

Irmo High School Property Option

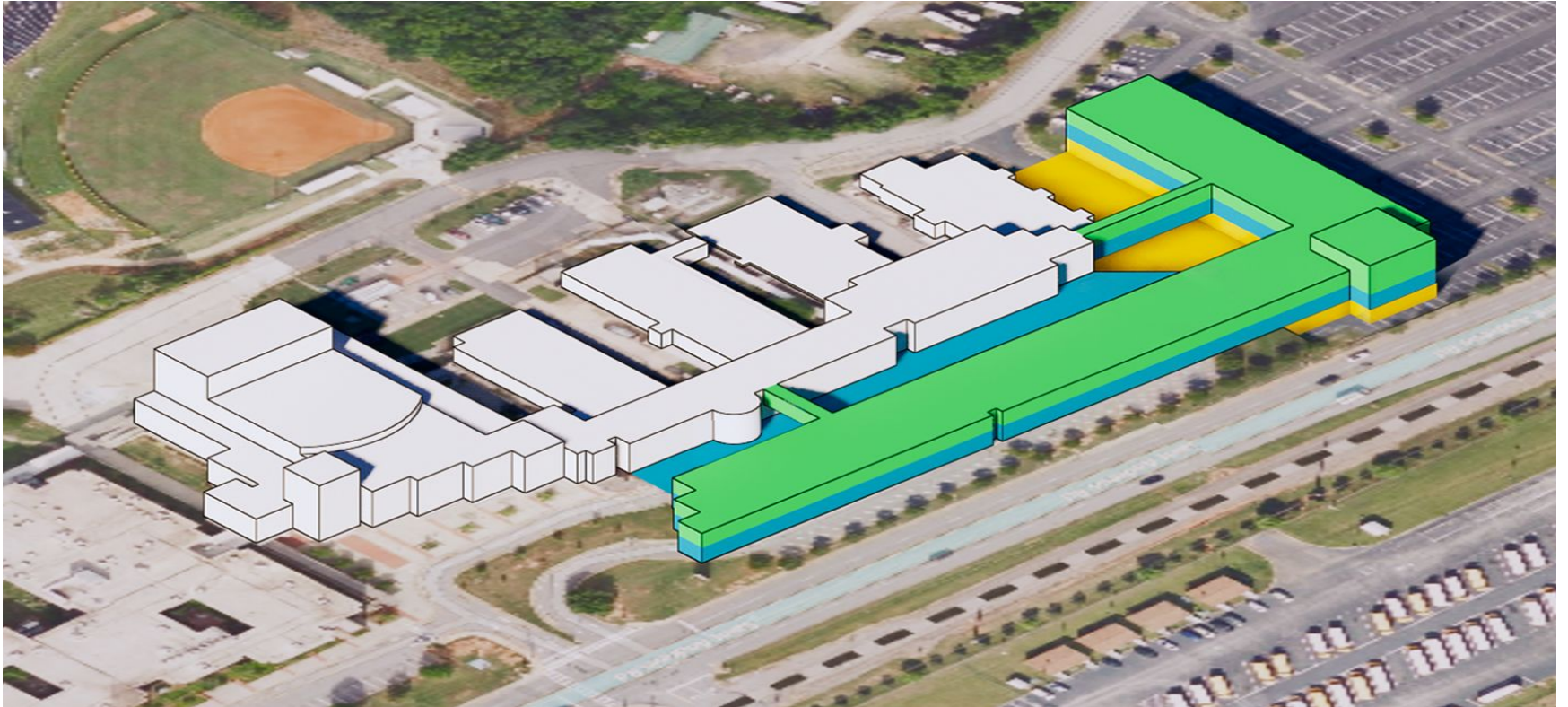
Dr. Akil E. Ross, Sr.
Superintendent
School District Five of Lexington and
Richland Counties

