



AGENDA
CITY OF CEDAR FALLS, IOWA
STANDING COMMITTEE MEETING
MONDAY, FEBRUARY 05, 2024
5:15 PM AT CITY HALL, 220 CLAY STREET

Call to Order

Roll Call

Committee of the Whole

1. City Council Training Update.
(50 Minutes, Ahlers & Cooney legal advisors)
2. Hearst Project Update.
(45 Minutes)

Adjournment



PARTICIPANTS

CEDAR FALLS ART AND CULTURE BOARD

- Matthew Wilson President
- Peter Berendzen Vice President
- Toni Wilson-Wood Treasurer
- Lauren Finke Secretary
- Matthew Hundley
- Greg Holt

FRIENDS OF THE HEARST

- Wendy Bowman President
- Sandra Luttcchens-Van Allen Vice President
- Diane Meggers Treasurer
- Mary Brammer Secretary
- Linda Taylor Hospitality Chair
- David Beaty Finance
- Scott Cawelti
- Dale Schrad
- Molly Taiber
- Jess Cruz
- Judy Moser

CITY OF CEDAR FALLS

- Ron Gaines City Administrator
- Stephanie Houk Sheetz Community Development Director
- Jennifer Pickar Tourism & Cultural Programs Manager
- Cory Hurless Cultural Programs Supervisor

OPN ARCHITECTS

- Toby Olsen Associate Principal
- Heather Lynxwiler Project Architect

Thank you to the community that provided feedback during the open house on October 24, 2023

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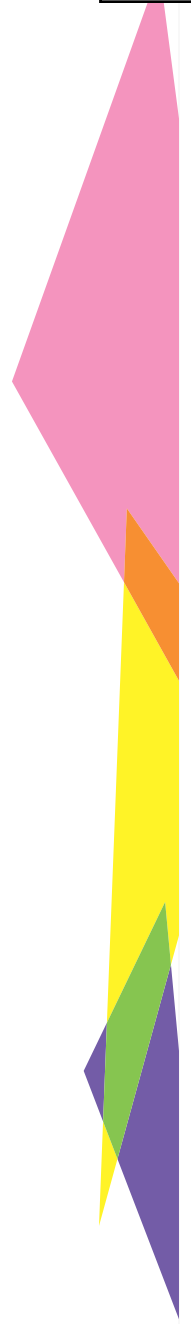
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- A. EXTERIOR IMAGES
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EXECUTIVE SUMMERY

The purpose of this masterplan is to help the city of Cedar Falls to evaluate the cost and design potential for the future of the Hearst Center for the Arts. The masterplan looks at the possibilities and pros and cons of all new construction and a remodel/expansion concept. In 2018, a Building Visioning Committee was convened to examine space deficits, building usage, and to envision the next 30 years for the facility.

"This facility will have flexible spaces designed for easily accessible and multi-use programming, artist studios, and focus on supporting and inspiring creativity. A building that conveys its arts focus, enhances its attraction as a destination for the community (residents and tourist) yet also fits in with the predominant residential architecture of the College Hill neighborhood is important. The Hearst Center for the Arts should remain a contributor to the economic fabric of the College Hill neighborhood"

Statement from the RFQ Hearst Center for the Arts, Facility Master Plan, 2022

Project estimates have been prepared with this report that will help with future CIP planning, fundraising efforts, and to appropriately prepare for the construction of the project. The following document is a culmination of reviewed design concepts, concentrating on an outline of the preferred concept with cost estimate detail.

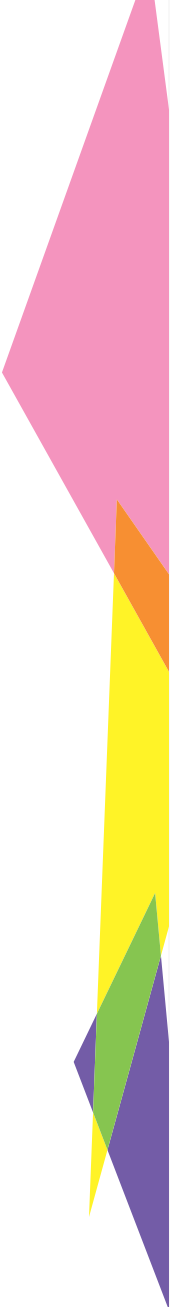
The current site and the project cost restraints, along with the comments contained within this document, has led the preferred concept to be a hybrid of both new and renovation. Much of the new exterior construction focuses on the street side, making the Center more prominent but maintaining a scale appropriate to the surrounding neighborhood. The exterior materials have been selected for the low maintenance, modern yet inviting aesthetics, complementary to the eclectic fabric of the neighborhood. The concept also considered the current amenities of the site: topography, sculpture garden, and the collection of old growth trees, with a goal of maintaining and maximizing as much as possible. The proposed concept's "L" shape configuration keeps much of the existing trees, does not impact the sculpture garden and takes advantage of the topography's height variation. It also maintains the outdoor gardens and patio area, which were found to be very valuable during the pandemic.

The building program was compared to peer spaces to help confirm the size of the spaces needed. To help keep the building size and construction cost down, spaces have been arranged to provide flexibility and multifunctionality where possible. Natural light was optimized for the learning and shared spaces but kept out of the gallery and storage areas. The windows in the design are also used as a way of showcasing the spaces, especially at night when the building begins to glow.

The future of the Hearst Center for the Arts is set to have a building that lives up to the incredible offerings inside.

 Toby Olsen
Associate Principal

 Heather Lynxwiler
Project Architect



PROJECT TIMELINE

- 2018** Building Visioning Committee examined space deficits at the Hearst to envision the next step forward.
- 2019** Listing of anticipated maintenance needs of the aging facility prepared.
- 2021** Intention of facility space and operational scenarios re-evaluated. Nonprofit financial strategy evaluation conducted.
- 2022** Art & Culture Board and City Council approved moving forward on a Master Plan project.
- 2022** Fall RFQ was released for bid, and the City selected OPN Architects. Contract was approved by City Council Feb 8, 2023.
- 2023** Master Plan project conducted. Public Open House completed.
- 2024** Present Master Plan to City Council.



MASTERPLAN STUDY

FIRST IMPRESSIONS



OPN began evaluating the current facility and site through on-site observation and a review of the original construction drawings from the 1988 renovation and addition to the original home donated by James and Meryl Hearst.

Beautiful site, with a favorable location on the edge of the neighborhood and adjacent to bike trails. However, the street presentation is lacking, diminishing visibility into the facility. Accessibility poses challenges. The site features an almost full story of elevation change from East to West, presenting both advantages and disadvantages.

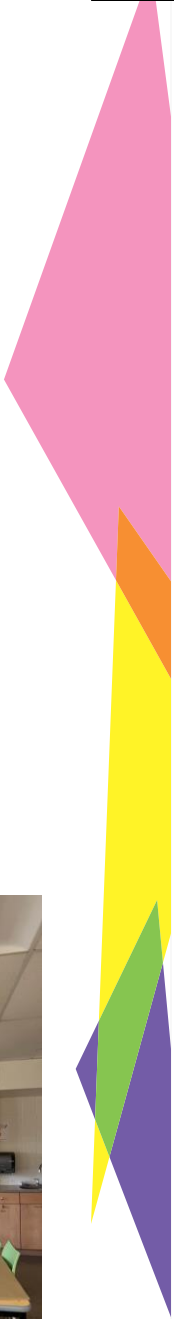
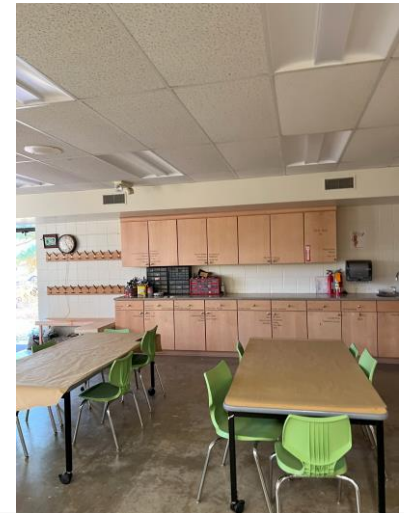


EXISTING CONDITIONS

The original house maintains a scale reminiscent of a residential structure rather than that of a community building. Bathrooms need to be improved both in sustainable water usage and to meet the growing usage. The administration area does not foster collaboration effectively. Vertical circulation elements feel somewhat concealed. There is a need for a larger elevator. While there is a well-sized recital space with a stage, accessibility to the stage is not equitable. Power provisions do not meet contemporary demands. Gallery lights require replacement. Access to the recital hall involves traversing through the gallery. Lower-level bathrooms are insufficient for current needs and should be remodeled for current expectations in accessibility."



