



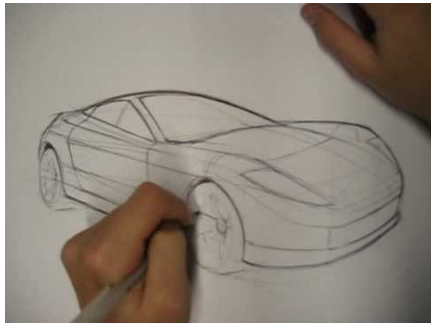
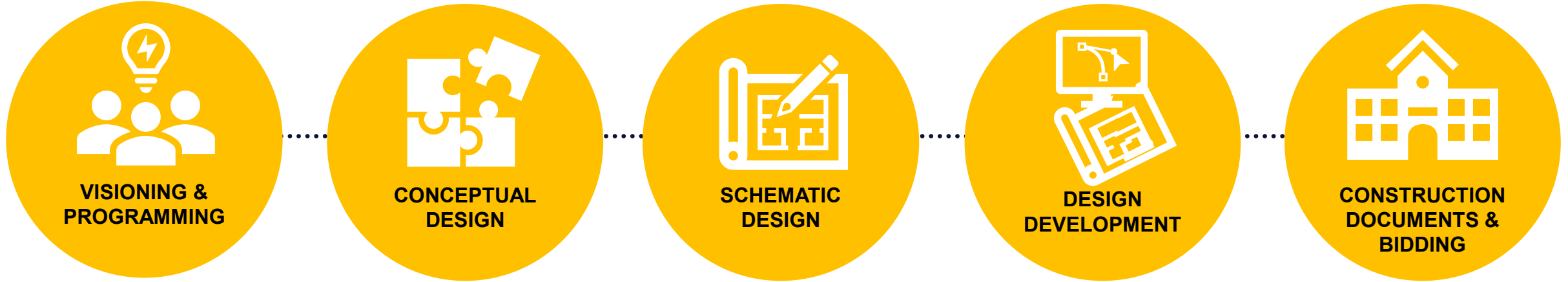
IRMO HIGH SCHOOL EAST WING REPLACEMENT SCHEMATIC DESIGN UPDATE

FEBRUARY 13, 2023



LS3P

DESIGN PROCESS



DESIGN PROCESS – VISIONING & PROGRAMMING

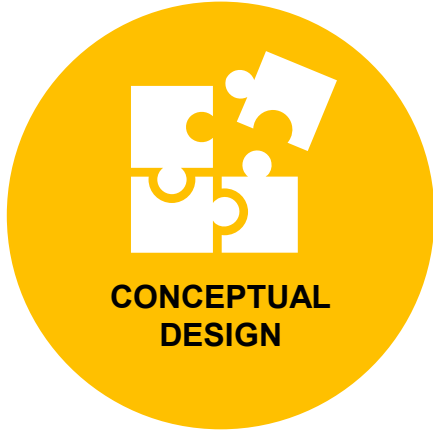


- Student and Community Input
- Extensive programming meetings with Dr. Hampton

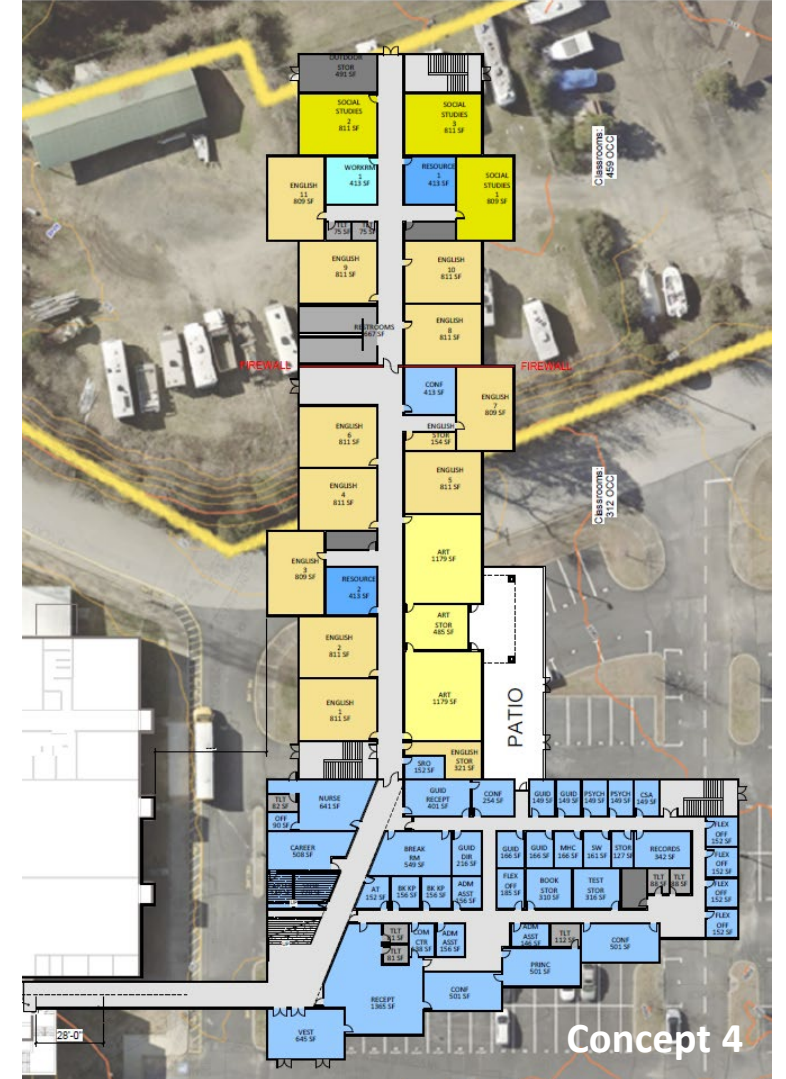
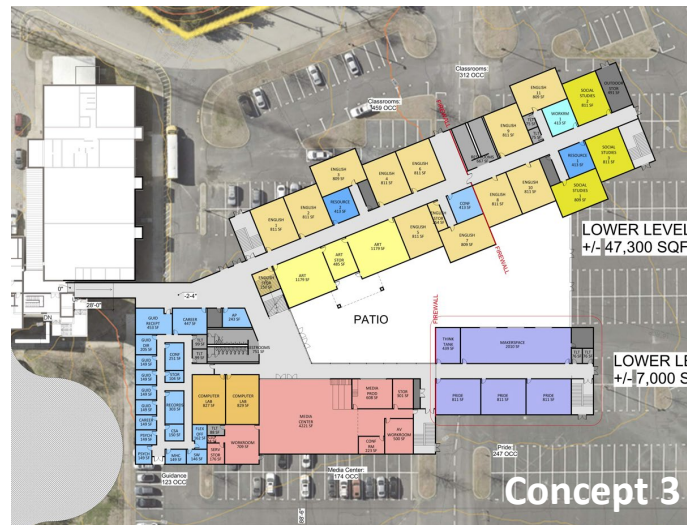
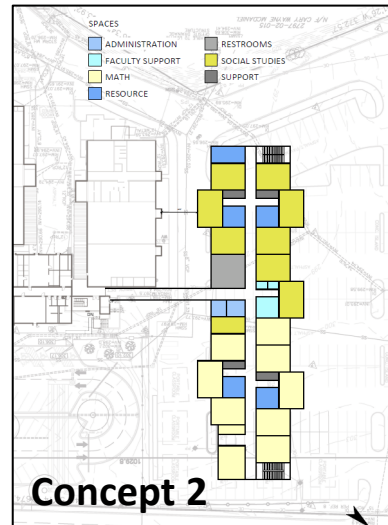


