

BOARD AGENDA ITEM

December 9, 2025

SUBJECT:

Construction documents and guaranteed maximum price (GMP) for the Wagener-Salley High School Athletics project.

BACKGROUND INFORMATION:

The administration has completed the scope of athletic needs for the Wagener-Salley High School Athletics project. The architectural firm McMillan Pazdan Smith (MPS) has utilized this scope to produce construction documents and the guaranteed maximum price (GMP) for the project. The construction budget is \$12,783,753. The overall budget includes design, advertising, FFE, and owner contingency for a total budget of \$15,084,829. The scope of this work includes a new athletics package and Crescent City Park at the existing WSHS campus. The project will be funded using 8% funds.

ADMINISTRATIVE CONSIDERATION:

The architects will present the construction documents/GMP narrative for the Wagener-Salley High School Athletics project. GMP construction budget 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 Wagener-Salley High School Athletics project as presented by McMillan Pazdan Smith (MPS). Authorize the administration to negotiate a contract with H.G. Reynolds Company, Inc. in the amount of \$15,084,829 for Wagener-Salley High School Athletics project utilizing the CM at risk delivery system. The total budget needed is \$15,084,829 funded using 8% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara

Wagner-Salley High School Athletics GMP Presentation



mcmillan | pazdan | smith
ARCHITECTURE



Building a better community.



