



IRMO HIGH SCHOOL EAST WING REPLACEMENT BOARD PROGRESS UPDATE

AUGUST 7, 2023



LS3P

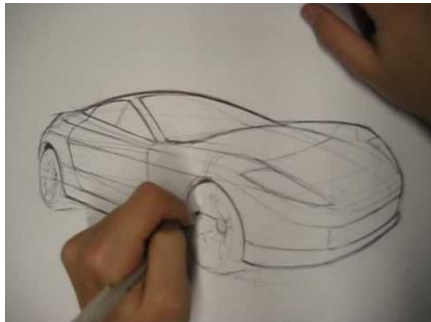
DESIGN PROCESS



Board Approval to Proceed to Bidding

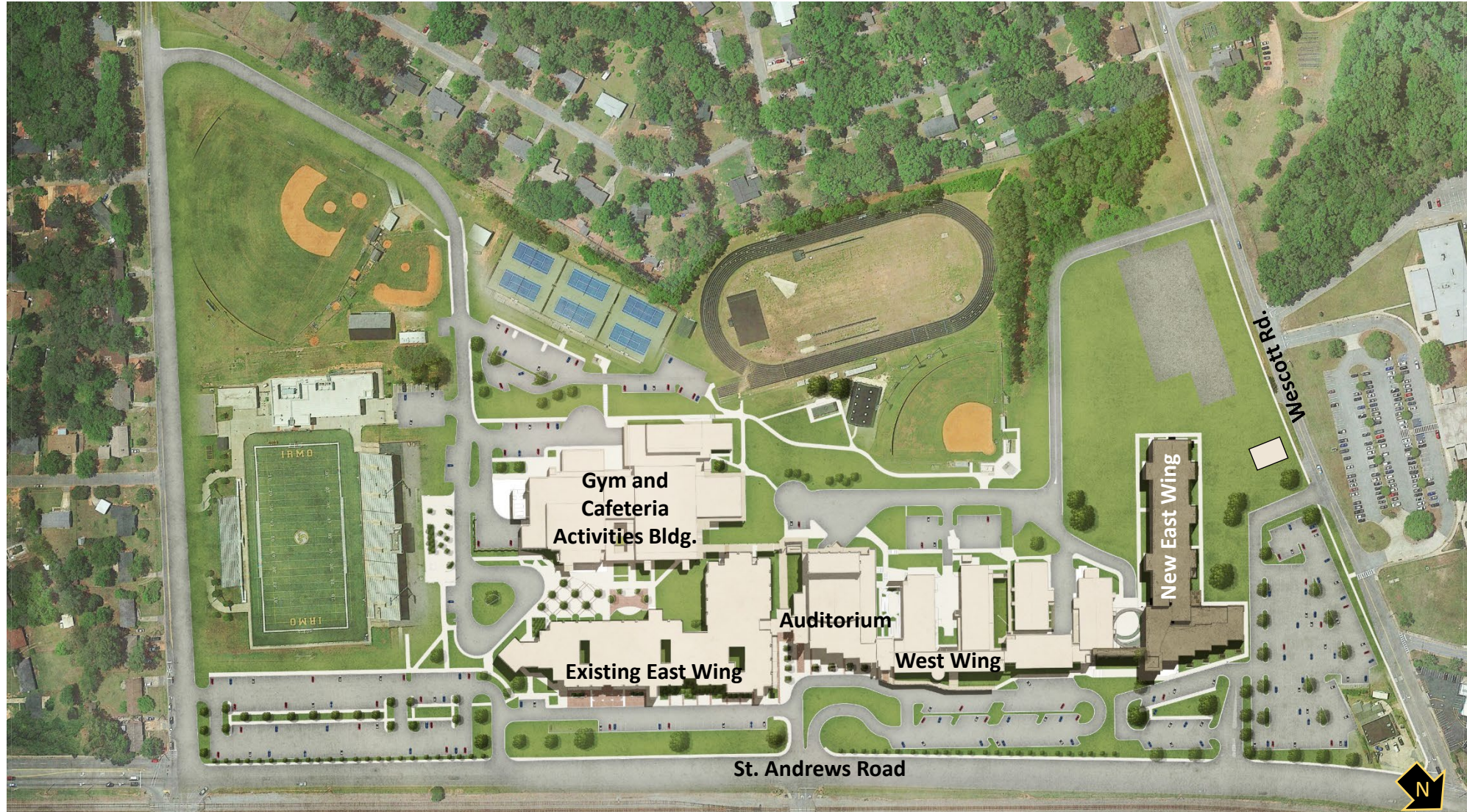
October 9, 2023 Board Meeting

Construction Contract Award:
November 13, 2023 Board Meeting



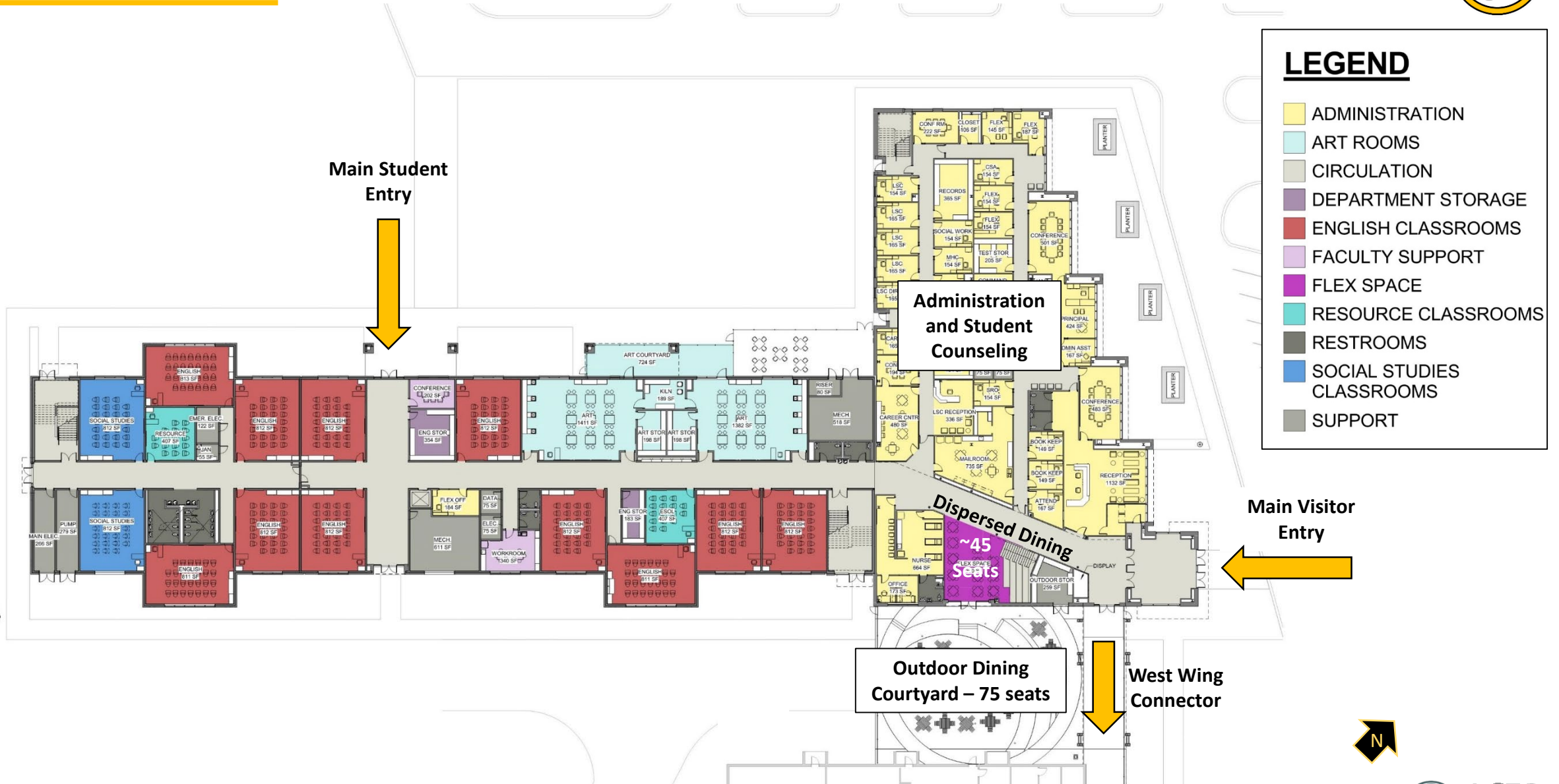
Construction & Occupancy:
Year End 2025

NEW SITE PLAN (WITH EAST WING)



FLOOR PLANS

FIRST FLOOR – MAIN ENTRY LEVEL



INTERIOR RENDERINGS



Main Entry Vestibule (From Above Looking Down)



School Counseling



History Wall

FLOOR PLANS SECOND FLOOR



LEGEND

- ADMINISTRATION
- CIRCULATION
- COMPUTER LABS
- DEPARTMENT STORAGE
- DINING
- FACULTY SUPPORT
- MATH CLASSROOMS
- MEDIA CENTER
- RESOURCE CLASSROOMS
- RESTROOMS
- SOCIAL STUDIES CLASSROOMS
- SUPPORT



INTERIOR RENDERINGS



Second Floor – Dispersed Dining

INTERIOR RENDERINGS