EXISTING EAST WING										
GENERAL CLASSROOMS										
SPACE	Number of Students (in each)	Number of Existing Spaces	Number of New Spaces	Student Capacity	Existing S.F. @	Existing S.F.	New S.F. @	New S.F.	Student Capacity	NOTES
GENERAL CLASSROOMS										
English Classrooms	25	12	11	206	650	7,800	800	8,800	206	Do you really have 25 students per class?
Social Studies Classrooms	25	12	11	206	650	7,800	800	8,800	206	
Math Classrooms	25	12	11	206	650	7,800	800	8,800	206	
Computer Labs	0	4	2	0	700	2,800	800	1,600	0	2 would suffice in new classrooms. School is 1:1 Probably used every other day. 25 students typ. Use space. Same size as standard classroom
Vacant Classrooms	0	9	0	0	700	6,300	0	0	0	
Subtotal General Classrooms								28,000	619	
SCIENCE CLASSROOMS/LABS										
Science Classrooms	25	9	10	188	650	5,850	800	8,000	188	
Science Lab/Classroom	25	1	0	0	1400	1,400	1,400	0	0	
Science Labs	0	7	5	0	1400	9,800	1,400	7,000	0	Students are either in lab or in classroom
Prep Area	0	8	5	0	325	2,600	300	1,500	0	Prep area includes storage
Storage	0	3	3	0	186	558	100	300	0	
Subtotal Science Classrooms/Labs								16,800	188	
Art Classrooms										
Art Classrooms	25	3	2	38	1250	3,750	1,200	2,400	38	2 will suffice don't need office
Office	0	2	0	0	100	200	0	0	0	
Storage	0	4	2	0	560	560	200	400	0	
Kin	0	1	1	0	130	130	100	100	0	shared
View Room	0	1	0	0	170	170	0	0	0	No photography
Dark Room	0	1	0	0	120	120	0	0	0	
Outdoor Art Patio		0	1							Locate so it has access outside
Subtotal Art Classrooms								2,900	38	
TOTAL CLASSROOMS				844		57,638		47,700	1,031	
SPECIAL EDUCATION										
SPACE	Number of Students (in each)	Number of Existing Spaces	Number of New Spaces	Student Capacity	S.F. @	SF	New S.F. @	New S.F.	Student Capacity	NOTES
Resource Classrooms	15	7	6		700	4,900	400	2,400	45	teachers have 6 classes
ESOL	20		1				400	400	10	
TOTAL RESOURCE				0		4,900		2,800	55	

DESIGN PROCESS – CONCEPTUAL DESIGN



- Site Layouts, Bubble Diagrams and Adjacencies
- Design Team Estimate
- Current Market Trends Construction Costs/SF
- +20% Typical Soft Costs



DESIGN PROCESS – SCHEMATIC DESIGN



SCHEMATIC DESIGN

- 25% Documentation; Project Narratives/No Specifications
- 3rd Party Estimate Construction Costs/SF
- Rough Material Takeoffs
- Includes 15% Design and Estimating Contingency
- +20% Typical Soft Costs

BUILDING SUMMARY
Schematic Design Estimate
FOR
East Wing Replacement
Irmo High School
Columbia, SC

