

BOARD AGENDA ITEM

December 9, 2025

SUBJECT:

Construction documents and guaranteed maximum price GMP #2 for the North Augusta Middle School addition and renovation.

BACKGROUND INFORMATION:

The administration has completed the scope for the North Augusta Middle School addition and renovation. The architectural firm GMC has utilized this scope to produce construction documents and the guaranteed maximum price GMP #2 for the project. The construction budget is \$38,677,537. The overall budget includes GMP #1, design, advertising, FFE, and owner contingency for a total budget of \$50,020,445.48. 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 will present the construction documents/GMP narrative for the North Augusta Middle School addition and renovation. 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 North Augusta Middle School addition and renovation as presented by GMC. Authorize the administration to negotiate a contract with Contract Construction, Inc. in the amount of \$50,020,445.48 for North Augusta Middle School addition and renovation utilizing the CM at risk delivery system. The total budget needed is \$50,020,445.48 from 2024 1% fund.

PREPARED BY:

Tim Yarborough
Michael F. Jara



AIKEN COUNTY

PUBLIC SCHOOLS





GMP SUMMARY

NORTH AUGUSTA MIDDLE SCHOOL

AIKEN COUNTY PUBLIC SCHOOL DISTRICT DECEMBER 9, 2025



GMC





GMC

AIKEN COUNTY PUBLIC SCHOOL DISTRICT

NAMS | DECEMBER 09, 2025

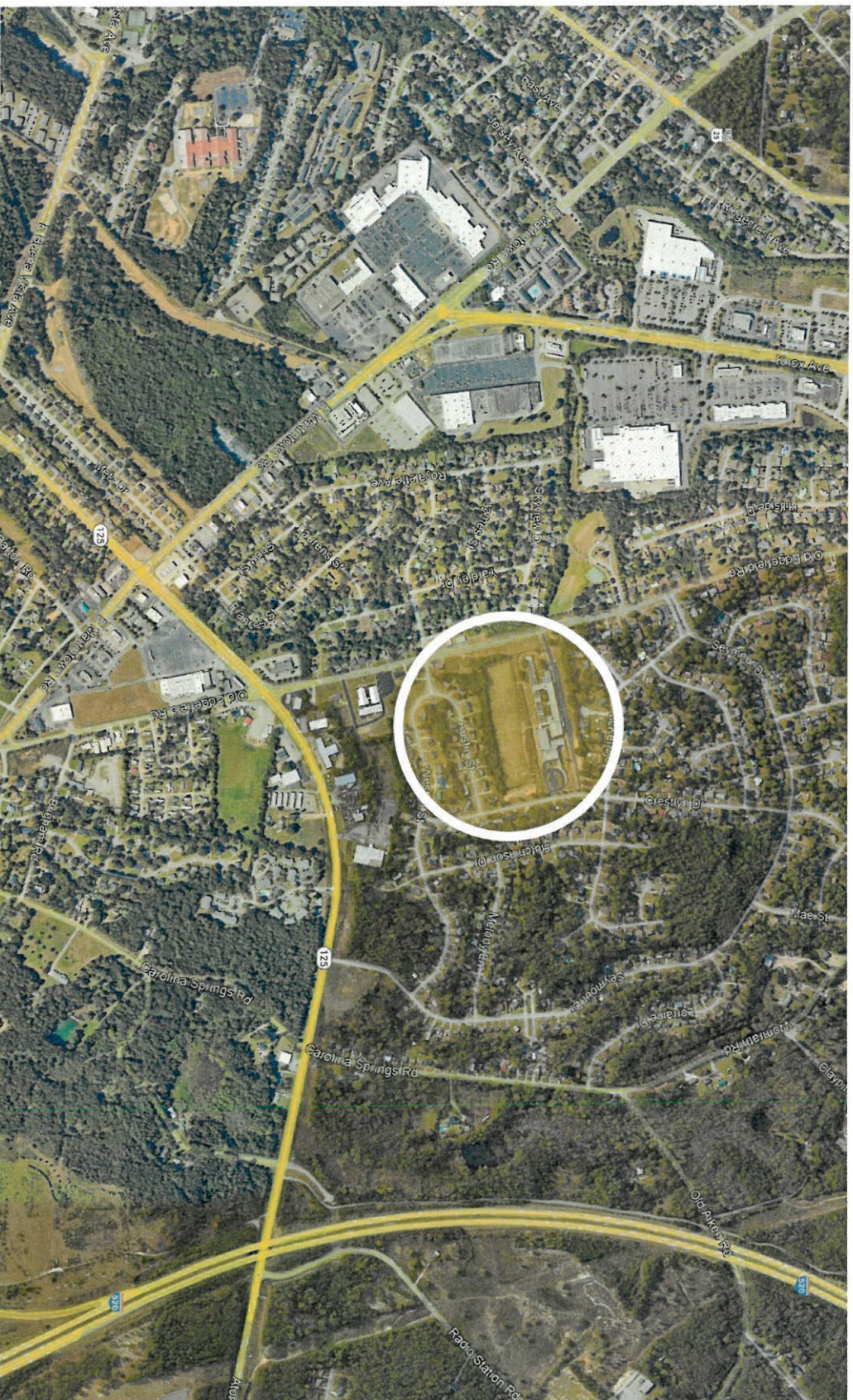
VISION STATEMENT

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.