The building possesses a solid foundation, and with a well-planned addition and substantial renovation, it has the potential to meet the required demands for the next 30 years and beyond.



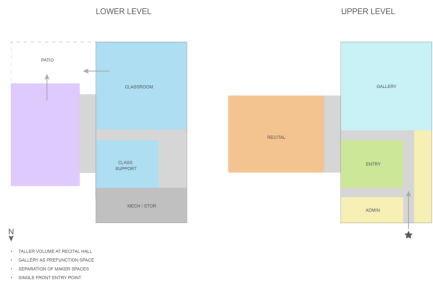
INTERIOR LAYOUT STUDIES

In the early stages of the master planning process, multiple interior diagrams were created to examine space adjacencies and to facilitate visual discussions regarding the pros and cons of each concept. The options that proved most effective were narrowed down by the Arts and Culture board, Friends of Hearst, and City staff. Subsequently refined, and then continued to be studied. Each review further refined the concepts until only a few options remained that could fulfill the future requirements of the Hearst Center. These options were then transformed into floor plans, aligning the spaces with the square footage requirements determined to be essential for the Hearst Center's future needs by the advisory groups outlined above along with prior studies.

SPACE TYPE LEGEND

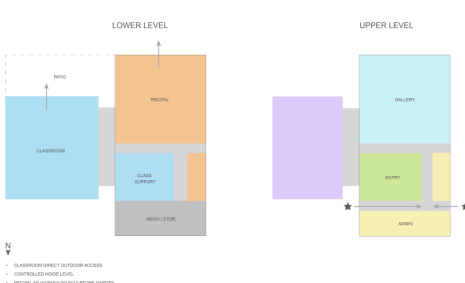
- GALLERY
- RECITAL HALL
- ED. PROGRAM
- FLEX ED/ ARTIST SPACE
- STAFF
- BUILDING SUPPORT
- CIRCULATION

NEW RECITAL ARCHITECTURE



- TALLER VOLUME AT RECITAL HALL
- GALLERY AS FREEDOM OF SPACE
- SEPARATION OF AVANCE SPACES
- SMALL PRIVATE AVANCE SPACE

ACTIVATED LOWER LEVEL

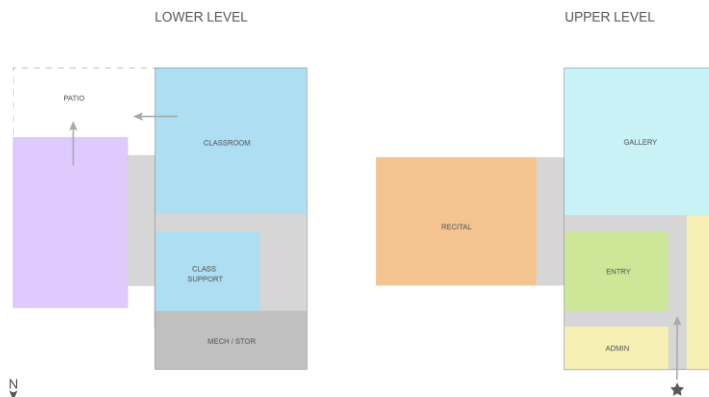


- CLASSROOM DIRECT TO LOBBY ACCESS
- CONTROLLED-ACCESS LOBBY
- RECITAL ADJACENCY TO SCULPTURE GARDEN
- VISIBILITY OF ARTIST SPACE
- MAINTAIN EXISTING ENTRANCE

INTERIOR LAYOUT STUDIES

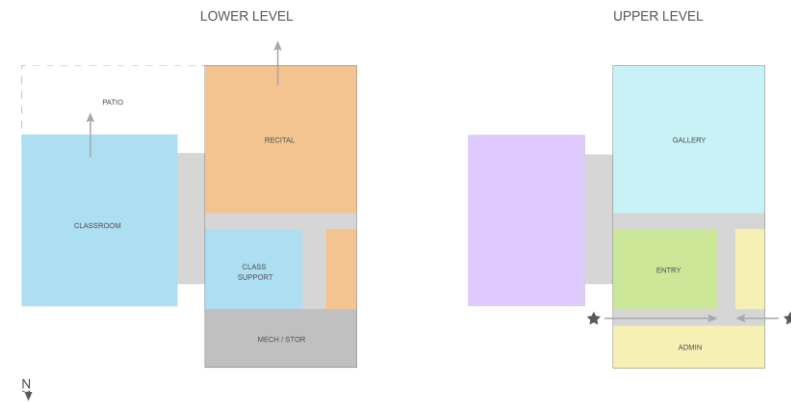
SELECTED FOR FURTHER STUDY

NEW RECITAL ARCHITECTURE



- Taller Volume in Recital Hall
- Gallery as pre-function space
- Separation of maker space
- Single front entry point

ACTIVATED LOWER LEVEL



- Classroom direct outdoor access
- Controlled noise level
- Recital adjacency to sculpture garden
- Visibility of artist studios
- Maintain existing setback

The chosen concepts were selected for further exploration. Subsequently, the next phase involved translating these conceptual diagrams into floor plans with appropriate proportions for each space. Careful consideration was given to ensure that each area outlined in the program found its place with the applicable adjacencies, optimizing the overall layout for functionality.

LAYOUT EVALUATIONS

The following responses provided by Art & Culture Board, Friends of the Hearst, and City staff.

ACTIVATED LOWER LEVEL

SPACE TYPE LEGEND

- GALLERY
- RECITAL HALL
- ED. PROGRAM
- FLEX ED/ ARTIST SPACE
- STAFF
- BUILDING SUPPORT
- CIRCULATION



Pros

- The total excavation under the old house will allow for one level with higher ceilings in the back and building a stronger micro-climate envelope for the art storage

Cons

- This is almost a non-starter since so many in the advisory groups did not like the public having to go downstairs for performances, felt it needed more prominent placement.

LAYOUT EVALUATIONS

The following responses provided by Art & Culture Board, Friends of the Hearst, and City staff.