October 10, 2022





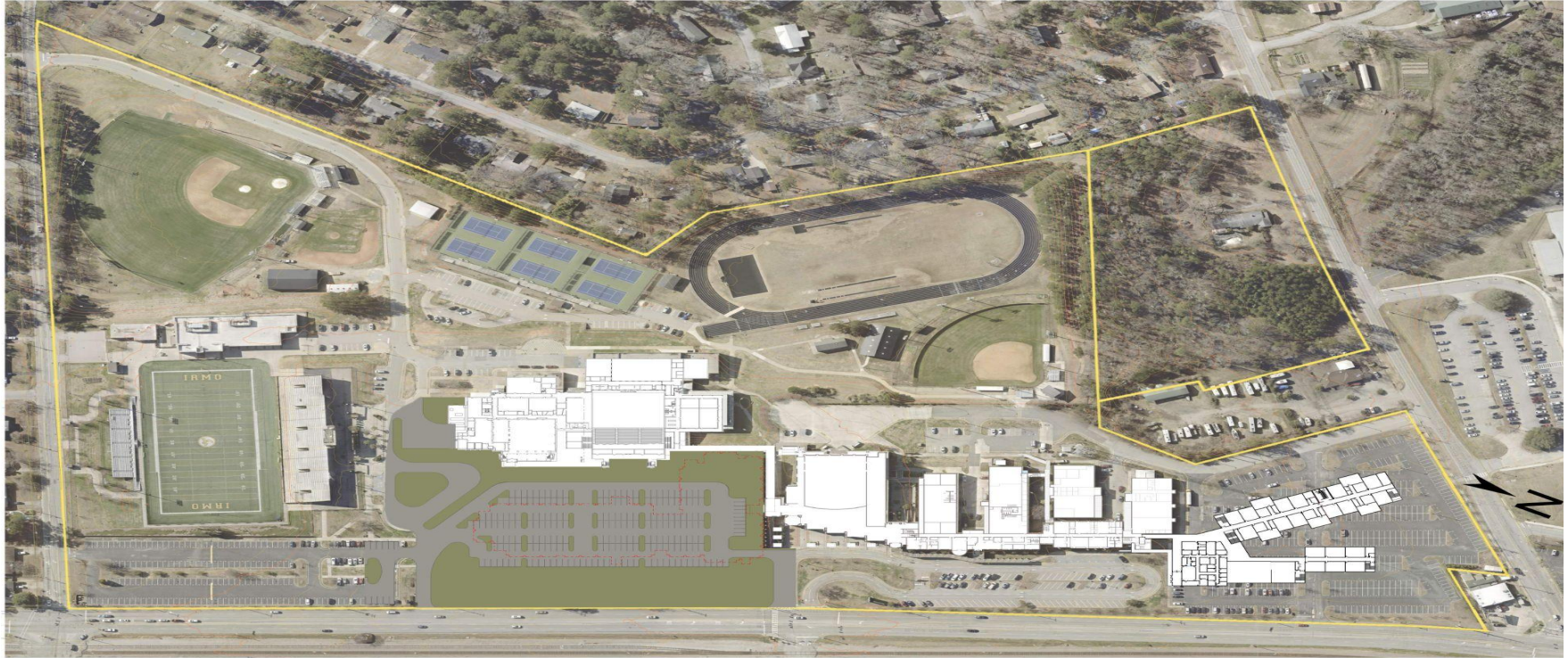
New Wing- 1st Version

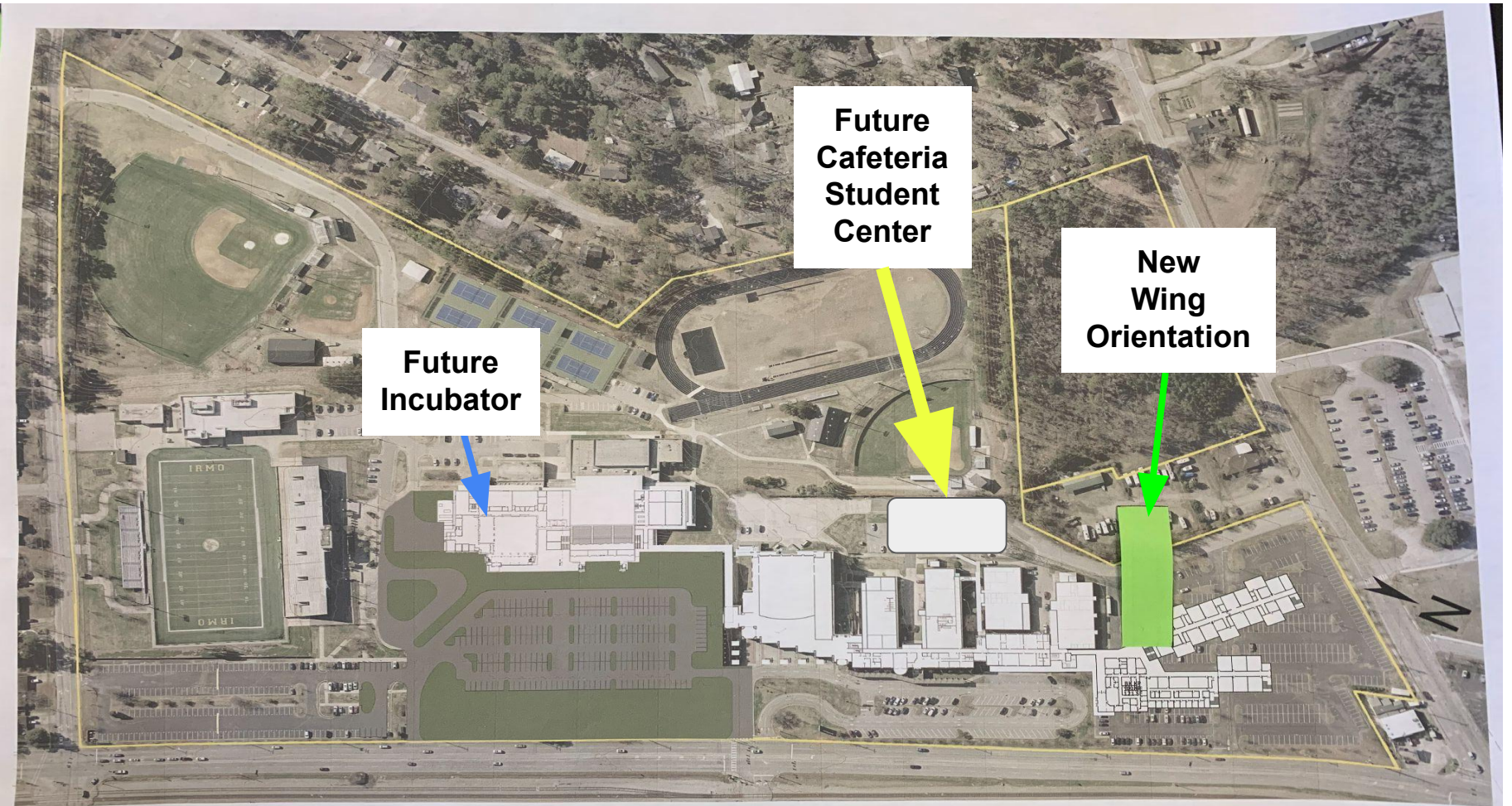


New Wing- 2nd Version



New Wing- 3rd Version





**Future
Cafeteria
Student
Center**

**Future
Incubator**

**New
Wing
Orientation**

SITE PLAN

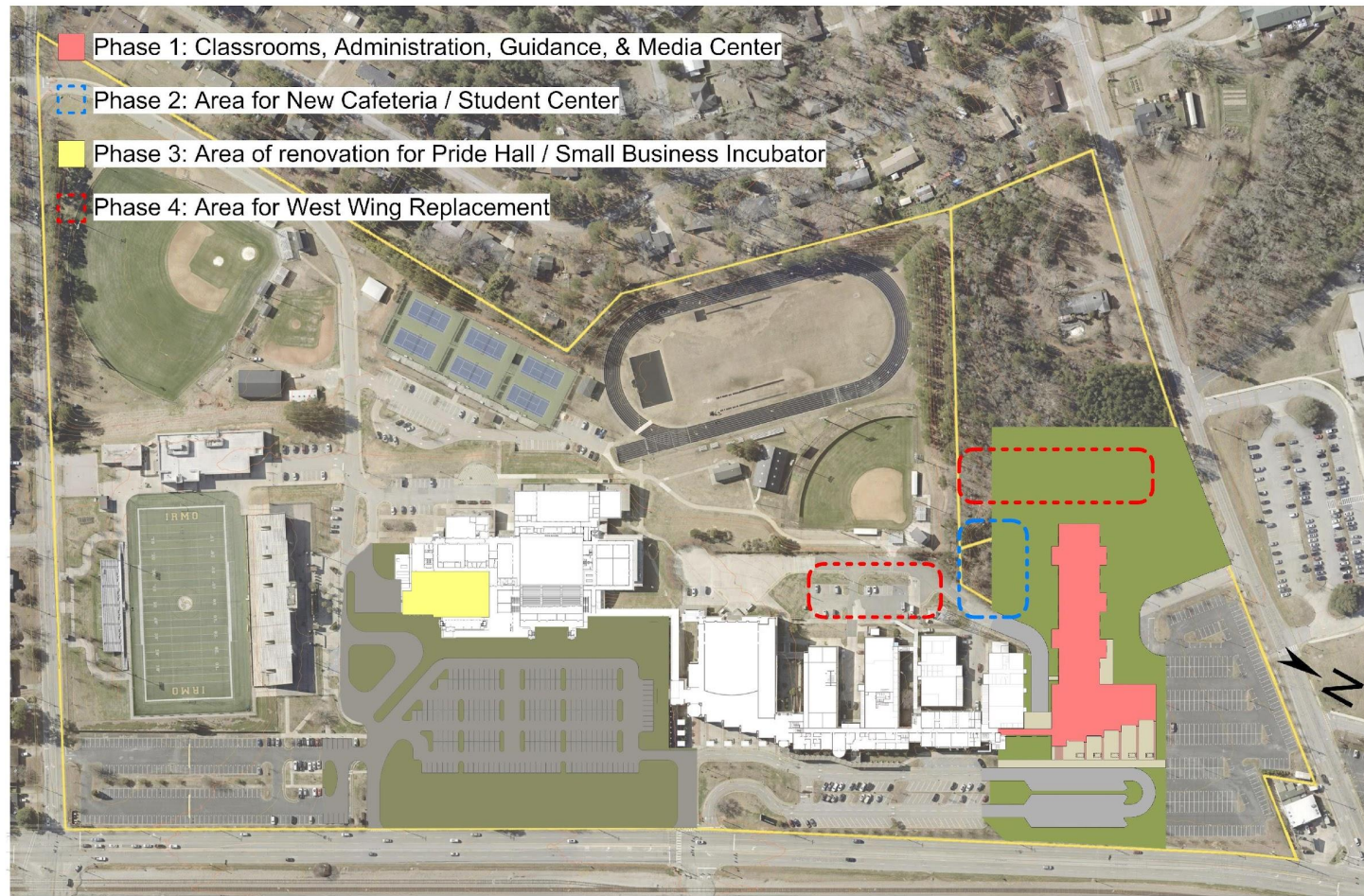
SCALE: 1/128

Objective: To identify, evaluate and acquire the most advantageous parcel of real estate to develop the Irmo High School new wing, in accordance with Board Policy FEE “ Site Acquisition.”

Background: The Irmo High School East Wing addition has been limited by the existing site layout. Architectural and Engineering Firm, LS3P, has provided multiple versions of the proposed wing addition. The first version placed the new wing in front of the current West Wing. This addition presented challenges due to its close proximity to St. Andrews Road.

The second version of the new building placed the addition in the West wing parking lot. Under the current site layout, this new addition would cause daily operational challenges. For example, the cafeteria would be on the opposite side of campus causing a longer bell schedule to allow travel time between classes.

Recommendation: In order to provide LS3P additional options to design a sustainable Irmo High School, including the new wing and the possibility for potential future development in creating a new and centrally located cafeteria, the administration requests the Board approve the purchase of the McDaniel property, which currently intersects the Irmo High School campus. The following presentation will outline this proposal.