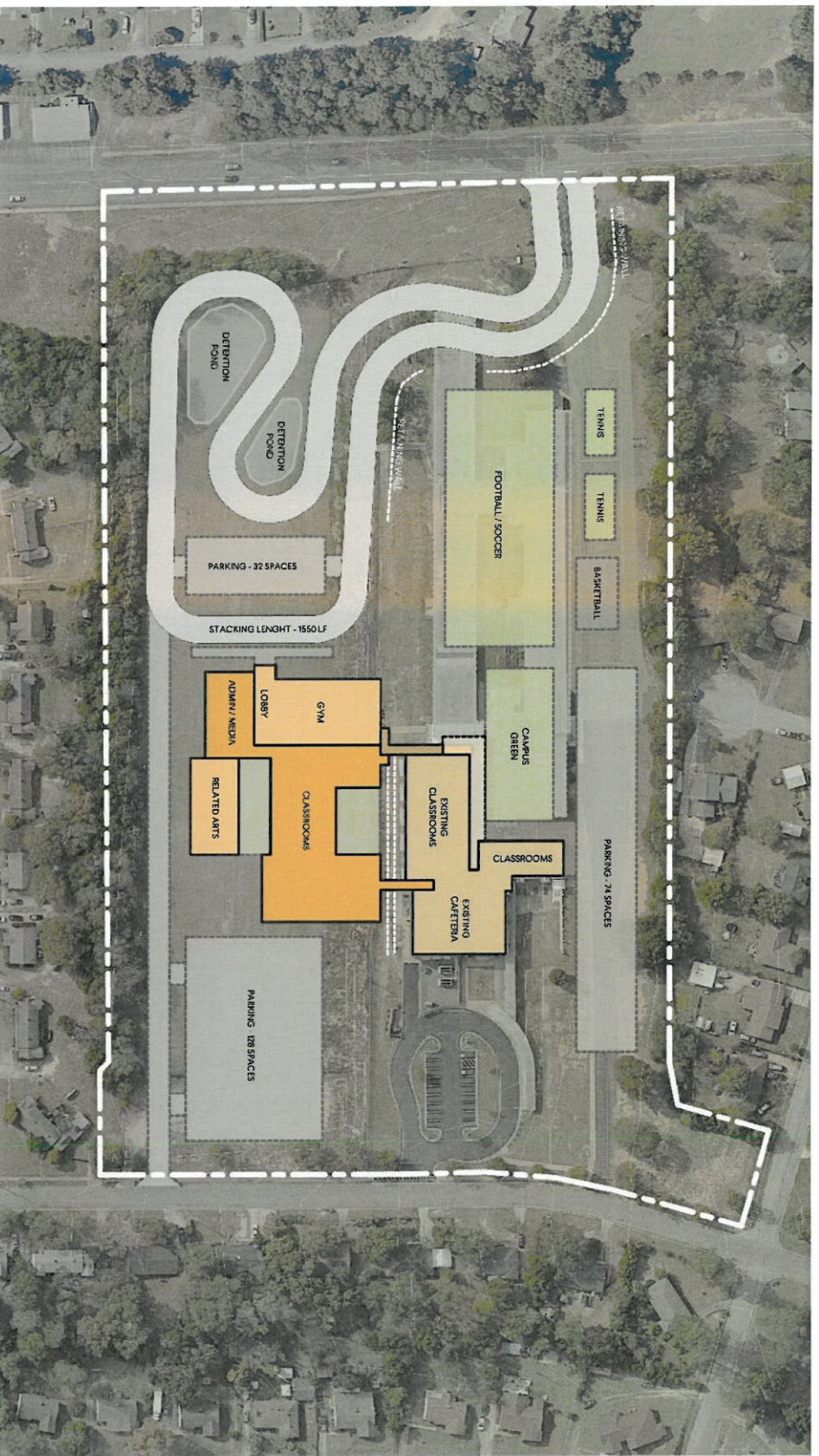
PROJECT SITE



PROJECT SITE



SITE PLAN



GROUND LEVEL PLAN



FIRST LEVEL ADDITION PLAN



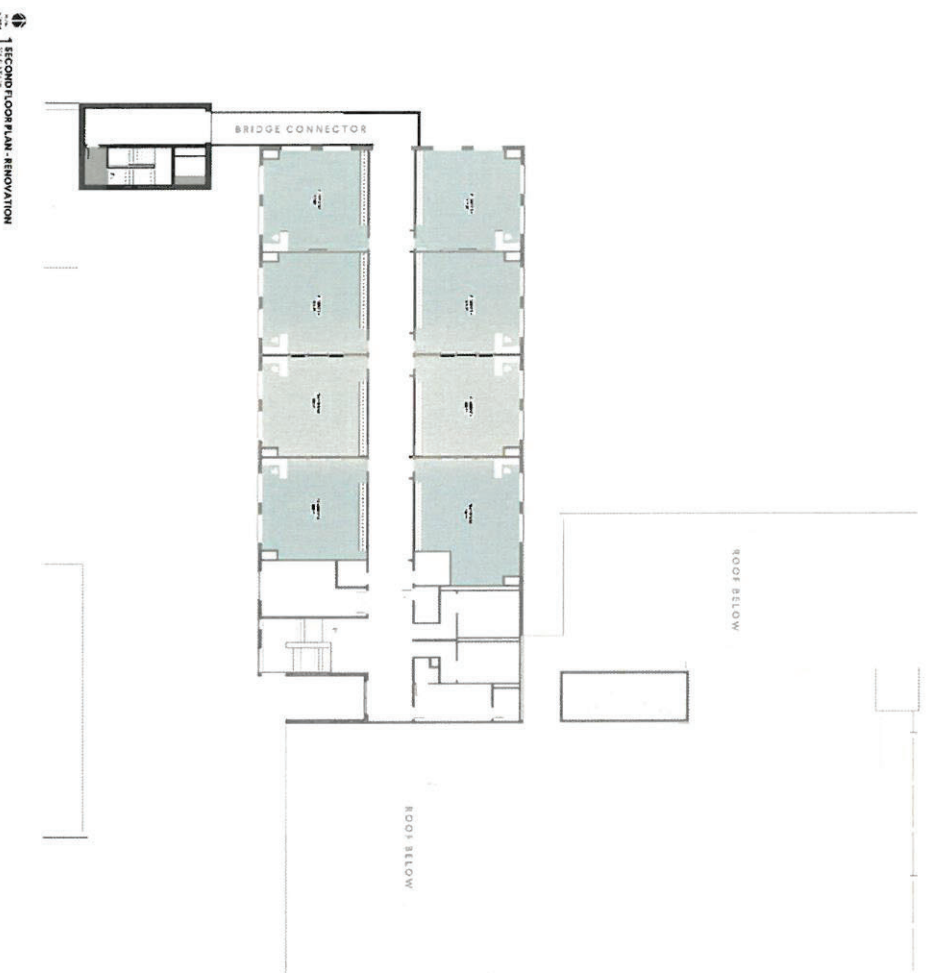
FIRST LEVEL RENOVATION PLAN

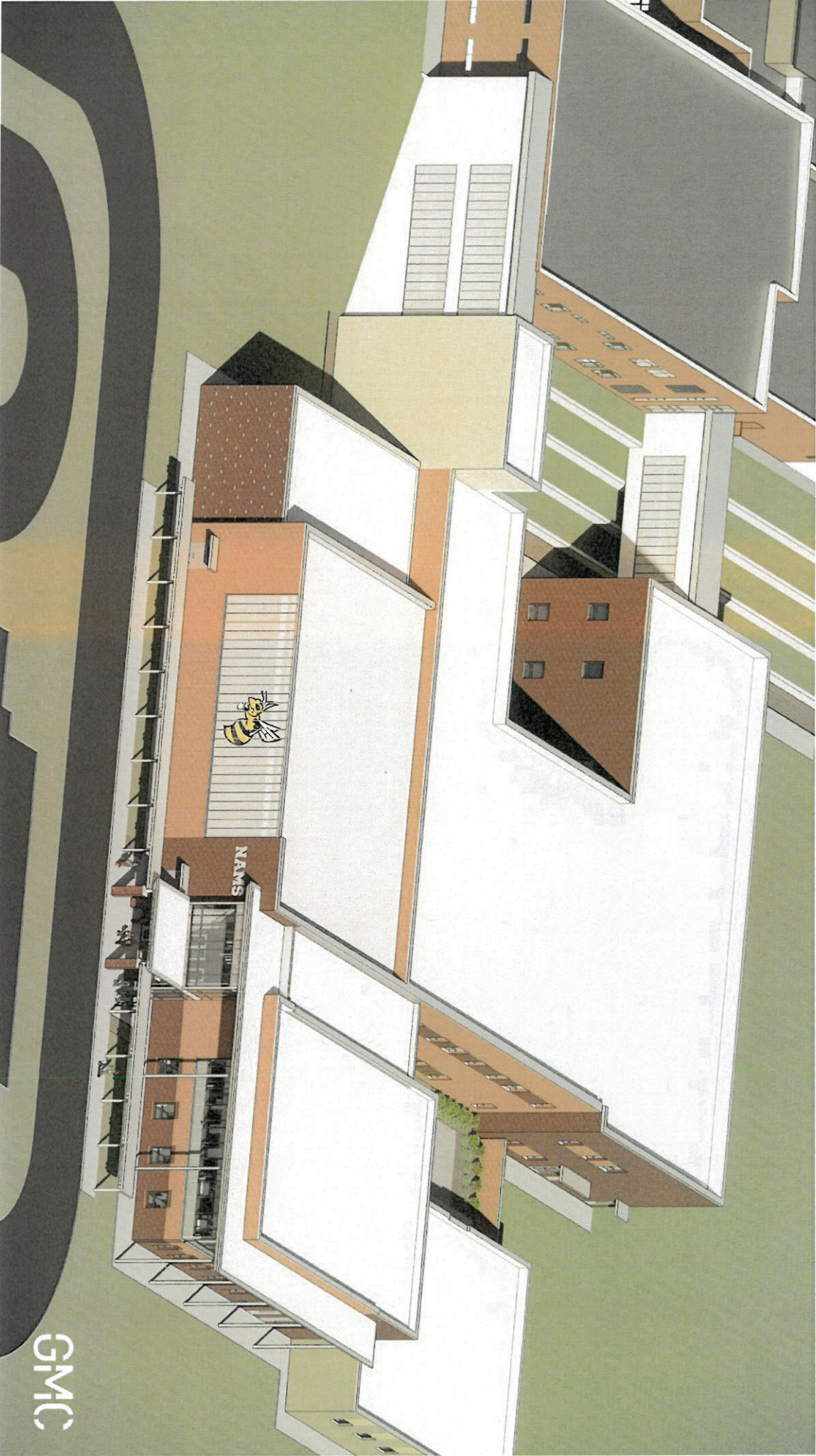


FIRST FLOOR PLAN - RENOVATION



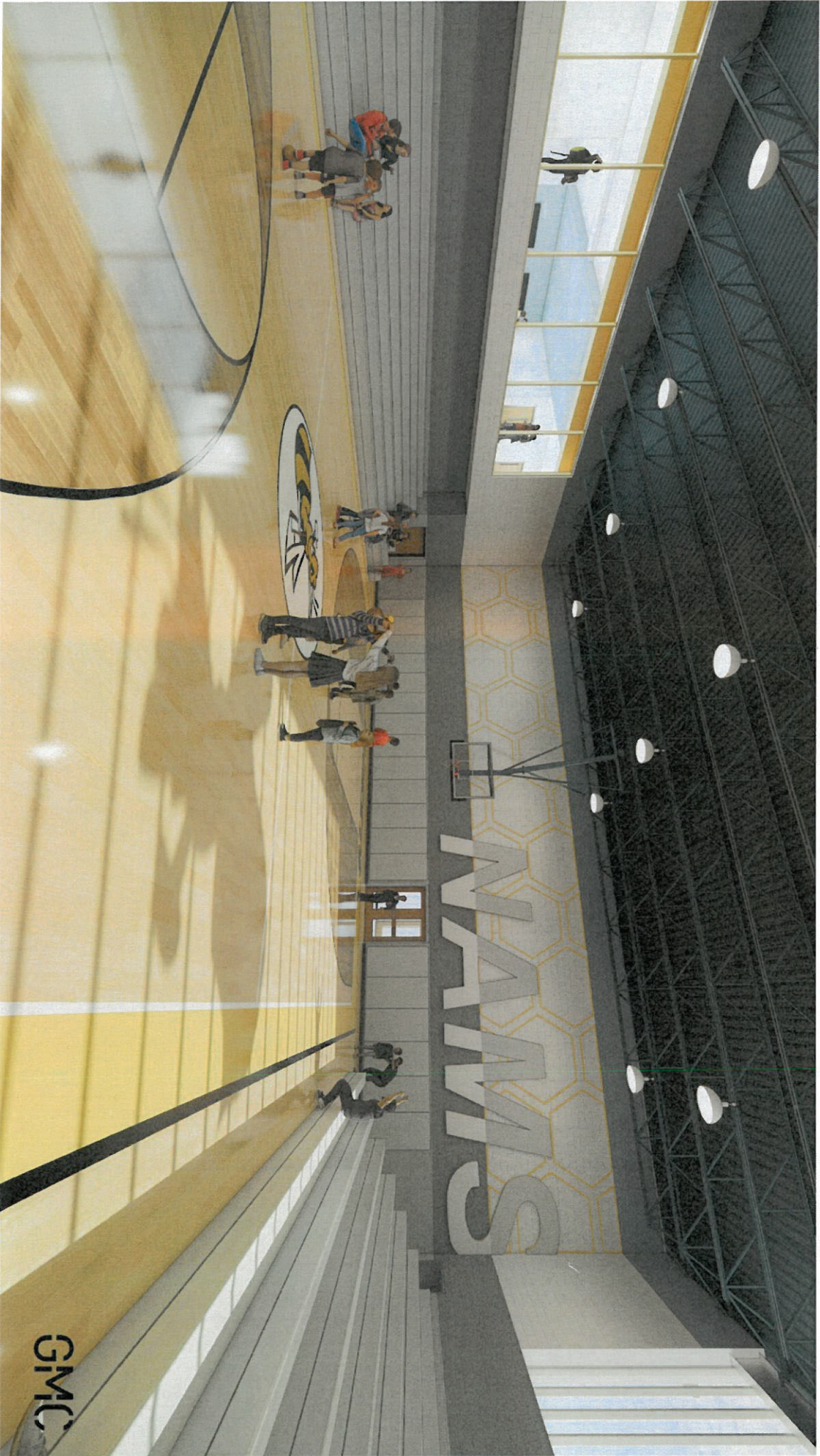
SECOND LEVEL RENOVATION PLAN





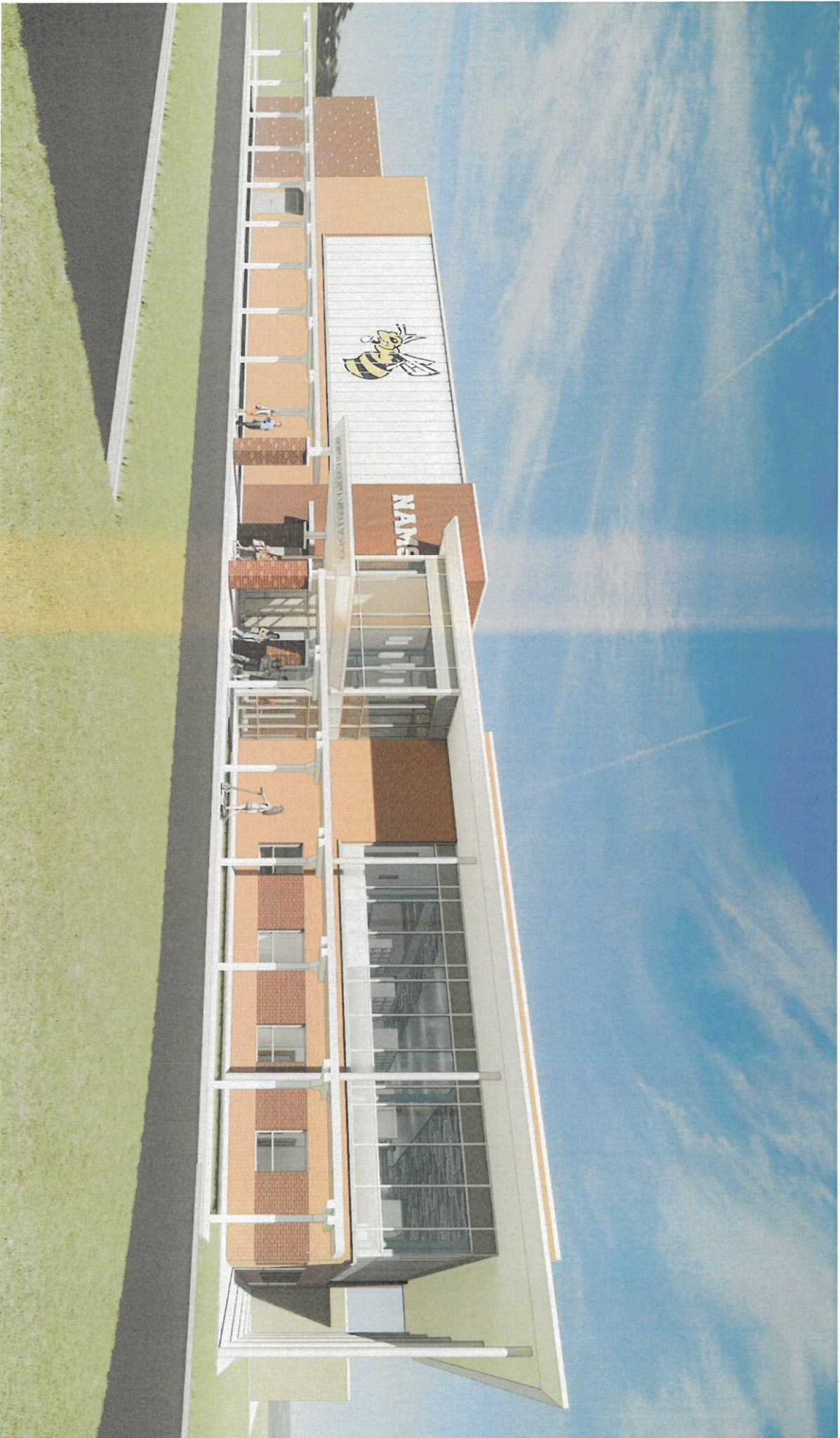


GMC





GMC