NEW RECITAL ARCHITECTURE - VIEW TO BACK PATIO

SPACE TYPE LEGEND

- GALLERY
- RECITAL HALL
- ED. PROGRAM
- FLEX ED/ ARTIST SPACE
- STAFF
- BUILDING SUPPORT
- CIRCULATION

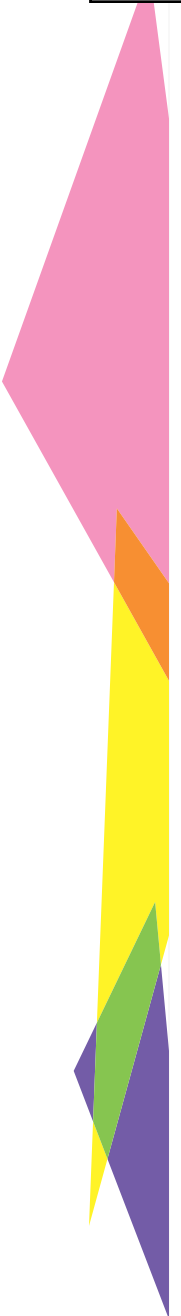


Pros

- Does have 4 classrooms & improved ceramics space as requested from Propel/ Visioning study.
- Performance hall is on the upper floor with
- More staff workspace

Cons

- No ed storage or room for staff growth in the education department. Suggest turning the studios into Ed. Flex space which can be used for studios, offices, storage, etc. As the operational needs change through 30 years.
- How would art permanent storage be improved in a modified existing space?
- Upper-level hallway by performance hall not desired



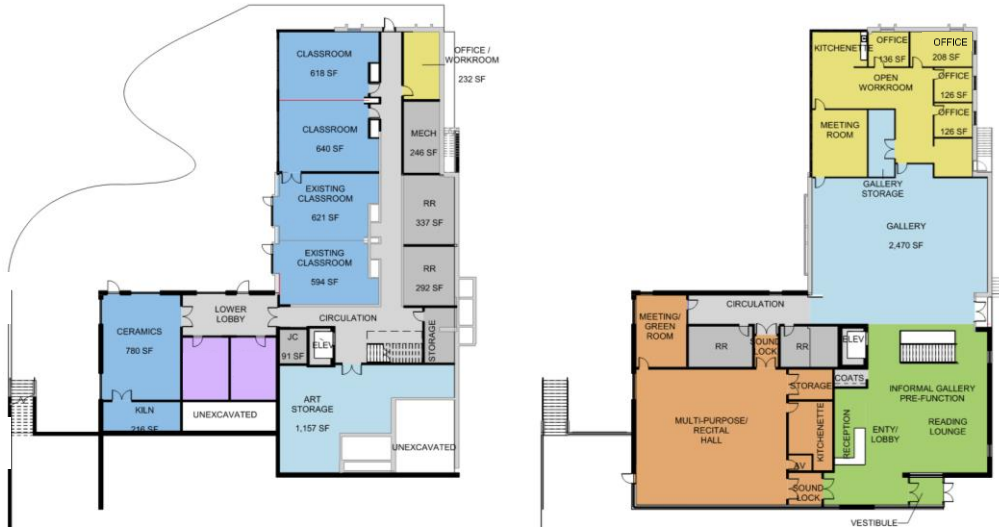
LAYOUT EVALUATIONS

The following responses provided by Art & Culture Board, Friends of the Hearst, and City staff.

NEW RECITAL ARCHITECTURE - VIEW TO SEERLEY BLVD.

SPACE TYPE LEGEND

- GALLERY
- RECITAL HALL
- ED. PROGRAM
- FLEX ED/ ARTIST SPACE
- STAFF
- BUILDING SUPPORT
- CIRCULATION



Pros

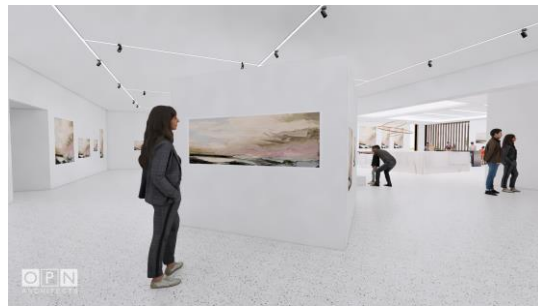
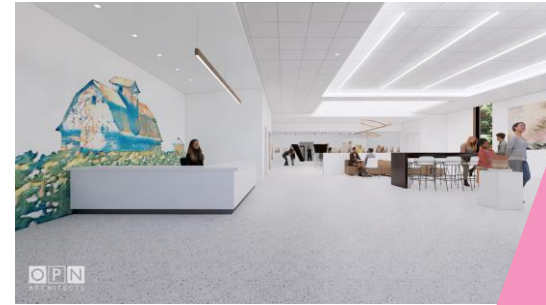
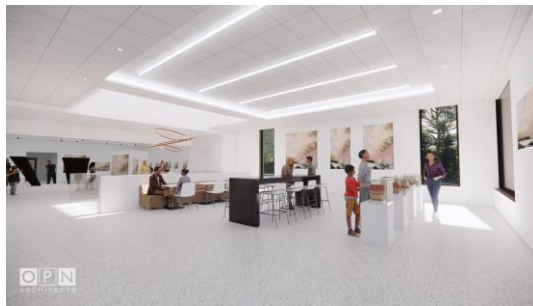
- This is the most efficient use of circulation of all the concepts
- Does have 4 classrooms and larger ceramics area with separate kiln room.

Cons

- Same comment on ed storage, and same suggestion.
- Gallery storage on upper floor would benefit from having New Recital Architecture - View to Back Patio concept's workspace area instead.
- We need a secure closure for the main gallery from lobby
- Patio is too large for this site

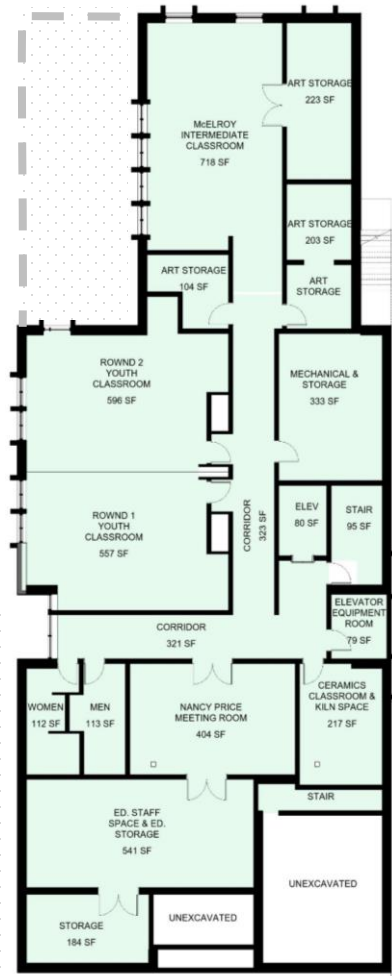
INTERIOR CONCEPTS

The "NEW RECITAL ARCHITECTURE - VIEW TO SEERLEY BLVD" served as the foundation for the preferred concept. The revisions were made to address concerns identified during the prior review process. An interior design study was initiated to explore the potential configurations and aesthetics of the interior spaces.