Media Center

FLOOR PLANS

THIRD FLOOR



LEGEND

- ADMINISTRATION
- CIRCULATION
- DEPARTMENT STORAGE
- FACULTY SUPPORT
- MATH CLASSROOMS
- RESOURCE CLASSROOMS
- RESTROOMS
- SCIENCE CLASSROOMS & LABS
- SUPPORT

FRONT ELEVATION ALONG ST. ANDREWS



MAIN ENTRY AND CONNECTOR



CORNER OF ST. ANDREWS AND WESCOTT



WESCOTT ROAD VIEW



DESIGN DEVELOPMENT COST ESTIMATE



Irmo HS Wing Replacement		Notes	Costs		Totals	Notes
Description			GSF	\$/GSF		
ESTIMATED CONSTRUCTION "HARD" COSTS						
Site						
	Sitework & Utilities for New East Wing		126,055	\$46	\$5,760,722	Stormwater; retaining walls, parking demo, science labs, etc.
Building						
	New East Wing Building		126,055	\$395	\$49,784,886	
ESTIMATED TOTAL CONSTRUCTION COSTS*				\$441	\$55,545,608	Note: Does NOT include demo of East Wing and construction of new parking lot; DOES include 10% design and estimating contingency.
ESTIMATED "SOFT COSTS" (Actual Costs to be determined by the District) (These Costs are in addition to the Construction Cost)					\$10,336,785	Fees, surveys, additional site purchase, inspections, furniture, technology, etc. Includes a 2.5% Project Construction Contingency
ESTIMATED TOTAL PROJECT COSTS (Construction Cost + Soft Costs)					\$65,882,393	
District's Total Project Budget					\$63,500,000	
DELTA					-\$2,382,393	
Exploring Budget Reduction Opportunities to meet the Estimated Budget					\$2- \$2.5 M Range	Working with LR5 Administration and IHS Principal

Note: This Construction Cost Estimate is a summary based on Aiken Cost Consultants' estimate of the Design Development package of Irmo HS East Wing Replacement. Escalation has been included for the September 2024 mid-point of construction.*

PROJECT SCHEDULE UPDATE



IRMO HIGH SCHOOL EAST WING REPLACEMENT PROJECT SCHEDULE UPDATE

August 7, 2023

