

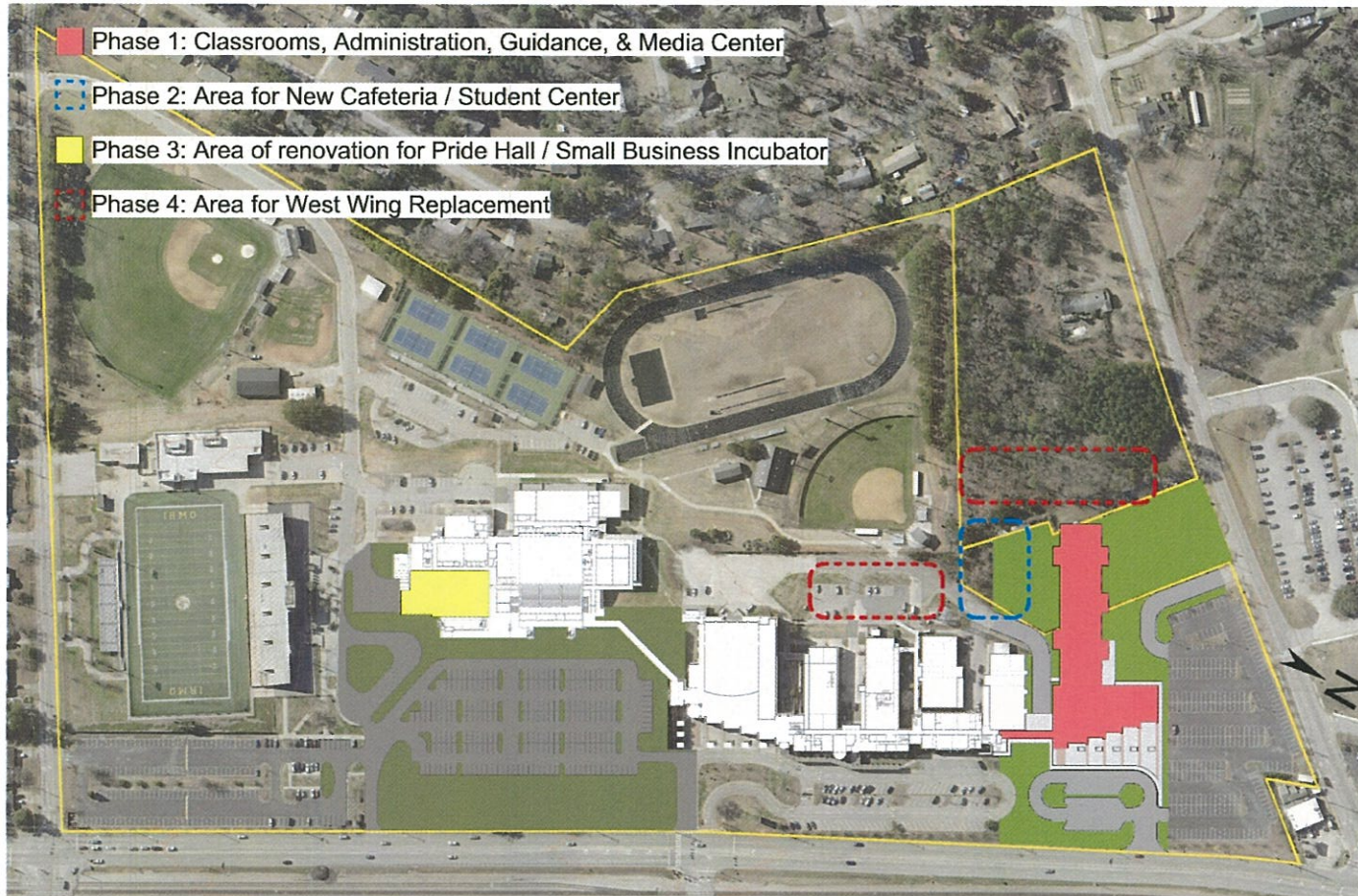


# IRMO HIGH SCHOOL EAST WING REPLACEMENT PRELIMINARY DESIGN APPROVAL

OCTOBER 24, 2022



# PRELIMINARY PHASING SITE PLAN



IRMO HIGH SCHOOL PRELIMINARY DESIGN BOARD PRESENTATION



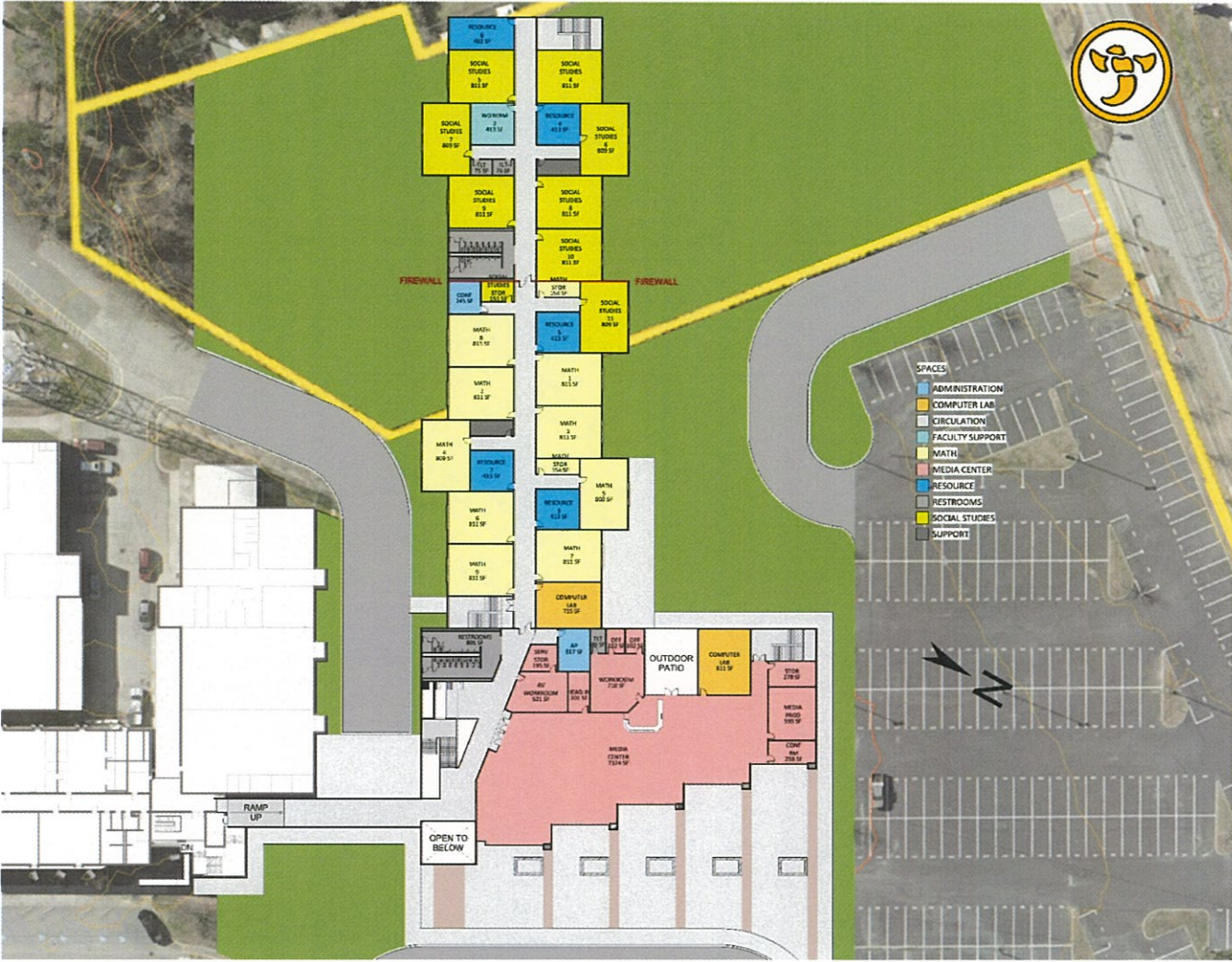