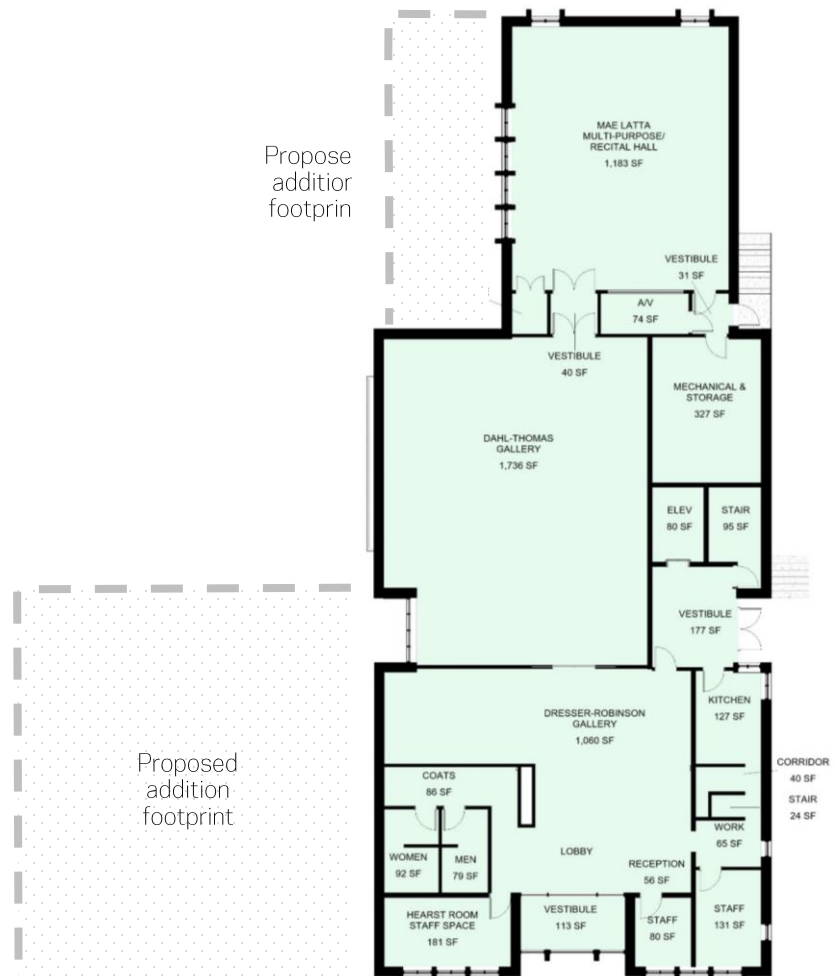
EXISTING INTERIOR LAYOUT

Proposed addition footprint



EXISTING LOWER LEVEL

Propose additior footprint

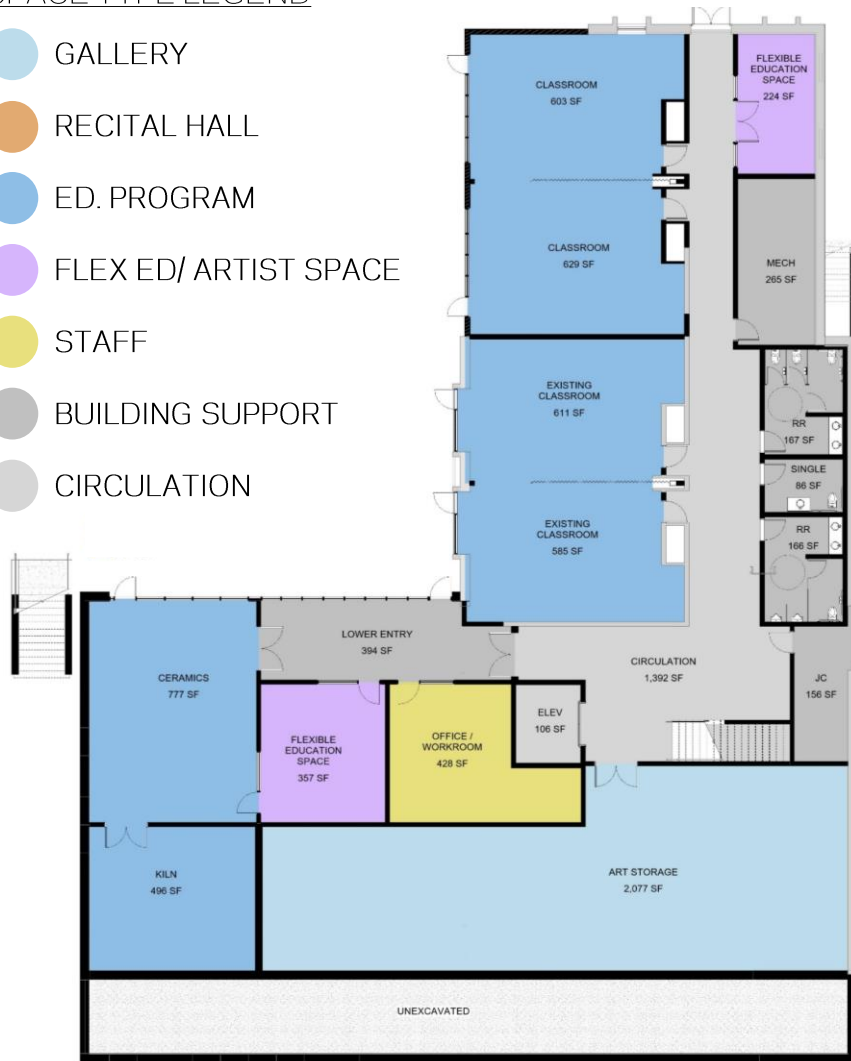


EXISTING MAIN LEVEL

PREFERRED CONCEPT

SPACE TYPE LEGEND

- GALLERY
- RECITAL HALL
- ED. PROGRAM
- FLEX ED/ ARTIST SPACE
- STAFF
- BUILDING SUPPORT
- CIRCULATION



NEW LOWER LEVEL



NEW MAIN LEVEL

EXTERIOR CONCEPT STUDIES

The images below are a handful of renderings considered in relation to the exterior design. Most of the images are based off the same interior floor plan.