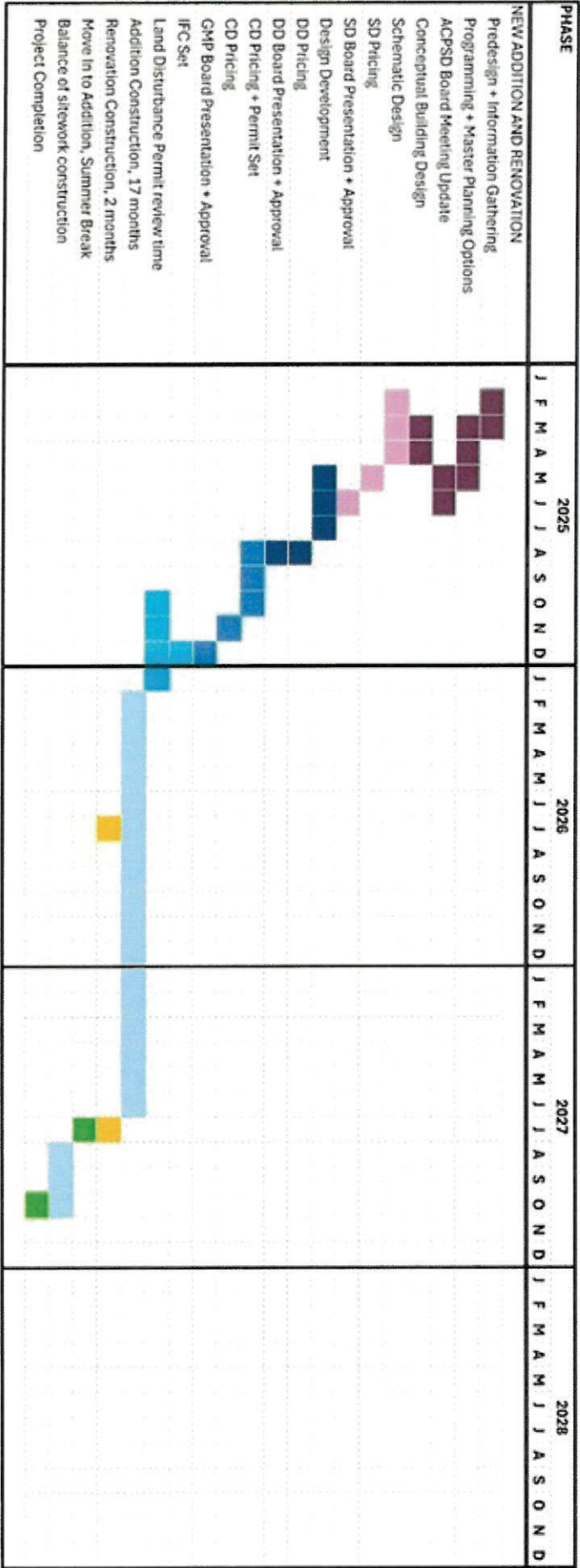
TOTAL PROJECT BUDGET

AIKEN COUNTY PUBLIC SCHOOLS				
NAMS TOTAL PROJECT BUDGET WORKSHEET				
	6/2/2025	8/4/2025	12/9/2025	
	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	GMP #2	
HARD / CONSTRUCTION COSTS				
Building Construction				
New Construction (76,628 SF (532m) @ \$427 / SF)	\$ 36,178,863	\$ 35,637,333	\$ 35,099,408	
GC Bonds & Fees	\$ 1,496,165	\$ 1,449,672	\$ 1,484,076	
