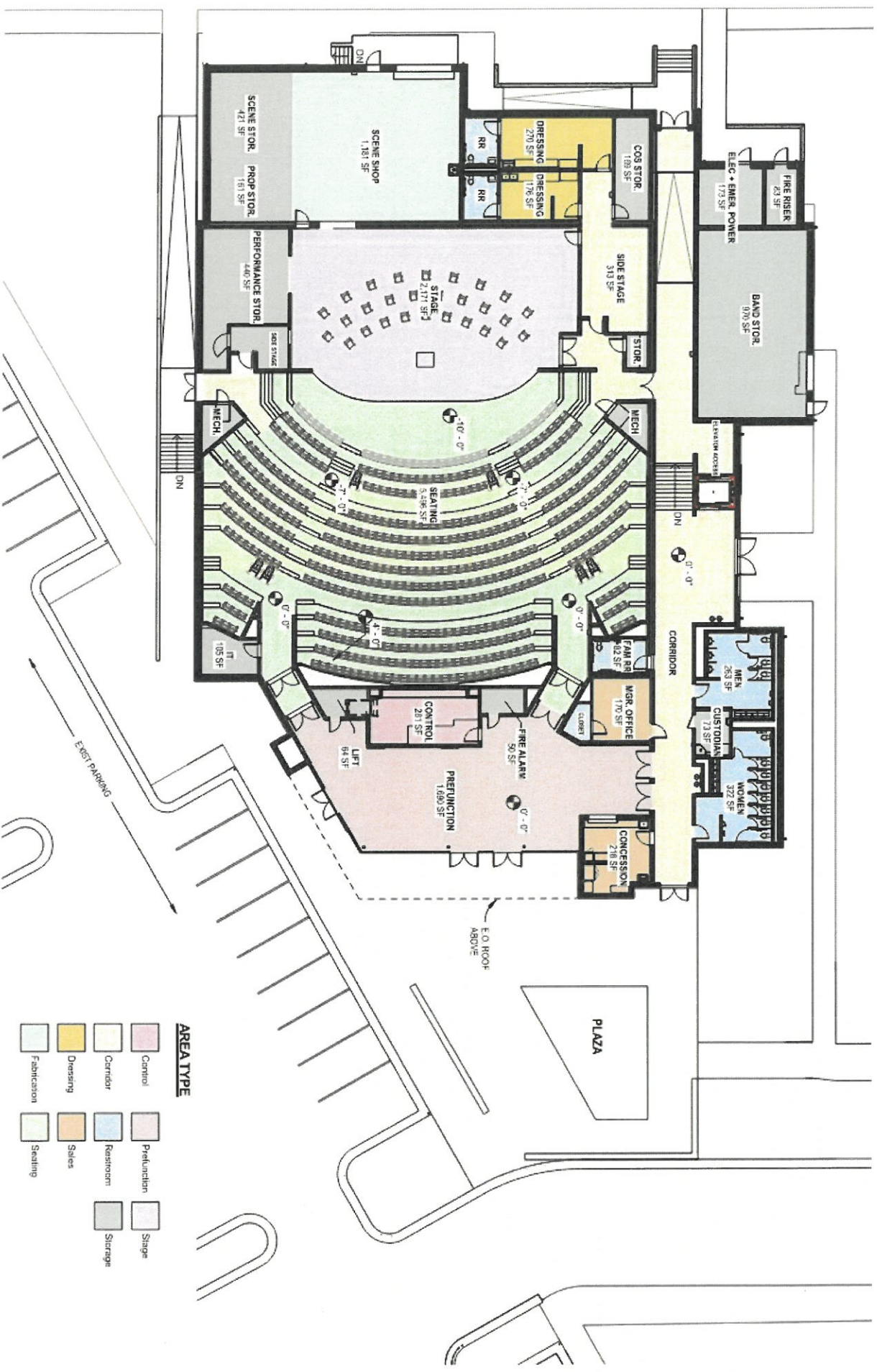
PROGRAM DASHBOARD

EXISTING BUILDING	10,675 SF	NEW ADDITION & RENOVATION	20,308 SF
AUDIENCE	400 SEATS	AUDIENCE	515 SEATS
STAGE	1,780 SF	STAGE	2,171 SF
LOBBY	1,256 SF	LOBBY	1,690 SF
CONCESSIONS	246 SF	CONCESSIONS	218 SF
CONTROL ROOM	74 SF	CONTROL ROOM	281 SF
PUBLIC RESTROOMS	372 SF	PUBLIC RESTROOMS	585 SF
DRESSING ROOMS	429 SF	DRESSING ROOMS	446 SF
GEN. STORAGE	191 SF	GEN. STORAGE	475 SF
PROP STORAGE	541 SF	PROP STORAGE	161 SF
		BAND STORAGE	970 SF
		FAMILY RESTROOMS	82 SF
		SCENE SHOP	1,181 SF
		SCENE STORAGE	421 SF
		COSTUME STORAGE	169 SF
		IT EQUIP. ROOM	105 SF
		MANAGER'S OFFICE	170 SF