# PRELIMINARY CONCEPT FLOOR PLANS

## Lower-Level Floor Plan



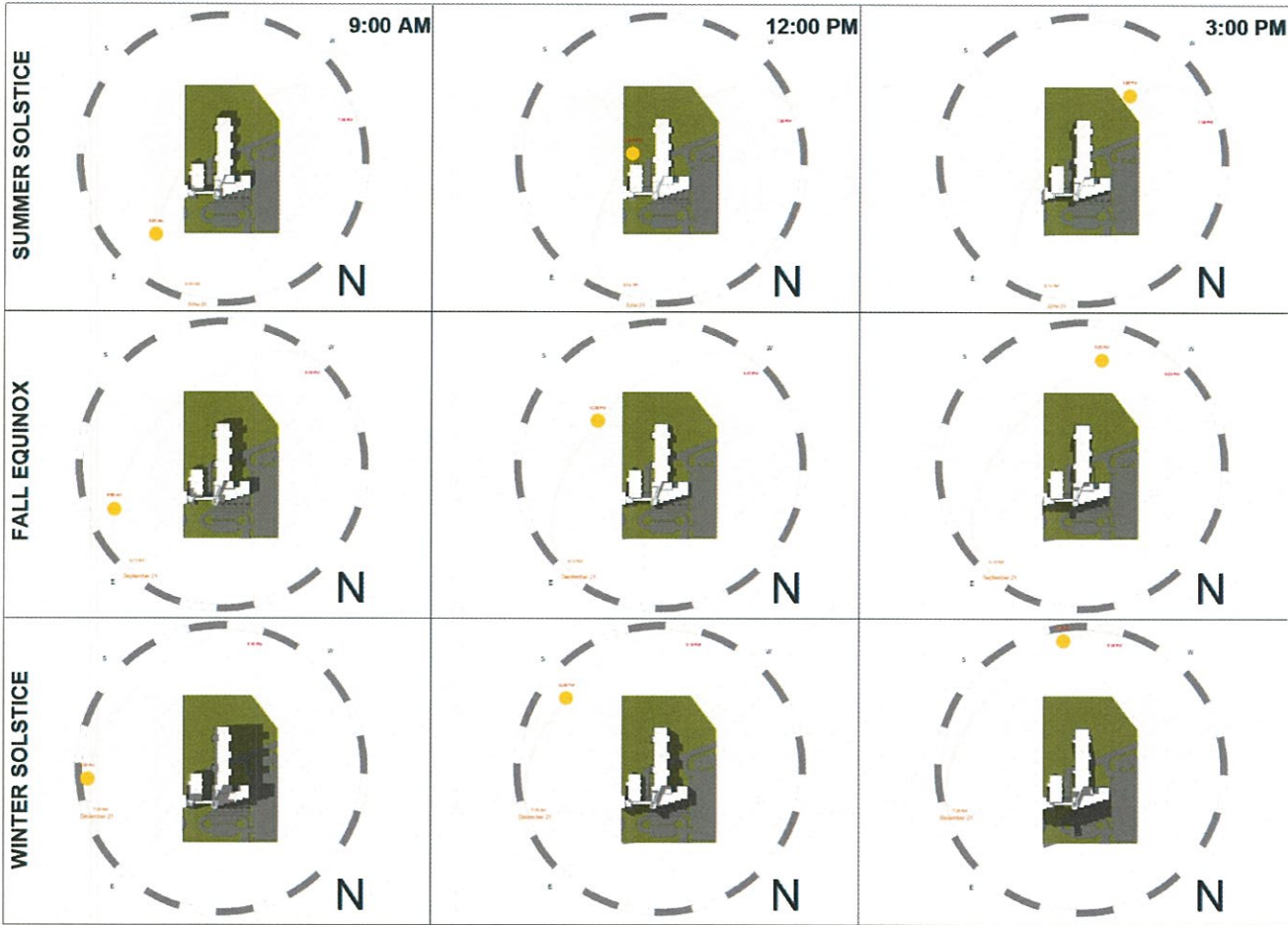
# PRELIMINARY CONCEPT FLOOR PLANS

## Main-Level Floor Plan





# SOLAR STUDIES

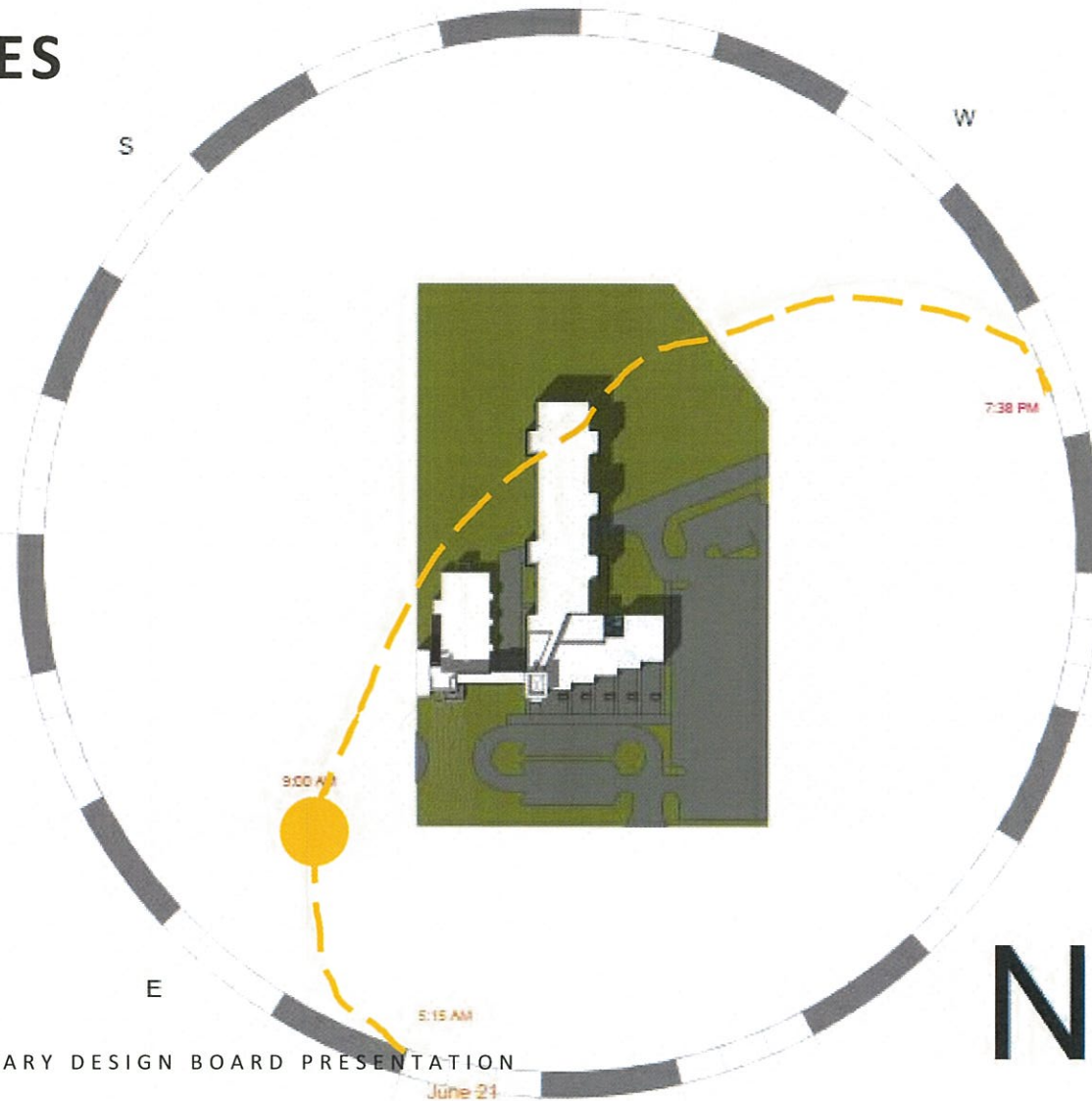


# SOLAR STUDIES

Summer Solstice