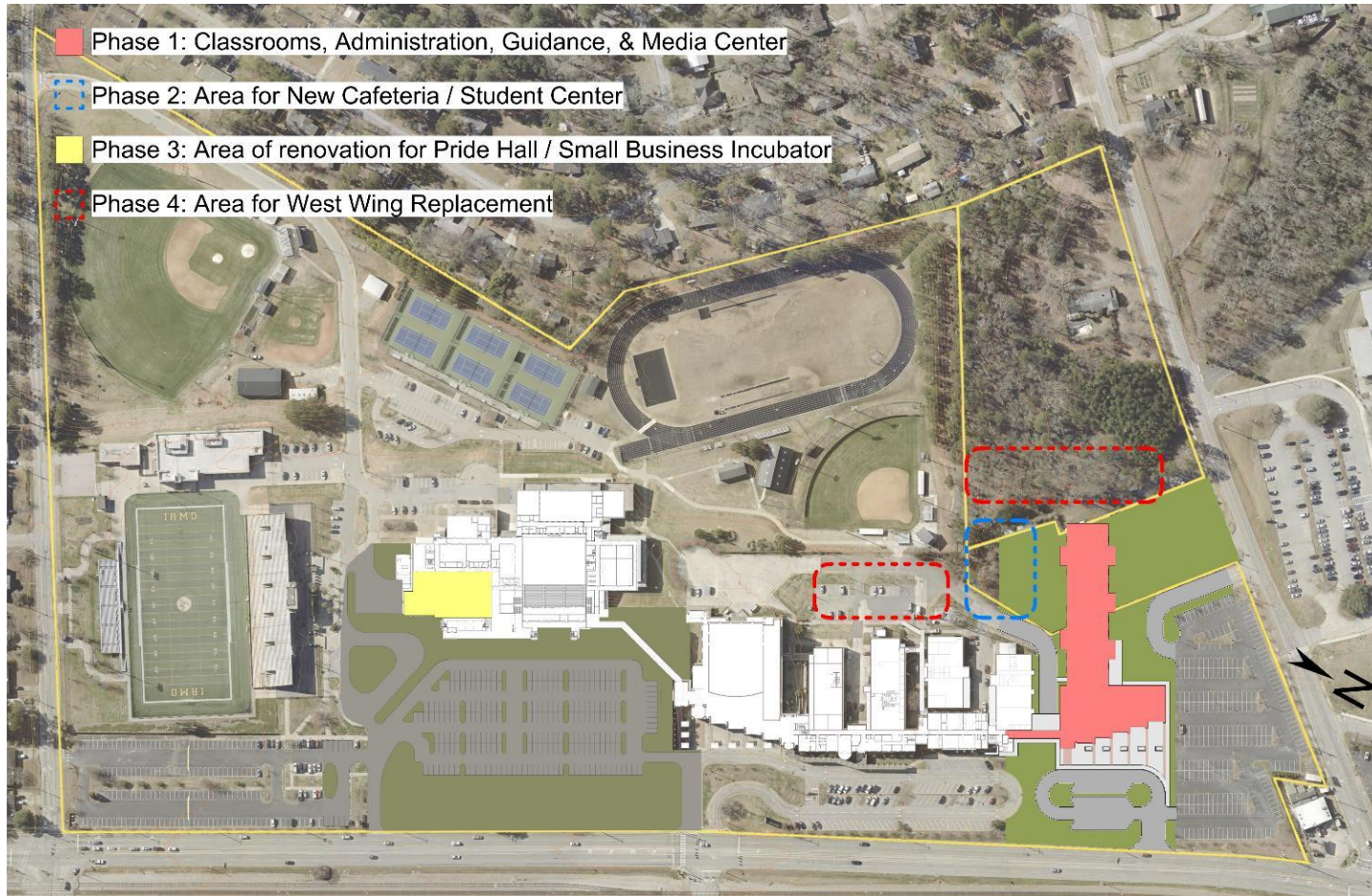
MASTER PLAN







PRELIMINARY SITE PLAN



PRELIMINARY MASSING



PRELIMINARY ELEVATION



PRELIMINARY RENDERINGS



PRELIMINARY RENDERINGS



PRELIMINARY RENDERINGS



PRELIMINARY ESTIMATED TOTAL PROJECT COST

Irmo HS Wing Replacement		Notes	Costs		Totals	Notes
Description			GSF	\$/GSF		
ESTIMATED CONSTRUCTION "HARD" COSTS						
Building & Site						
New East Wing Replacement Building & Site Demo & Utilities			120,000	\$350	\$42,000,000	Stormwater; retaining walls, parking demo, science labs, etc.
Subtotal CC			120,000		\$42,000,000	
Design/Construction Contingency and Escalation (if bid early 2023)		10.00%			\$4,200,000	
ESTIMATED TOTAL CONSTRUCTION COSTS			120,000	\$385	\$46,200,000	Note: Does NOT include demo of East Wing and construction of new parking lot
Typical "Soft Costs"		20%			\$9,240,000	Fees, surveys, inspections, furniture, technology, etc. Includes a 5% Project Contingency
Total Preliminary Estimated Project Costs					\$55,440,000	

Note: LS3P is NOT a cost estimating firm, however, we are utilizing recent experience to estimate current construction costs to provide these rough order of magnitude numbers to assist the District with budgeting for the project.