FLOOR PLAN

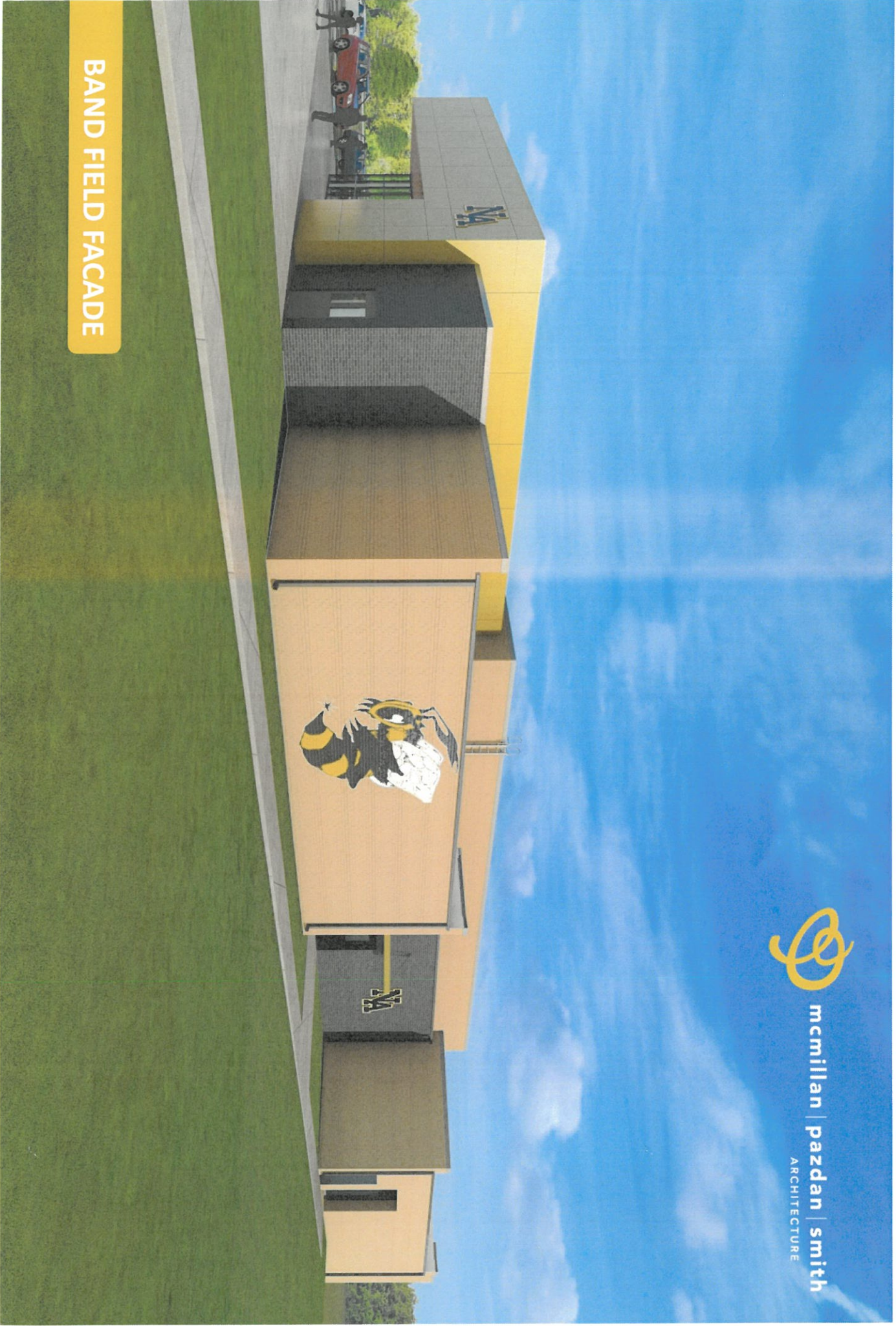


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MAIN ENTRY



BAND FIELD FACADE

PROJECT BUDGET

Construction Costs

Renovation of Exist. Auditorium	\$ 3,000,000
New Additional SF	\$ 6,587,017

Probable Base Bid	\$ 9,587,017
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Design Contingency	(3.1% Project Budget)	\$ 300,000
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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
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Probable Base Bid + Soft Costs + Design Contingency	\$ 11,018,517
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Construction Contingency	(1.9% Project Budget)	\$ 204,190
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Probable Base + Soft Costs + All Contingencies	\$ 11,222,707
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Questions? & Comments