Utility Relocation (GMP #1)	\$ -	\$ 366,470	\$ 336,470	
FFE - Equipment	\$ -	\$ -	\$ -	
FFE - Play/Ground	\$ -	\$ -	\$ -	
IT / Security (Data Wiring, Access Controls, BDA, Security)	\$ -	\$ -	\$ -	
Construction Sub-Total	\$ 37,675,028	\$ 37,453,475	\$ 36,919,954	
Contingency (5%)	\$ 1,883,751	\$ 1,751,867	\$ 1,757,583	
TOTAL HARD / CONSTRUCTION COSTS	\$ 39,558,779	\$ 39,205,342	\$ 38,677,537	
SOFT COSTS EQUIPMENT				
Moving Expenses	\$ 250,000	\$ 250,000	\$ 250,000	
FFE - Furniture and Equipment (approx. 7%)	\$ 2,769,115	\$ 2,744,374	\$ 2,707,428	
Playground	\$ -	\$ -	\$ -	
Furniture Isolated	\$ -	\$ -	\$ -	
IT / Security (TV's, Smartboards, Computers, Security)	\$ 1,186,763	\$ 1,176,160	\$ 1,160,326	
3% of Construction	\$ 1,186,763	\$ 1,176,160	\$ 1,160,326	
ESTIMATED SOFT COSTS TOTAL	\$ 4,205,878	\$ 4,170,534	\$ 4,117,754	
PROFESSIONAL FEES				