PREFERRED EXTERIOR STUDY - NEW RECITAL HALL



north elevation concept



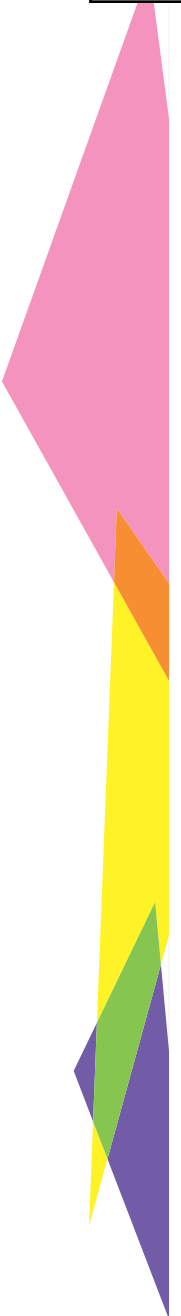
west elevation concept



south-east elevation concept



east elevation concept





CONCEPTUAL FRONT ELEVATION AND ENTRANCE



CONCEPT SITE PLAN



CONCEPT PLAN - LOWER LEVEL



CONCEPT PLAN - MAIN LEVEL



OPN
ARCHITECTS

CONCEPTUAL FRONT INTERIOR

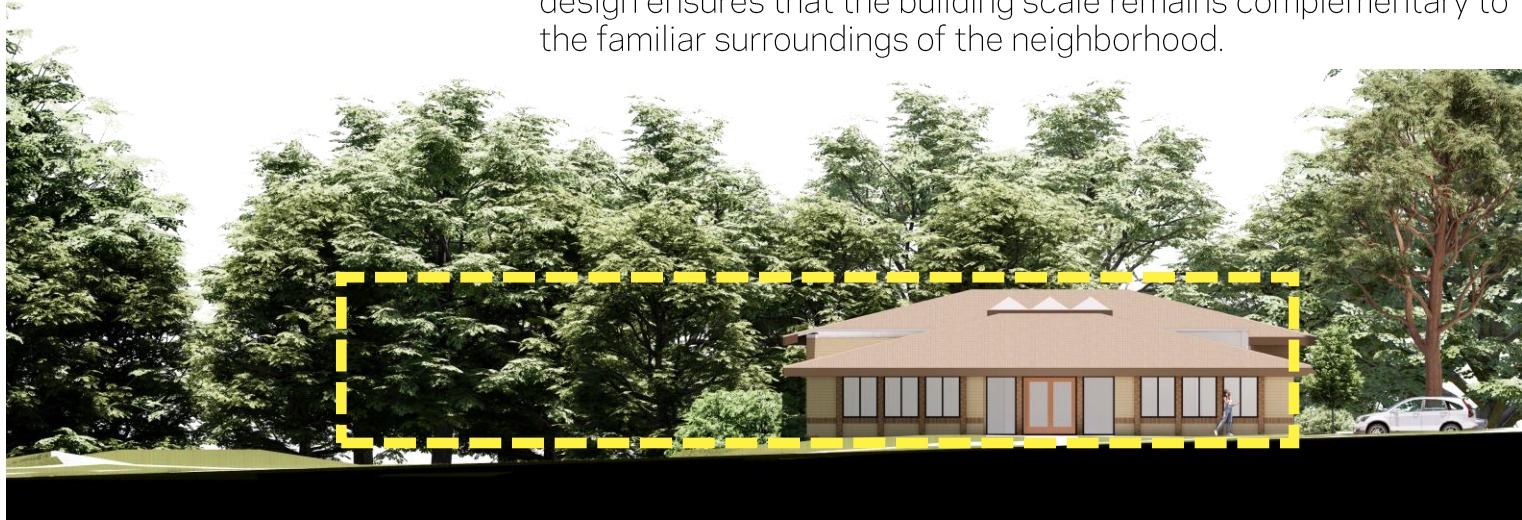


EXTERIOR SCALE STUDY



EXTERIOR SCALE STUDY

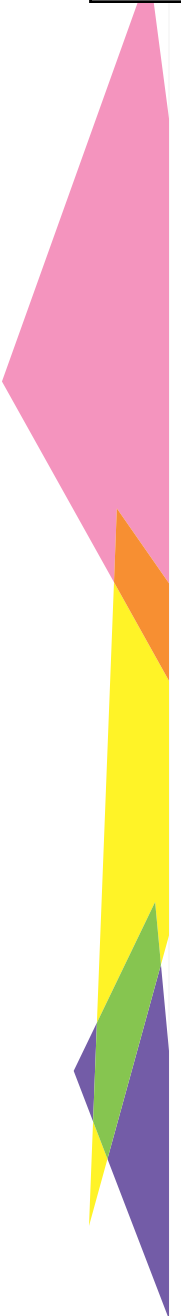
The exterior design concept utilizes the existing top roof elevation as the reference point for the new addition. Despite an anticipated 9,000 square foot increase in the overall building footprint, the design ensures that the building scale remains complementary to the familiar surroundings of the neighborhood.



EXISTING EXTERIOR ELEVATION



CONCEPT EXTERIOR ELEVATION



EXTERIOR SCALE STUDY

EXISTING BUILDING



CONCEPT BUILDING

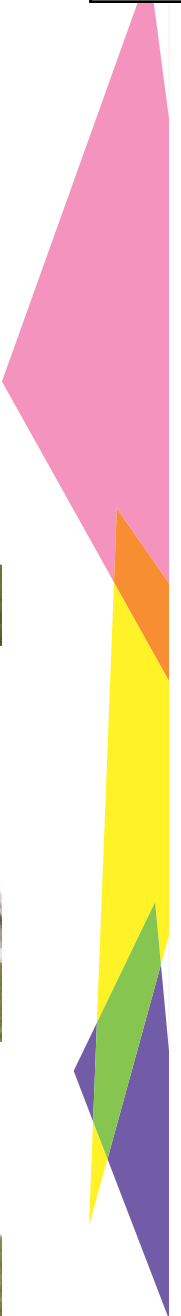


EXTERIOR SCALE STUDY

EXISTING BUILDING



CONCEPT BUILDING



SITE FIT STUDY

CONCEPT A ADDITION AND RENOVATION

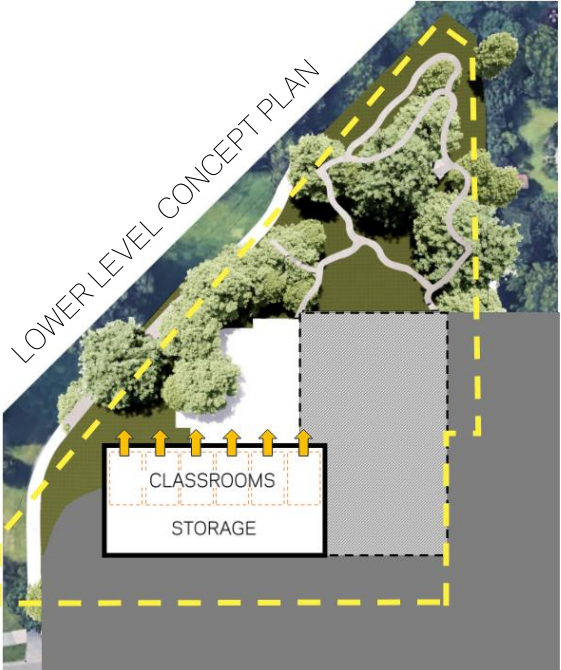
Concept A capitalizes on maximizing the utilization of the current building footprint in conjunction with an addition to accommodate the required updates and increased space. This strategic approach is notably sustainable, primarily attributed to the preservation of approximately 50% of the existing foundation and exterior brickwork. The introduction of site work for the extension presents a unique opportunity to enhance the lower-level plaza. The "L"-shaped layout of the footprint ensures the preservation of the majority of trees situated to the south, while the existing sculpture garden can retain its current placement. This integrated approach represents the most cost-effective utilization of the site. Although the renovations will be extensive, it's essential to acknowledge that certain existing constraints remain unalterable.



SITE FIT STUDY

CONCEPT B ALL NEW BUILDING - SAME SITE

Concept B studies the possibility for an entirely new building and an opportunity to increase on-site parking capacity. While the reorientation of the building could accommodate additional parking, it necessitates using more of the open lawn space and forfeits the potential for future building expansions. To improve patron convenience, the parking lot could be designed with a reduced slope, necessitating the construction of a retaining wall along the lower-level plaza. The existing site topography can be leveraged in a manner akin to its current usage but has limited access to natural light to the south-side elevation along an expanded plaza. A completely new building presents the opportunity to create a more accessible structure, both internally and externally. It also affords the chance to integrate modern, efficient mechanical systems and architectural materials and details that can contribute to a facility with reduced overhead costs.



SITE FIT STUDY

CONCEPT C ALL NEW ONE-STORY BUILDING - SAME SITE

Single-story buildings are typically more cost-effective to construct compared to multi-story structures due to the omission of stairs or elevators, which simplifies both construction and facilitates universal access. However, in the case of Concept C, the existing natural topography and tree grove on the site render a single-story design impractical and less favored. In this particular context, the cost benefits of a single-level building are outweighed by the site's unique characteristics, making it a less suitable option. A single-story building concept would only be a cost benefit on a different flat site.



SITE FIT STUDY

The following are responses provided by the Open House

CONCEPT A

ADDITION AND RENOVATION



CONCEPT B

ALL NEW BUILDING - SAME SITE



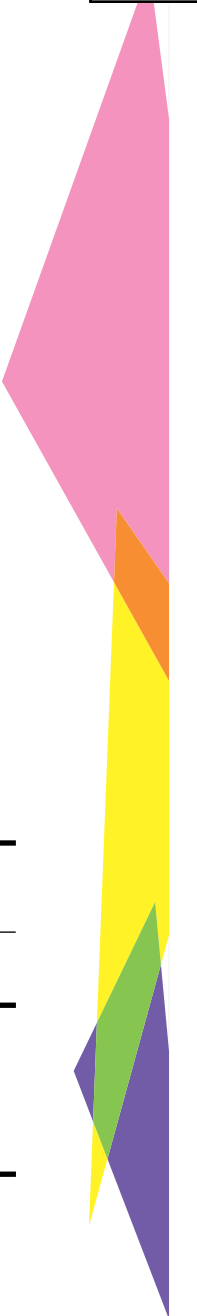
CONCEPT C

ALL NEW ONE-STORY BUILDING - SAME SITE



OPEN HOUSE RESPONSES

CONCEPT A		CONCEPT B		CONCEPT C	
Pros	Cons	Pros	Cons	Pros	Cons
Lower cost, historical value of Hearst house	Future infrastructure issues	All new, less worry about infrastructure	Lose front entrance	Handicap accessibility	Eating into plant life



PROJECT ESTIMATE

Estimates are based off the preliminary design concept A - the estimates are to be used for budgeting & fundraising and not considered a bid for the work.