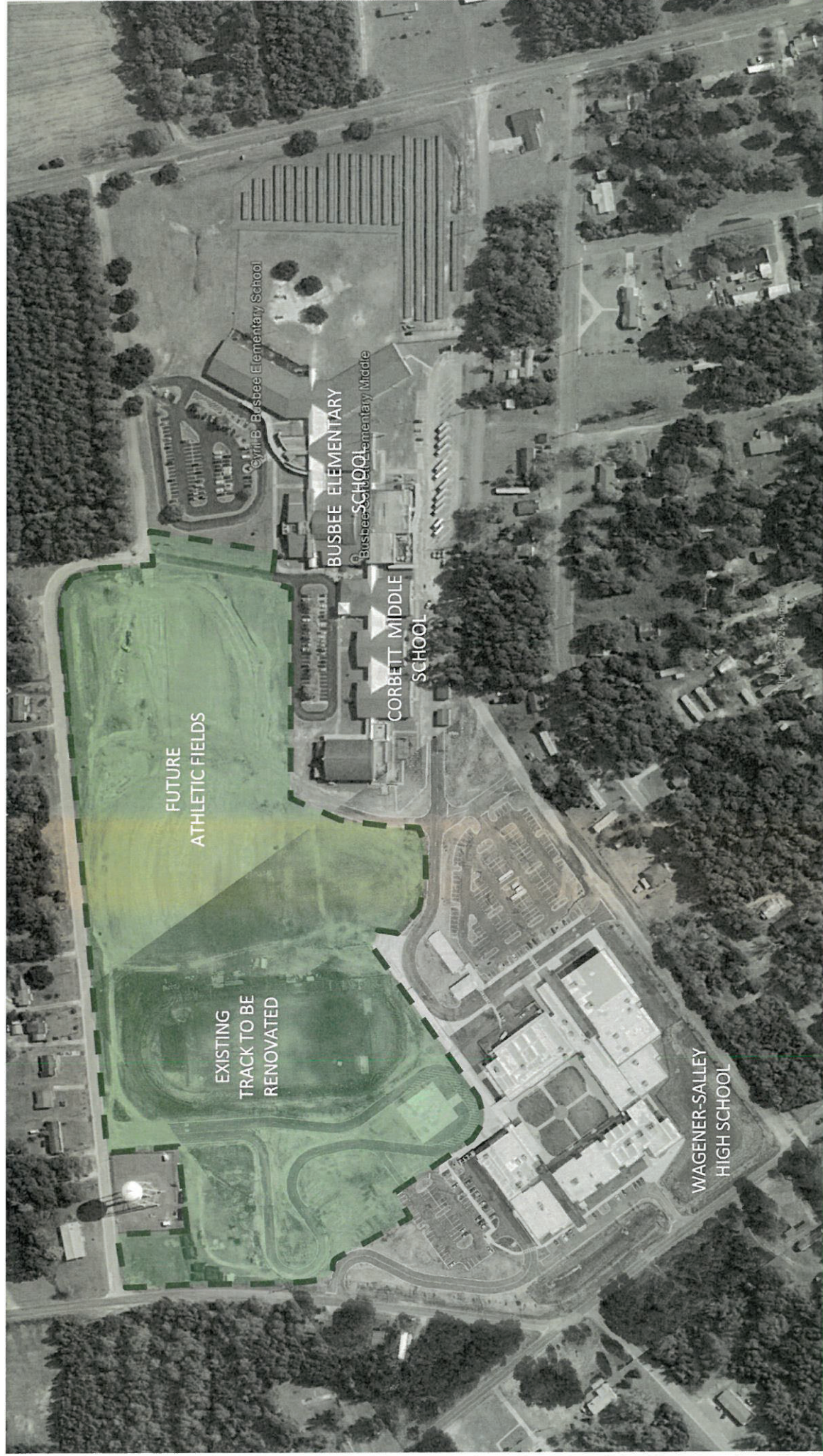
FINAL PHASE: ATHLETICS PACKAGE



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 Building
 - Storage Building
 - **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