A/E Basic Services Professional Fees				
6% of Construction (of original \$37,900,000 budget)	\$ 2,274,000	\$ 2,274,000	\$ 2,274,000	
A/E Add Services (Landscape, Roof Consultant, Furniture Design and Procurement, Geotechnical, Survey)	\$ 139,315	\$ 139,315	\$ 139,315	
Design Team Reimbursables (mileage, travel, printing, etc)	\$ 17,500	\$ 17,500	\$ 17,500	
PROFESSIONAL FEES TOTAL	\$ 2,430,815	\$ 2,430,815	\$ 2,430,815	
SURVEY AND TESTING FEES				
Phase 1 Environmental Site Assessment	\$ -	\$ -	\$ -	
Testing and Special Inspections	\$ 395,588	\$ 392,053	\$ 386,775	
1% of Construction	\$ 395,588	\$ 392,053	\$ 386,775	
Impact and Tap Fees	\$ 197,794	\$ 196,027	\$ 193,368	
0.5% of Construction	\$ 197,794	\$ 196,027	\$ 193,368	
SURVEY AND TESTING FEES	\$ 593,382	\$ 588,080	\$ 580,163	
SUB-TOTAL	\$ 46,788,854	\$ 46,394,771	\$ 45,806,269	
Owner Contingency	\$ 2,808,164	\$ 2,319,739	\$ 2,290,313	
SUB-TOTAL	\$ 49,597,018.03	\$ 48,714,509.90	\$ 48,096,582.19	
Escalation (to midpoint of construction 12/25)	\$ 2,402,981.97	\$ 1,948,580.40	\$ 1,923,863.29	
Total	\$ 52,000,000.00	\$ 50,663,090.29	\$ 50,020,445.48	

SCHEDULE

NORTH AUGUSTA MIDDLE SCHOOL – ADDITION AND RENOVATION

Draft Schedule
May 21, 2025





QUESTIONS & COMMENTS

GMC

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