CONCEPT A: ADDITION AND RENOVATION OF EXISTING FACILITY \$ 6,930,000 *

*estimate total including escalation to fall 2025

10%	- GENERAL CONDITIONS	\$ 693,000
6%	- DEMOLITION	\$ 415,800
7%	- SITE IMPROVEMENT	\$ 485,100
26%	- EXTERIOR ARCHITECTURE	\$ 1,801,800
5%	- VERTICAL CIRCULATION	\$ 346,500
24%	- MECHANICAL / ELECTRICAL / PLUMBING	\$ 1,663,200
18%	- INTERIOR ARCHITECTURE	\$ 1,247,400
4%	- FURNISHINGS	\$ 277,200

Total construction cost estimate **\$ 6,930,000**

CONCEPT B: ALL NEW BUILDING - SAME PROPERTY \$ 9,130,000 *

*estimate total including escalation to fall 2025

CONCEPT A: ADDITION AND RENOVATION

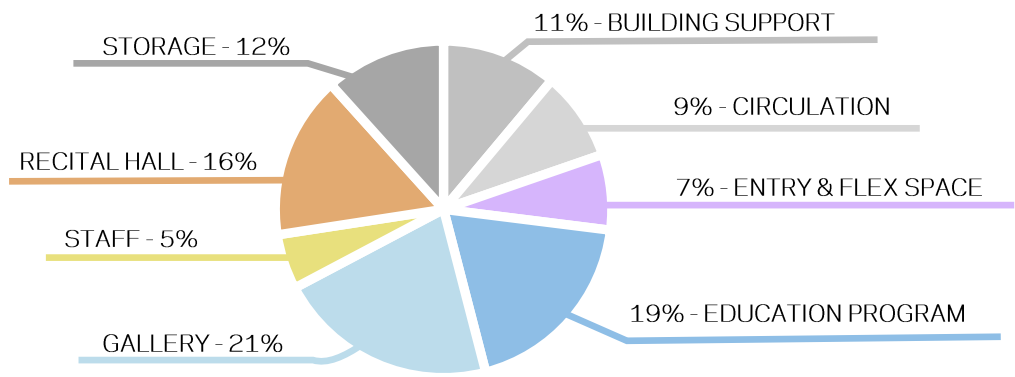
Estimate total includes escalation costs if bid Fall 2025 -	\$6,930,000
Estimate total includes escalation costs if bid Fall 2026 -	\$7,137,900

CONCEPT B: ALL NEW BUILDING - SAME SITE

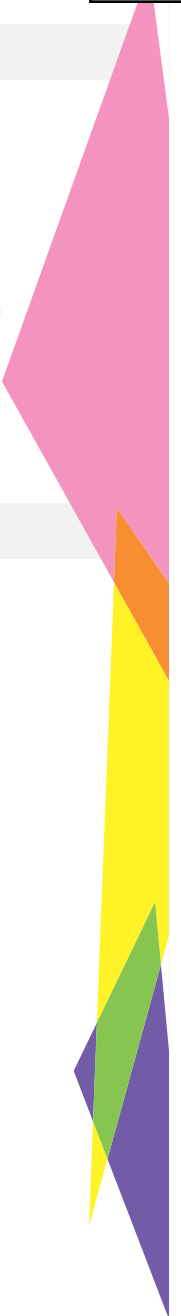
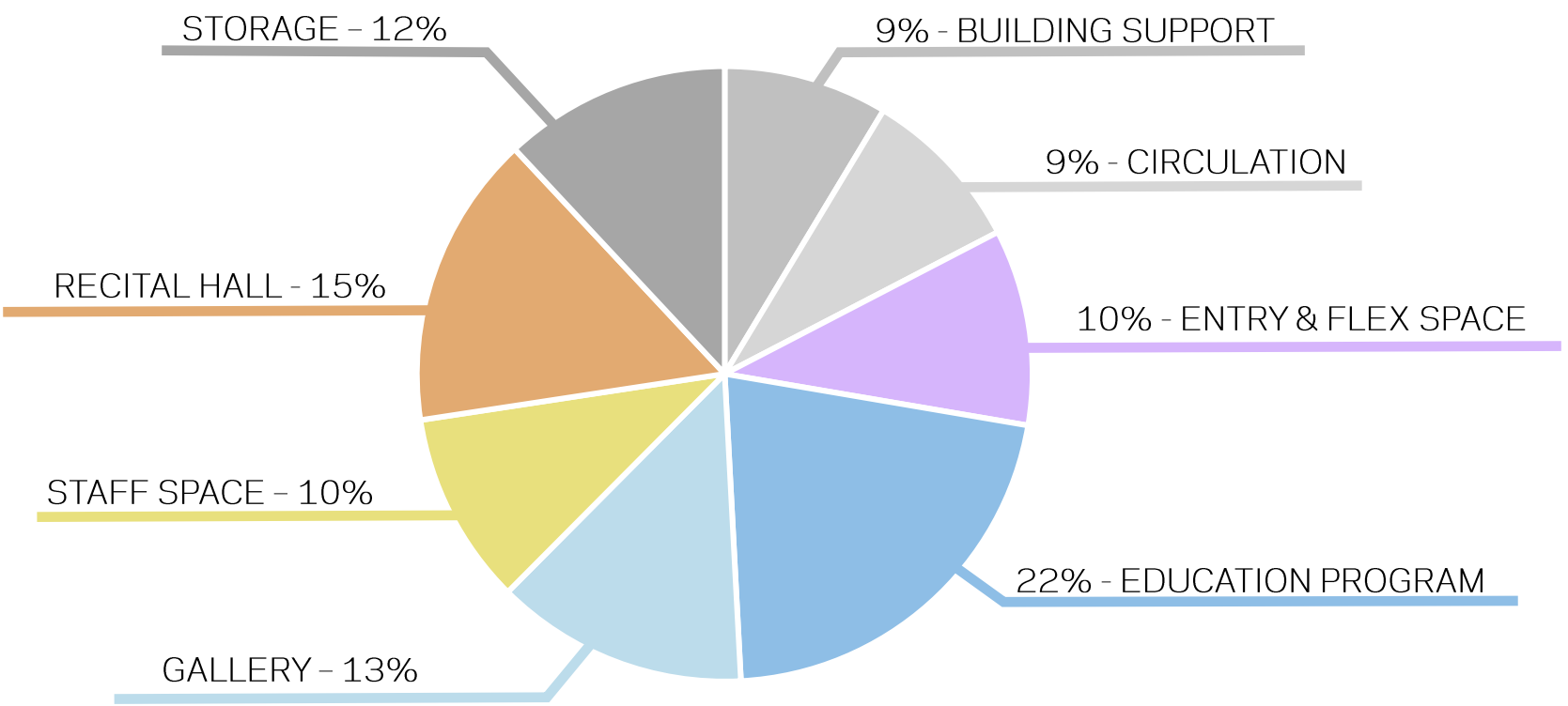
Estimate total includes escalation costs if bid Fall 2025 -	\$9,130,000
Estimate total includes escalation costs if bid Fall 2026 -	\$9,403,900