Architect:
LS3P Associates Ltd.
701-A Lady Street
Columbia, SC 29201

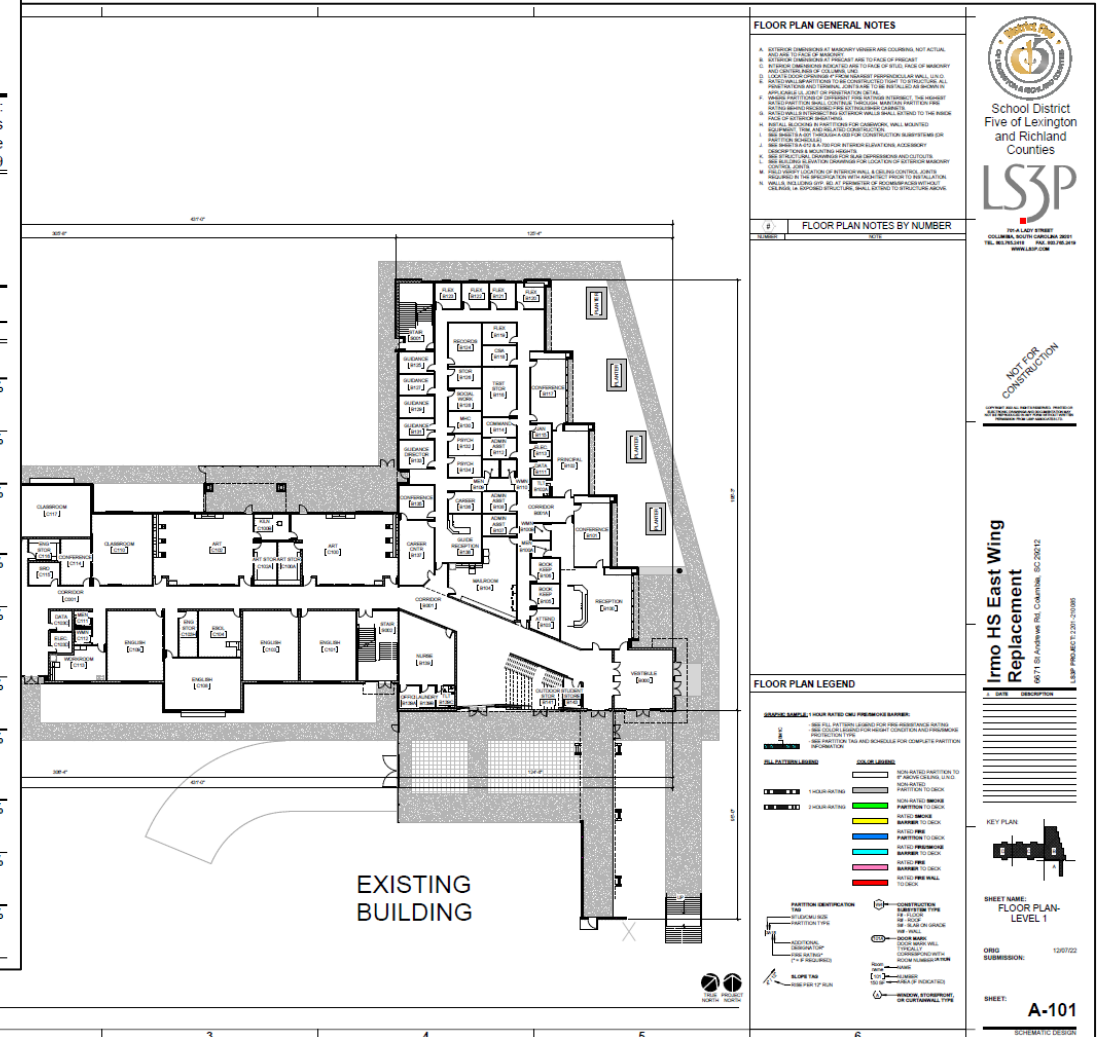
Owner:
School District 5
Lexington and Richland Counties
Columbia, SC

Cost Estimator:
Aiken Cost Consultants
19 West Stone Avenue
Greenville, SC 29609

Project Data		Area Calculation	
Project Code:	LS3218	Level 01 Level 02 Level 03 Total Bldg Area =	Adjusted Gross
Type of Work:	Addition		43585 SF
Mid Point of Construction:	Dec 2024		45225 SF
Est Const Duration (Months)	24		30875 SF
Owners Budget:	Unknown		
ACC Last Estimate:	NA		

Project		East Wing Replacement		GFA -->		119,685 SF	
LEVEL 2 GROUP ELEMENTS				Element		Cost per unit GFA	%
Level 3 Elements			Quantity	Unit	Rate (\$)		
A10 FOUNDATION SYSTEM						\$2,786,931	\$23.29
A1010 Standard Foundations	119685	SF	17.19		2,056,906	17.19	5.9%
A1030 Slab On Grade	43585	SF	16.75		730,025	6.10	
B10 SUPERSTRUCTURE						\$8,684,993	\$72.57
B1010 Floor Construction	119685	SF	57.90		6,930,122	57.90	18.4%
B1020 Roof Construction	47821	SF	36.70		1,754,871	14.66	
B20 EXTERIOR CLOSURE						\$6,930,850	\$57.91
B2010 Exterior Walls	62133	SF	52.47		3,260,209	27.24	14.7%
B2020 Exterior Windows	16871	SF	205.59		3,468,488	28.98	
B2030 Exterior Doors	17	Opng	11,891.37		202,153	1.69	
B30 ROOFING						\$646,029	\$5.40
B3010 Roof Coverings	44866	SF	14.40		646,029	5.40	1.4%
C10 INTERIOR CONSTRUCTION						\$3,399,974	\$28.41
C1010 Partitions	137035	SF	17.91		2,454,060	20.50	7.2%
C1020 Interior Doors	216	Opng	3,164.08		683,441	5.71	
C1030 Fittings (Specialties)	552	SF	475.50		262,473	2.19	
C20 STAIRCASES						\$462,624	\$3.87
C2010 Stair Construction	8	FLT	57,828		462,624	3.87	1.0%
C30 INTERIOR FINISHES						\$2,998,434	\$25.05
C3010 Wall Finishes	268160	SF	1.38		371,010	3.10	6.4%
C3020 Floor Finishes	119685	SF	13.22		1,581,892	13.22	
C3030 Ceiling Finishes	119685	SF	8.74		1,045,532	8.74	
D10 CONVEYING SYSTEMS						\$905,557	\$7.57
D1010 Elevators	3	STP	301,852		905,557	7.57	1.9%
D20 PLUMBING						\$2,247,490	\$18.78
D2010 Plumbing Fixtures	119685	SF	18.78		2,247,490	18.78	4.8%
D30 HVAC						\$8,841,823	\$73.88
D3020 HVAC Systems	119685	SF	73.88		8,841,823	73.88	18.8%