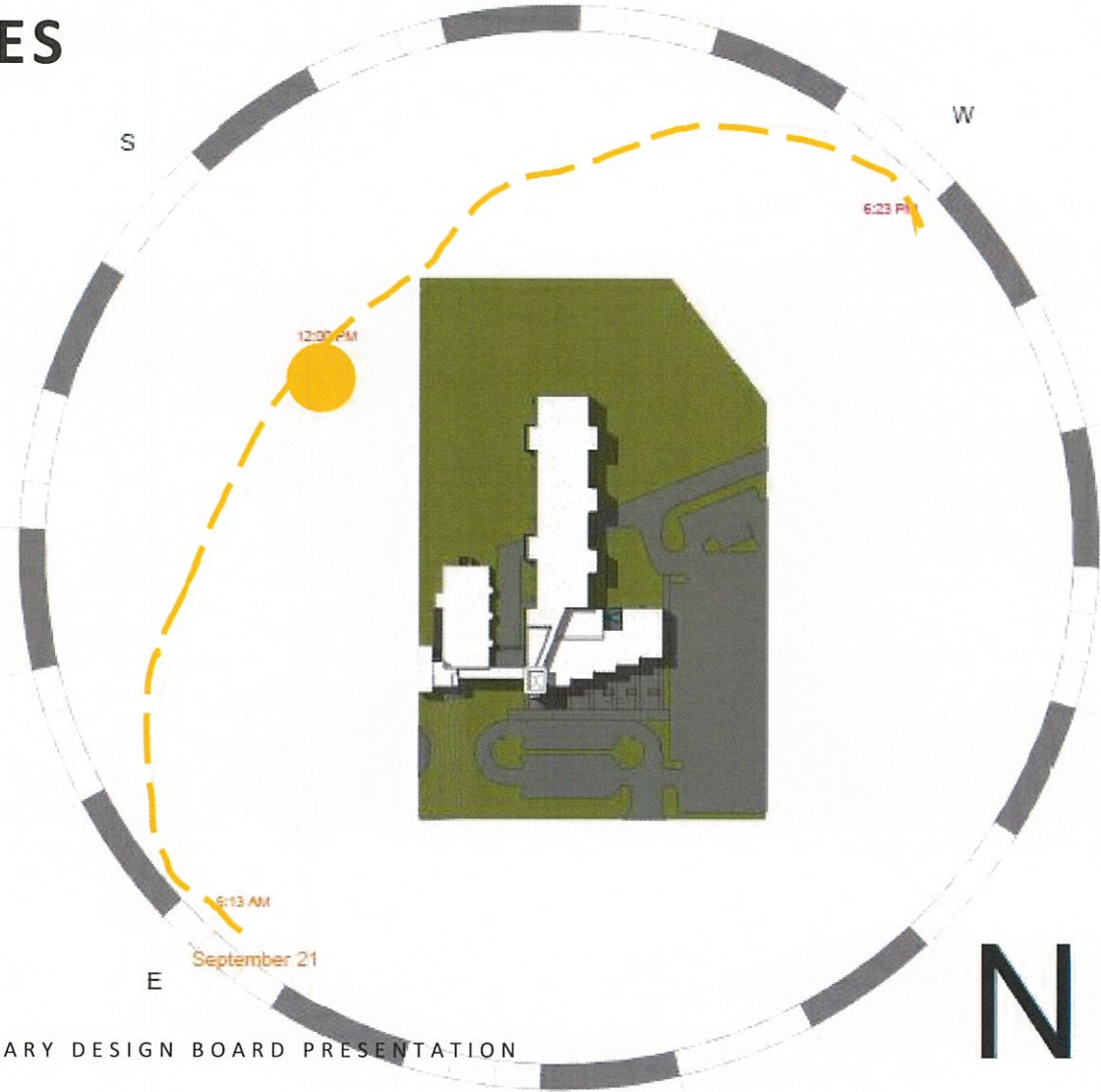
June 21

9:00 am



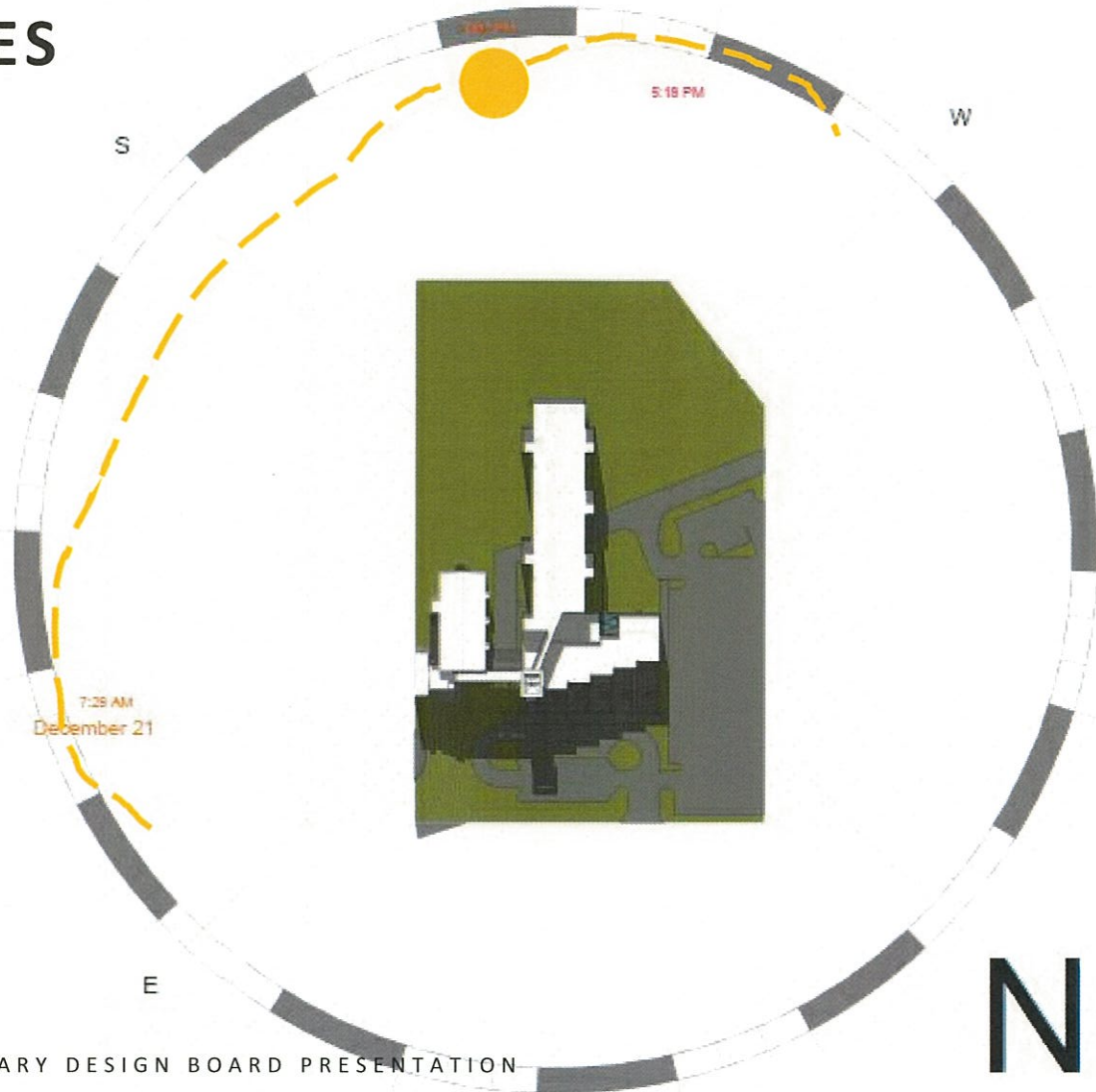
# SOLAR STUDIES

Fall Equinox  
September 21  
12:00 pm



# SOLAR STUDIES

Winter Solstice  
December 21  
5:18 pm



# PRELIMINARY MASSING



IRMO HIGH SCHOOL PRELIMINARY DESIGN BOARD PRESENTATION



# PRELIMINARY ELEVATIONS



# PRELIMINARY RENDERINGS



IRMO HIGH SCHOOL PRELIMINARY DESIGN BOARD PRESENTATION



# PRELIMINARY RENDERINGS



IRMO HIGH SCHOOL PRELIMINARY DESIGN BOARD PRESENTATION



# PRELIMINARY RENDERINGS



IRMO HIGH SCHOOL PRELIMINARY DESIGN BOARD PRESENTATION



# PRELIMINARY RENDERINGS



***"BEWARE OF THE STING!"***



IRMO HIGH SCHOOL PRELIMINARY DESIGN BOARD PRESENTATION



# PRELIMINARY TOTAL PROJECT BUDGET



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

\* Note: with the acquisition of the new site, total cost development have not been determined. Once the new property is surveyed and designed, more accurate site development costs will be developed at the end of the Schematic Design Phase.

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.