BUILDING PROGRAM

EXISTING BUILDING PROGRAM - 13,600 sf



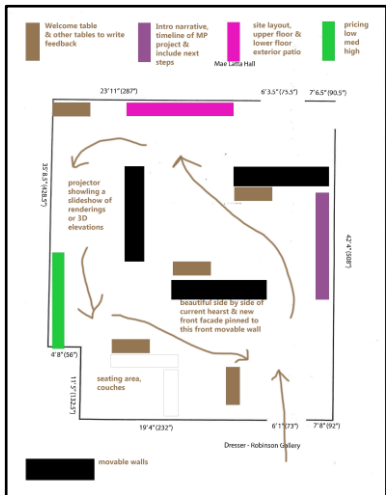
NEW BUILDING PROGRAM - 21,000 sf



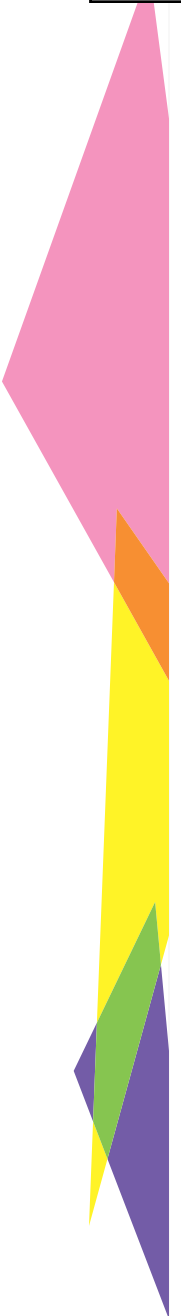
OPEN HOUSE FEEDBACK

OPEN HOUSE - OCTOBER 24, 2023

The feedback on the proposed project is notably positive, highlighting several aspects that resonate well with the community. There is widespread support for the idea of renovating the existing building to preserve its character, add necessary space, and maintain the surrounding natural environment. The front entrance design, with its convergence on the corner and openness inside, is praised for its aesthetic appeal. The concept of a new expanded art center is well-received, with expressions of pride in the envisioned improvements. Additionally, the functional flow of the interior layout, especially in terms of necessary classroom and storage space, is positively acknowledged. The improved lobby design, featuring a vestibule, mixed-use space, and direct access to stairs and an elevator, is well-received. The brightness, airiness, and openness of the proposed concept are also commended. Overall, the community expresses strong support for the project, emphasizing its potential positive impact on the artistic and communal aspects of the area.



OPEN HOUSE IMAGES





opnarchitects.com

APPENDIX: A. EXTERIOR IMAGES



north elevation concept



west elevation concept



south-east elevation concept



east elevation concept





APPENDIX: B. INTERIOR IMAGES



OPN
ARCHITECTS



















OPN
ARCHITECTS









OPN
ARCHITECTS

APPENDIX: C. PROJECT ESTIMATE

*** PRELIMINARY

PROJECT: **HEARST CENTER OF THE ARTS**
 OWNER: **CITY OF CEDAR FALLS**
 ARCHITECT: **OPN ARCHITECTS**

LOCATION: **CEDAR FALLS, IA**
 DATE: **OCTOBER 17, 2023**
 STATUS: **CONCEPTUAL**

DESCRIPTION OF WORK	TOTAL	% OF TOTAL
*** DIVISION 1 - GENERAL REQUIREMENTS ***	506,007	9.93%
*** DIVISION 2 - EXISTING CONDITIONS ***	313,714	6.16%
*** DIVISION 3 - CONCRETE ***	243,589	4.78%
*** DIVISION 4 - MASONRY ***	124,323	2.44%
*** DIVISION 5 - METALS ***	306,165	6.01%
*** DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES ***	82,993	1.63%
*** DIVISION 7 - THERMAL & MOISTURE PROTECTION ***	745,523	14.64%
*** DIVISION 8 - OPENINGS ***	349,632	6.86%
*** DIVISION 9 - FINISHES ***	582,625	11.44%
*** DIVISION 10 - SPECIALTIES ***	60,753	1.19%
*** DIVISION 11 - EQUIPMENT ***		
*** DIVISION 12 - FURNISHINGS ***		
*** DIVISION 13 - SPECIAL CONSTRUCTION ***		
*** DIVISION 14 - CONVEYING SYSTEMS ***	115,000	2.26%
*** DIVISION 21 - FIRE SUPPRESSION ***	110,000	2.16%
*** DIVISION 22 - PLUMBING ***	275,000	5.40%
*** DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING ***	385,000	7.56%
*** DIVISION 25 - INTEGRATED AUTOMATION ***		
*** DIVISION 26 - ELECTRICAL ***	525,000	10.31%
*** DIVISION 27 - COMMUNICATIONS ***		
*** DIVISION 28 - ELECTRONIC SAFETY AND SECURITY ***		
*** DIVISION 31 - EARTHWORK ***	139,006	2.73%
*** DIVISION 32 - EXTERIOR IMPROVEMENTS ***	229,292	4.50%
*** DIVISION 33 - UTILITIES ***		
	\$5,093,622	
CONTRACTOR'S MARKUP ON NET GENERAL COSTS OF	3,798,622 @ 10.00%	379,862
CONTRACTOR'S MARKUP ON NET MECH/ELEC COSTS OF	1,295,000 @ 5.00%	64,750
		5,538,234
CONTINGENCY ON NET COSTS OF	5,093,622 @ 15.00%	764,043
ESTIMATE TOTAL		6,302,277
ESCALATION TO BID DAY FALL 2025	10.00%	\$630,228
ESTIMATE TOTAL INCLUDING ESCALATION TO FALL 2025		\$6,932,505
POTENTIAL REDUCTION FOR EXEMPTION OF 6% STATE SALES TAXES		\$93,000 - \$113,700

*** PRELIMINARY ***

PROJECT: **HEARST CENTER OF THE ARTS**
 OWNER: **CITY OF CEDAR FALLS**
 ARCHITECT: **OPN ARCHITECTS**

LOCATION: **CEDAR FALLS, IA**
 DATE: **OCTOBER 17, 2023**
 STATUS: **CONCEPTUAL**

DESCRIPTION OF WORK	TOTAL	% OF TOTAL
SITework	1,081,882	17.17%
GENERAL CONSTRUCTION	4,141,223	65.71%
MECHANICAL CONSTRUCTION	1,016,400	16.13%
ELECTRICAL CONSTRUCTION	693,000	11.00%
COST ESTIMATE TOTAL INCLUDING ESCALATION TO FALL 2025	\$6,932,505	

POTENTIAL REDUCTION FOR EXEMPTION OF 6% STATE SALES TAXES **-\$103,353**

ALTERNATES

ALTERNATE 1 - DELETE CLERESTORY - DEDUCT \$50,000
 ALTERNATE 2 - MAINTAN CURRENT SLAB & FOUNDATION WALLS - DEDUCT \$21,000