A1 OVERALL FLOOR PLAN- LEVEL 1

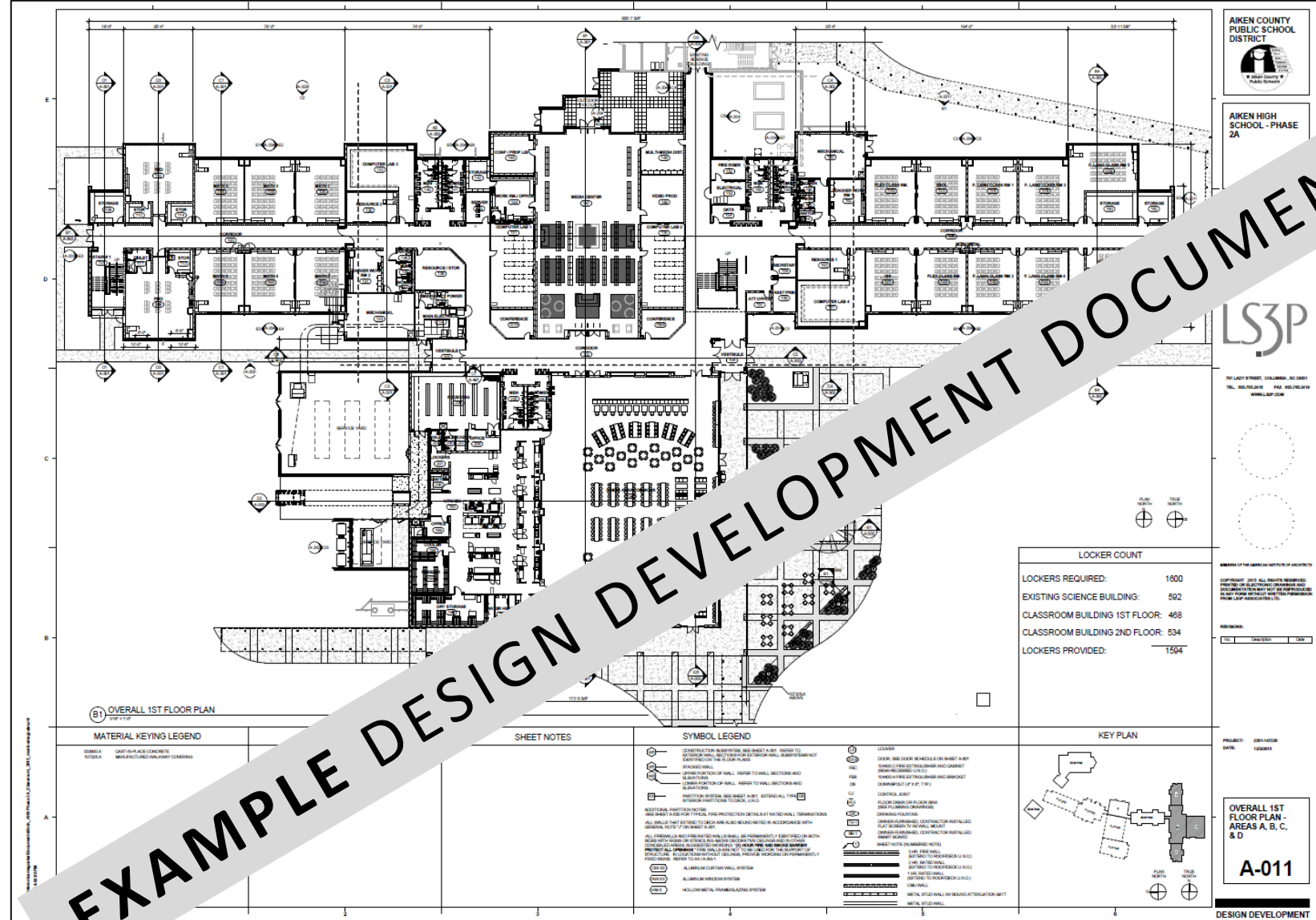


DESIGN PROCESS –DESIGN DEVELOPMENT

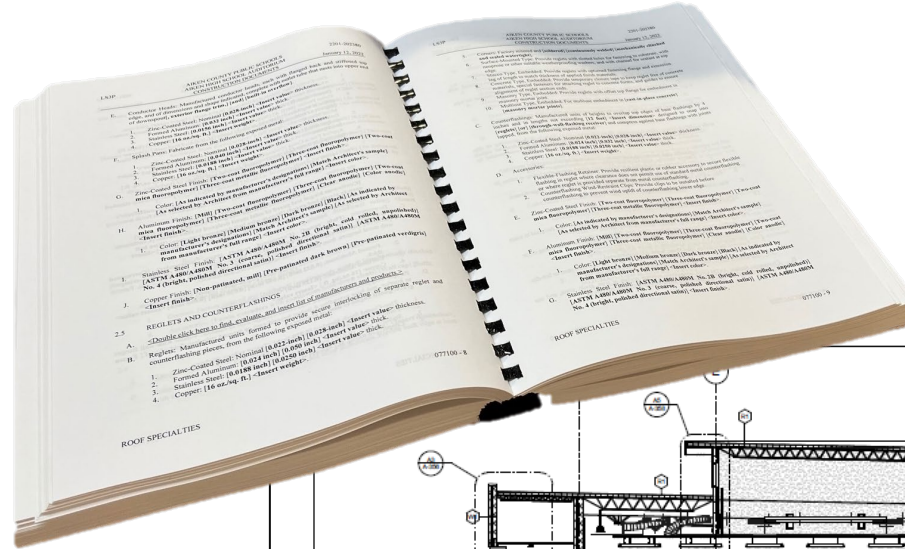


**DESIGN
DEVELOPMENT**

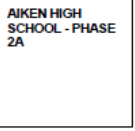
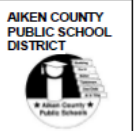
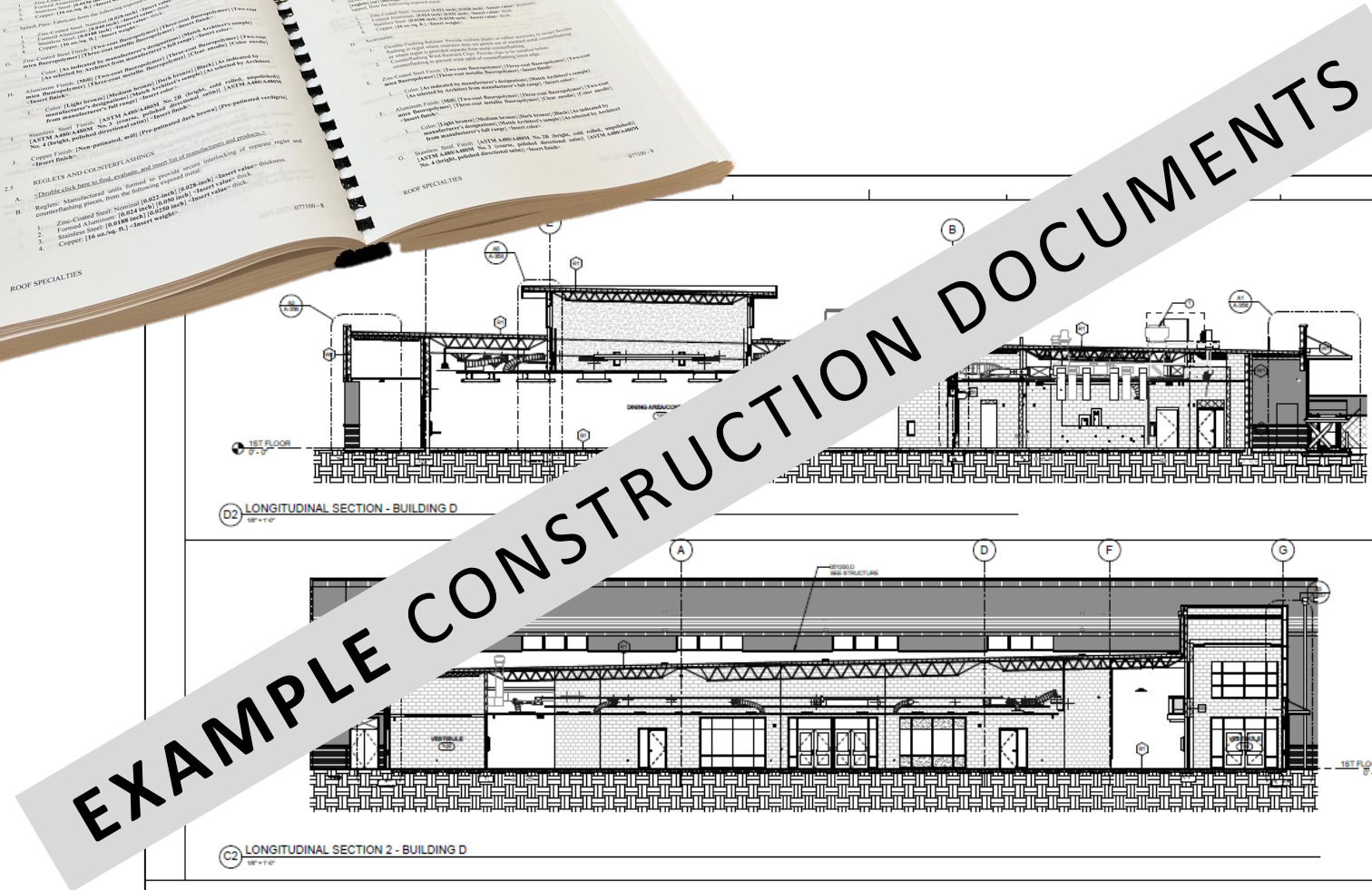
- 50% Documentation;
Outline Specifications
- 3rd Party Estimate
Construction Costs/SF
- Detailed Material Takeoffs
- Includes 10% Design and
Estimating Contingency
- +20% Typical Soft Costs



DESIGN PROCESS – CONSTRUCTION DOCUMENTS



- 100% Complete Documentation; Detailed Specifications
- 3rd Party Estimate Construction Costs/SF
- Very Detailed Material Takeoffs
- Includes 0-5% Design and Estimating Contingency
- +20% Typical Soft Costs



701 LADY STREET, COLUMBIA, SC 29201
TEL: 803.765.2610 FAX: 803.765.2619
WWW.LS3P.COM



TOTAL PROJECT BUDGET

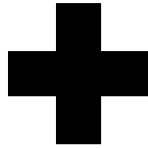


CONSTRUCTION COST + OTHER OWNER SOFT COSTS FOR PROJECT

CONSTRUCTION
“HARD” COSTS

CONSTRUCTION COST
(BID OR GMP)

*Note: What the
Contactor gets paid



OTHER OWNER
“SOFT” COSTS

OTHER OWNER COSTS
FOR PROJECT
(COSTS NOT IN BID OR GMP)

*Note: A/E Fees, Surveys,
Geotechnical, Furniture, Technology,
Security Equipment, Asbestos
Testing and Abatement, Lawyer
Fees, 3rd Party Inspections, Bid
Advertising, Closeout Consultant,
5% Construction Contingency, etc.