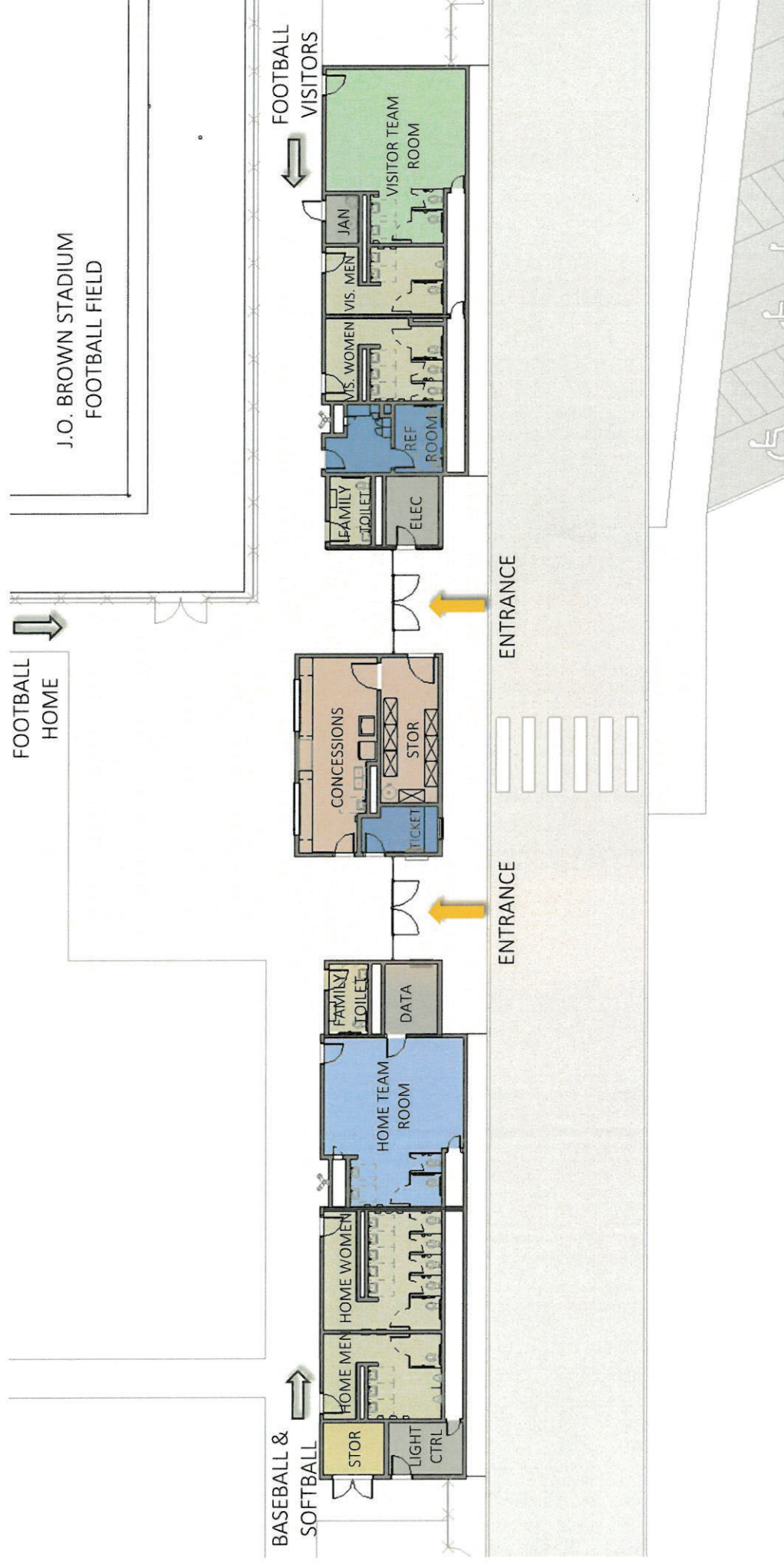


PROPOSED SITE PLAN

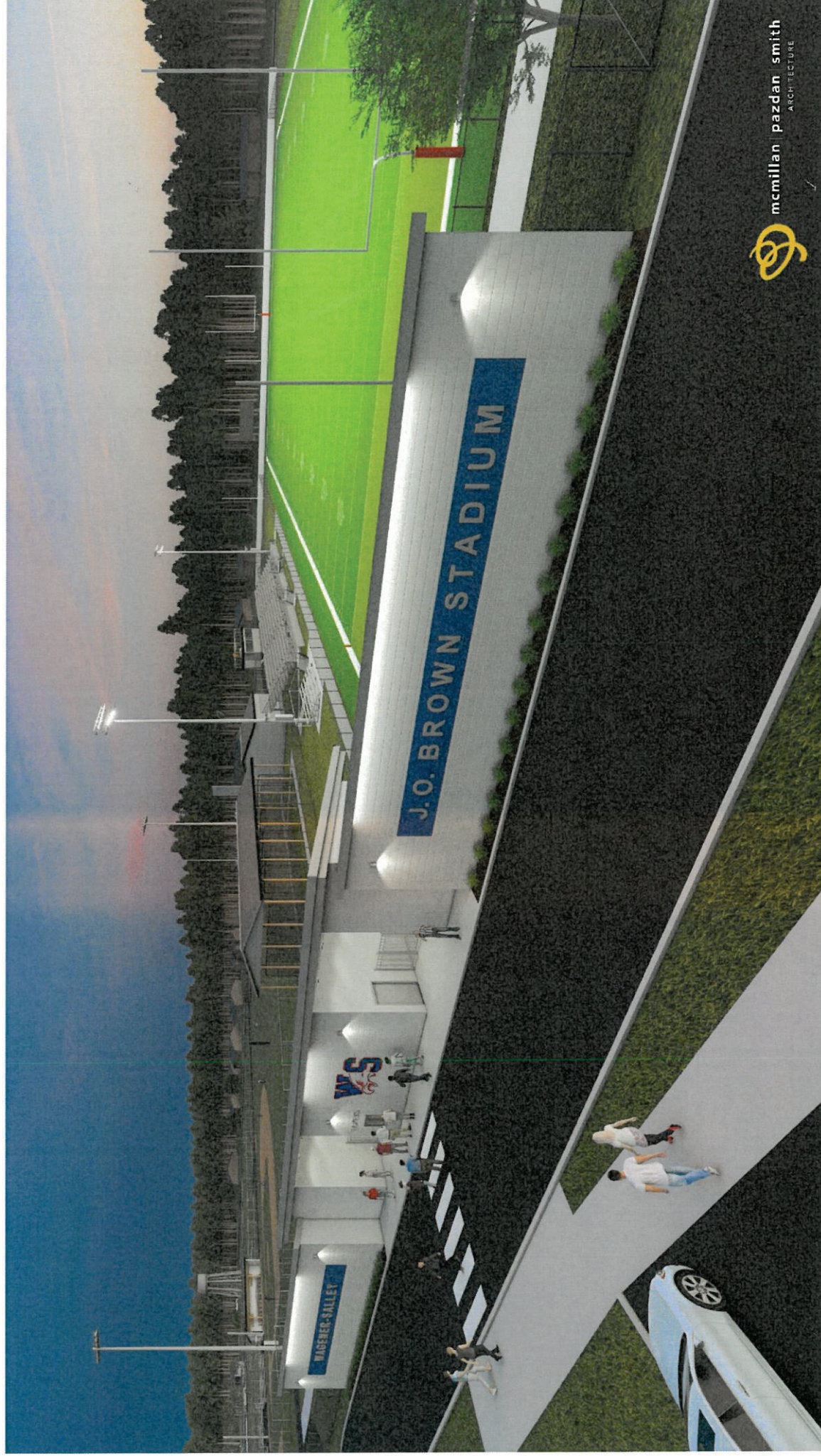


SUPPORT BUILDING

CONCESSIONS & TOILETS



SUPPORT BUILDING



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ARCHITECTURE

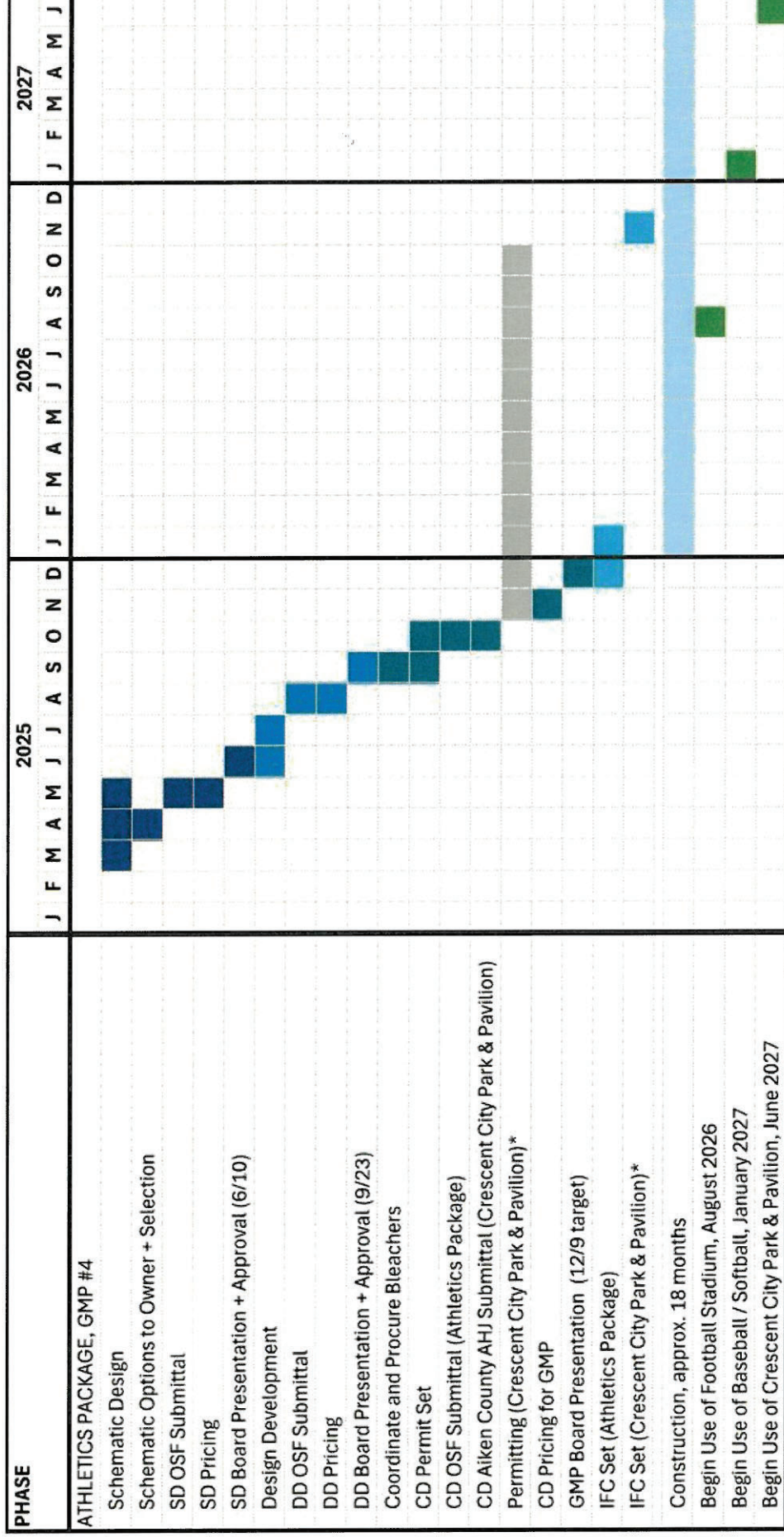
CRESCENT CITY PARK



mcmillan pazdan smith
ARCHITECTURE

PROJECT MILESTONES

- | | | | |
|---------|-----------------------------------|----------|-------------------------------------|
| 4.23.25 | Conceptual Options to Owner | 9.23.25 | Owner Review – Board Meeting |
| 5.15.25 | Schematic Design to Owner + CMR | 10.24.25 | Permit Set to Owner + CMR |
| 6.10.25 | Owner Review – Board Meeting | 12.9.25 | Owner Review of GMP – Board Meeting |
| 7.31.25 | Design Development to Owner + CMR | | |



*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	\$ 11,832,642
Crescent City Park	\$ 1,375,850	\$ 951,111
DD Design Contingency (approximately 3%)	\$ 437,174	\$ 0
Subtotal, Probable Base Bid	\$ 13,258,974	\$ 12,783,753

SOFTS COSTS

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

Estimated Soft Costs (10% project budget)

\$ 1,325,897 \$ 1,278,375

Probable Base Bid + Soft Costs

\$ 14,584,871 \$ 14,062,128

Owner Contingency (8% project budget)

\$ 1,060,718 \$ 1,022,700

Probable Base Bid + Soft Costs + Owner Contingency

\$ 15,645,589 \$ 15,084,829

QUESTIONS & COMMENTS