TOTAL
PROJECT COSTS

TOTAL PROJECT COST

(HOW MUCH FUNDING
THE DISTRICT NEEDS FOR
THE ENTIRE PROJECT)

PROJECT SCHEDULE AND COSTS



PHASE	TIMELINE (# of Months)	TOTAL PROJECT COST INFORMATION	ESTIMATES TO DATE
Visioning / Programming	2 Months	0% of “Known” Costs	\$49,000,000 District’s Original Total Project Budget
Conceptual Design (Site Layouts, Bubble Diagrams and Adjacencies)	2 Months	Current Market Trends Construction Costs/SF Estimate + 20% Typical Soft Costs*	\$46,200,000 Construction Costs \$9,240,000 Soft Costs* \$55,440,000 Total Project Estimate**
			**Note: New site costs not known for this estimate.
Schematic Design (25% Documentation; project narratives/no specifications)	4 Months	3 rd Party Estimate Construction Cost/SF Rough Material Takeoffs (15% Design and Estimating Contingency) + 20% Typical Soft Costs*	\$51,805,806 Construction Costs \$10,361,161 Soft Costs* \$62,166,967 Total Project Estimate
* Actual “Soft” Costs TBD by the <u>District</u> – these are just estimates based on “typical” soft costs for similar projects.			

PROJECT SCHEDULE AND COSTS



PHASE	TIMELINE (# of Months)	TOTAL PROJECT COST INFORMATION	ESTIMATES TO DATE
Design Development (50% Documentation; outline specifications)	5 Months	3 rd Party Estimate Construction Costs Detailed Material Takeoffs (10% Design and Estimating Contingency) + 20% Typical Soft Costs*	TBD
Construction Documents (100% Complete Documentation and Detailed Specifications)	5 Months	3 rd Party Estimate Construction Costs More Detailed Quantity Takeoffs (0-5% Design and Estimating Contingency) + 20% Typical Soft Costs*	TBD
Bidding	2 Months	100% of “Known” Costs	TBD
Total	20 Months	Note: Total of 20 Months to determine 100% of “Known” Costs	

* Actual “Soft” Costs TBD by the District – these are just estimates based on “typical” soft costs for similar projects.

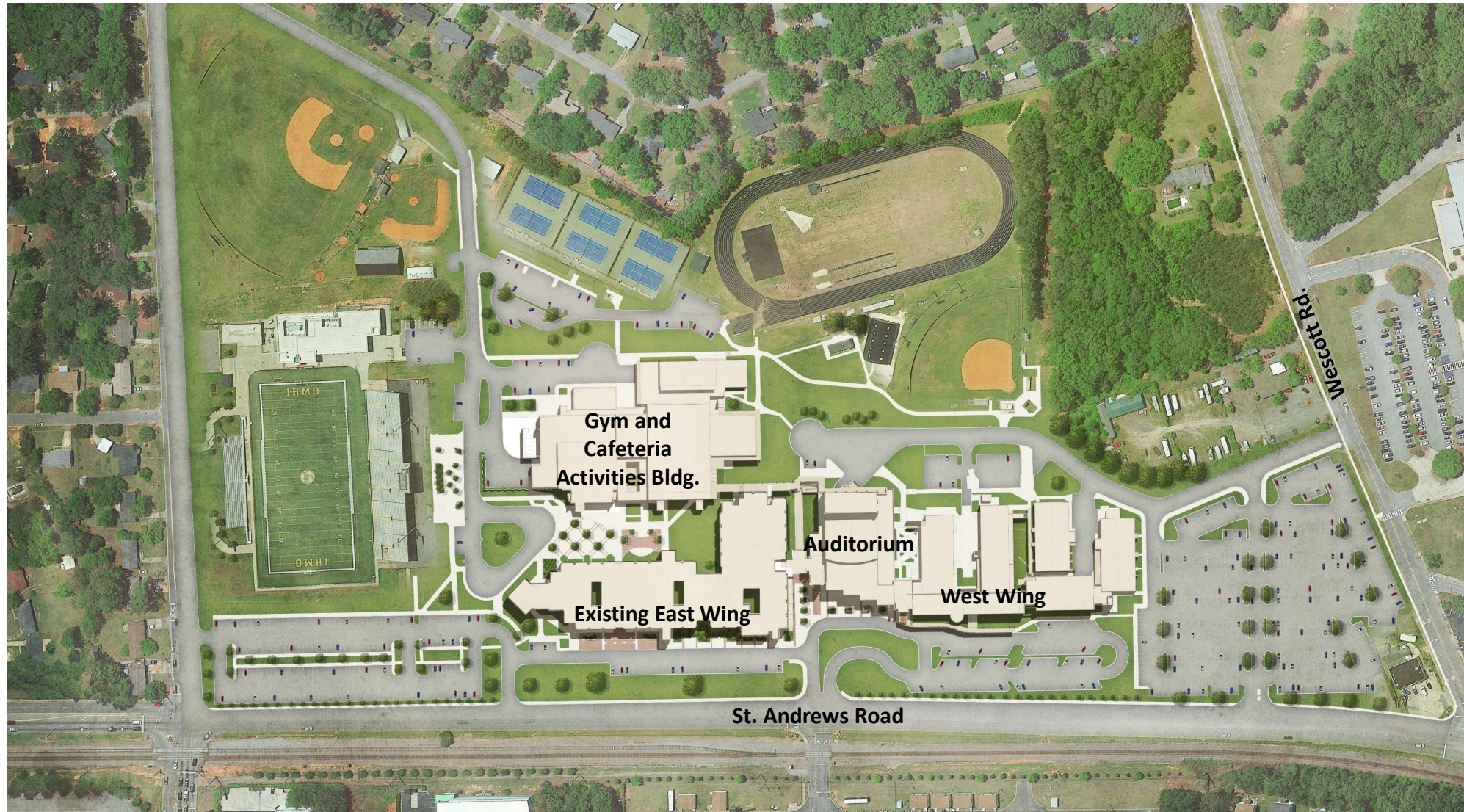
SCHEMATIC DESIGN COST ESTIMATE



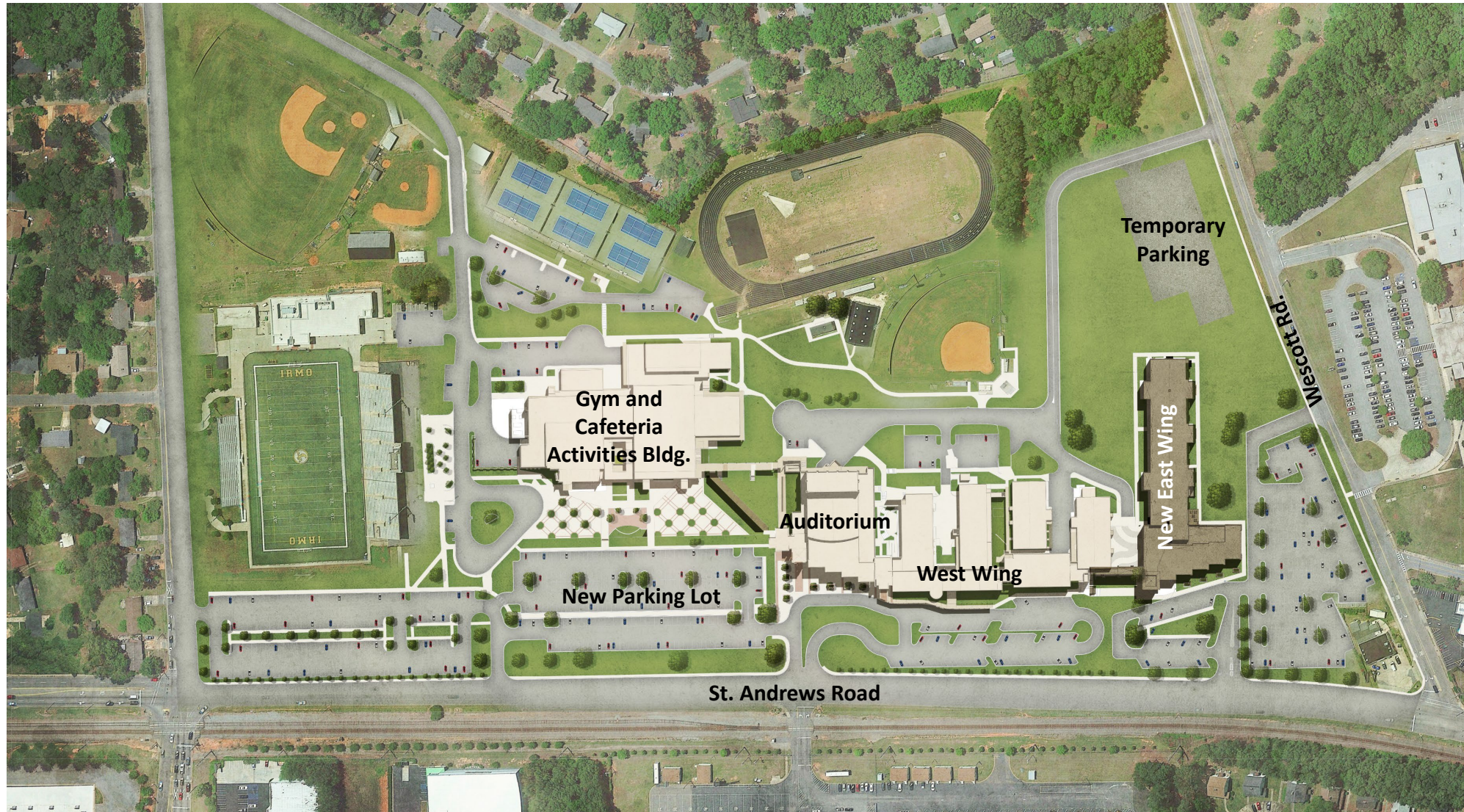
Irmo HS Wing Replacement		Notes	Costs		Totals	Notes
Description			GSF	\$/GSF		
ESTIMATED CONSTRUCTION "HARD" COSTS						
Site						
	Sitework & Utilities for new East Wing Location		120,000	\$39	\$4,651,337	Stormwater, retaining walls, parking demo, science labs, etc.
Building						
	New East Wing Building		120,000	\$393	\$47,154,469	
ESTIMATED TOTAL CONSTRUCTION COSTS *				\$432	\$51,805,806	Note: Includes 15% Design and Estimating Contingency. Does NOT include demo of East Wing and construction of new parking lot.
ESTIMATED "SOFT" COSTS (That are in addition to the Construction Cost)						
	Typical "Soft Costs" (Actuals costs to be determined by District)	20%			\$10,361,161	Fees, surveys, inspections, furniture, technology, etc. Includes a 5% Owner's Project Contingency
ESTIMATED TOTAL PROJECT COSTS (Construction Cost + Soft Costs)					\$62,166,967	

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

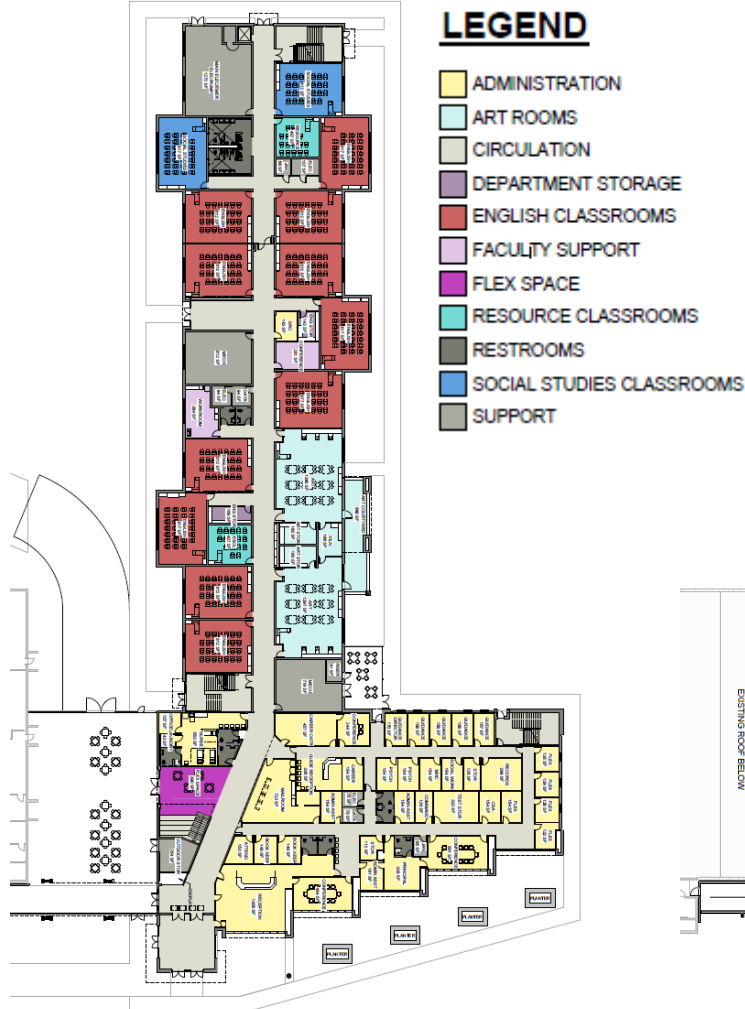
EXISTING SITE PLAN



SCHEMATIC DESIGN SITE PLAN



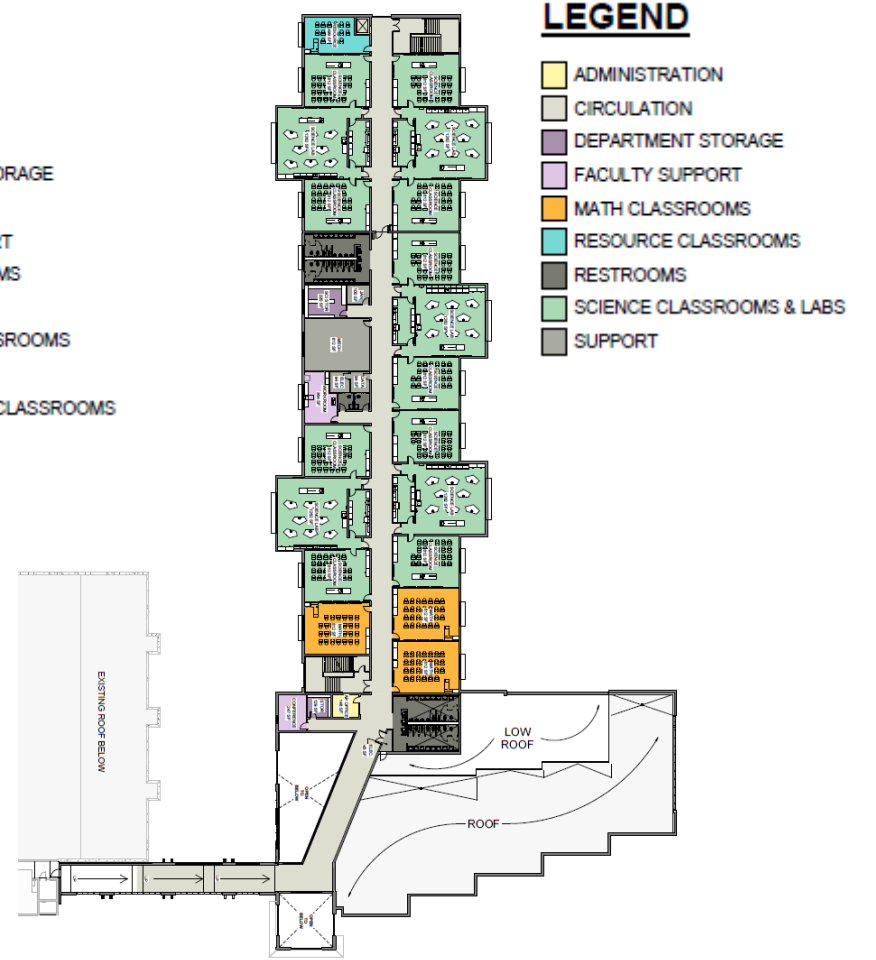
FLOOR PLANS – SCHEMATIC DESIGN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SCHEMATIC DESIGN - BUILDING ELEVATION



ST. ANDREWS ROAD VIEW OF ENTRY



EXTERIOR MASSING COURTYARD



96
VOTES



ORGANIC TERRACE



INTERIOR MASSING STAIR-A-TORIUM



73
VOTES



INTERIOR MASSING MEDIA CENTER



68
VOTES

MEDIA CENTER



PROJECT SCHEDULE UPDATE



IRMO HIGH SCHOOL EAST WING REPLACEMENT PROJECT SCHEDULE UPDATE

February 7, 2023