SECOND PRICING OPTION

NEW BUILDING ON EXISTING SITE \$7,750,000 - \$8,000,000

PROJECT: **HEARST CENTER OF THE ARTS**
 OWNER: **CITY OF CEDAR FALLS**
 ARCHITECT: **OPN ARCHITECTS**

LOCATION: **CEDAR FALLS, IA**
 DATE: **OCTOBER 17, 2023**
 STATUS: **CONCEPTUAL**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	*** DIVISION 1 - GENERAL REQUIREMENTS ***				
2					
3	PROJECT SIGN	1	LS	1485.00	1485
4	TEMPORARY FACILITIES - ELECTRICITY	1	LS	3300.00	3300
5	" " - WATER	1	LS	2046.00	2046
6	" " - SANITARY	1	LS	3630.00	3630
7	" " - HEAT	1	LS	22000.00	22000
8	" " - STORAGE	1	LS	1980.00	1980
9	GENERAL EQUIPMENT & TOOL EXPENSE	1	LS	211446.00	211446
10	JOB SUPERVISION & FIELD OFFICES	1	LS	190245.00	190245
11	ENGINEERING & LAYOUT, SITE SURVEY	1	LS	3850.00	3850
12	SOIL & CONCRETE TESTING	1	LS	3025.00	3025
13	BOND & MISC FEES	1	LS	50000.00	50000
14	BUILDING PERMIT - UBC SCHEDULE	1	LS	13000.00	13000
15					
16					
17	SUBTOTAL DIV. 1				506007
18					
19					
20	*** DIVISION 2 - EXISTING CONDITIONS ***				
21					
22	SITE PREPARATION				
23	CONSTRUCTION FENCE & GATES	850	LF	11.00	9350
24	SILT FENCE @ CONSTRUCTION FENCE	850	LF	2.75	2338
25	SILT FENCE @ SITE GRADING	100	LF	2.75	275
26					
27	SITE DEMOLITION				
28	HAZARDOUS MATERIAL ABATEMENT - BY OWNER				
29	REMOVE TREES	7	EA	605.00	4235
30	REMOVE LANDSCAPING	1	LS	1500.00	1500
31	REMOVE HOUSE w/ BASEMENT - 2 STY	1	LS	20000.00	20000
32	REMOVE GARAGE	480	SF	2.08	1000
33	REMOVE SIDEWALKS & PLAZA	4571	SF	0.83	3771
34	REMOVE PARKING LOT & DRIVE PAVING	10759	SF	1.65	17752
35	WARNING SIGNS & BARRICADES	1	LS	1000.00	1000
36	MISCELLANEOUS SITE DEMOLITION	1	LS	2500.00	2500
37					
38	SELECTIVE DEMOLITION				
39	HAZARDOUS MATERIAL ABATEMENT - BY OWNER				
40	TEMPORARY SUPPORT STRUCTURE	2492	SF	7.50	18687
41	TEMPORARY ENCLOSURES	2492	SF	5.00	12458
42	REMOVE ROOF & ROOF STRUCTURE	3680	SF	12.78	47045
43	REMOVE EXTERIOR FASCIA & GUTTERS	147	LF	9.08	1333
44	REMOVE EXTERIOR WALLS FOR OPENING	146	SF	22.57	3289
45	REMOVE EXTERIOR BRICK BANDS	19	SF	18.15	352
46	REMOVE EXTERIOR WINDOWS	35	EA	90.75	3176
47	REMOVE EXTERIOR DOORS & FRAMES - SGL	1	EA	90.75	91
48	REMOVE EXTERIOR DOORS & FRAMES - DBL	1	EA	117.98	118
49	REMOVE ABOVE GRADE EXTERIOR WALLS	2823	SF	9.08	25615
50	REMOVE MAIN LEVEL FLOOR SYSTEM	2996	SF	2.20	6590

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
51	REMOVE BASEMENT SLAB ON GRADE	2688	SF	1.65	4436
52	REMOVE EXTERIOR BASEMENT WALLS	1434	SF	14.66	21025
53	REMOVE FOUNDATION	181	LF	16.50	2992
54	REMOVE INTERIOR DOORS & FRAMES - SGL	27	EA	90.75	2450
55	REMOVE INTERIOR DOORS & FRAMES - DBL	7	EA	117.98	826
56	REMOVE INTERIOR WALLS FOR OPENINGS	50	SF	12.71	640
57	REMOVE INTERIOR PARTITIONS	8529	SF	3.63	30962
58	REMOVE FLOORING	12392	SF	0.82	10121
59	REMOVE CEILINGS	12392	SF	1.00	12371
60	REMOVE MECHANICAL SYSTEMS - ALLOWANCE	1	LS	5000.00	5000
61	REMOVE ELECTRICAL SYSTEMS - ALLOWANCE	1	LS	5000.00	5000
62					
63	HAUL DEBRIS & DUMP FEES	1	LS	35416.00	35416
64					
65					
66					
67	SUBTOTAL DIV. 2				313714
68					
69					
70	*** DIVISION 3 - CONCRETE ***				
71					
72	ELEVATOR PIT - COMPLETE	1	LS	6600.00	6600
73					
74	EXTERIOR FOOTINGS - INCLUDING EXCAV & BF	309	LF	47.88	14800
75	EXTERIOR FOUNDATION & BASEMENT WALLS	3637	SF	35.04	127442
76					
77	BASEMENT SLAB ON GRADE w/ MESH & BASE	7593	SF	5.50	41763
78	STOOPS w/ FOOTINGS	300	SF	34.21	10266
79					
80	MAIN LEVEL SLAB ON DECK	5718	SF	6.05	34595
81	MAIN LEVEL SLAB ON FILL	1343	SF	6.05	8124
82					
83					
84					
85	SUBTOTAL DIV. 3				243589
86					
87					
88	*** DIVISION 4 - MASONRY ***				
89					
90	REPAIR EXTERIOR BRICK FACADE	19	SF	55.00	1068
91	MISCELLANEOUS MASONRY REPAIR	1	LS	5000.00	5000
92					
93	ELEVATOR SHAFT - CMU	1317	SF	18.70	24631
94	CMU PARTITIONS	5674	SF	16.50	93625
95					
96					
97					
98	SUBTOTAL DIV. 4				124323
99					
100					

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
101	*** DIVISION 5 - METALS ***				
102					
103	METAL FLOOR FRAMING & DECKING	5718	SF	16.50	94349
104					
105	METAL ROOF FRAMING & DECKING - NORTH ADDITION	7174	SF	14.30	102595
106	METAL ROOF FRAMING & DECKING - SOUTHEAST ADDITION	1689	SF	13.20	22300
107	ROOF FRAMING & DECKING - CLERESTORY	298	SF	16.50	4915
108	ROOF FRAMING & DECKING - ELEVATOR PENTHOUSE	134	SF	16.50	2214
109					
110	<u>MISCELLANEOUS METALS</u>				
111	GUARDRAIL @ MAIN STAIR - GLASS	60	LF	556.88	33513
112	MAIN STAIR	1	LS	38500.00	38500
113	ELEVATOR PIT LADDER	1	EA	1037.30	1037
114	ELEVATOR SILL ANGLES	13	LF	20.31	256
115	LINTELS	278	LF	23.30	6486
116					
117					
118					
119	SUBTOTAL DIV. 5				306165
120					
121					
122	*** DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES ***				
123					
124	ROUGH CARPENTRY				
125	BLOCKING @ DOORS & WINDOWS	680	LF	5.08	3452
126	WALL BLOCKING	468	LF	5.98	2800
127	FT PLYWOOD TO 8'	561	SF	4.00	2243
128	MISC. FRAMING & BLOCKING	1	LS	1000.00	1000
129					
130	FINISH CARPENTRY				
131	SOLID SURFACE TOILET COUNTERS	28	LF	163.08	4496
132					
133	<u>CLASSROOMS (4 EA)</u>				
134	PLAM BASE CABINETS	105	SF	100.88	10578
135	- ADD FOR SOLID SURFACE COUNTER w/BACKSPLASH	37	LF	163.08	6042
136	<u>CERAMIC 013</u>				
137	PLAM BASE CABINETS	26	SF	100.88	2616
138	- ADD FOR SOLID SURFACE COUNTER w/BACKSPLASH	9	LF	163.08	1494
139					
140	<u>RECEPTION 102</u>				
141	CUSTOM RECEPTION DESK, 30"	22	LF	688.71	15000
142	<u>BACK ENTRANCE 105</u>				
143	PLAM BASE CABINETS	36	SF	100.88	3678
144	- ADD FOR SOLID SURFACE COUNTER w/BACKSPLASH	13	LF	163.08	2100
145	PLAM WALL CABINETS	32	SF	85.58	2757
146	PLAM TALL STORAGE CABINETS, 4' X 7'	3	EA	1018.88	3057
147	<u>KITCHENETTE 110</u>				
148	PLAM BASE CABINETS	23	SF	100.88	2283
149	- ADD FOR SOLID SURFACE COUNTER w/BACKSPLASH	8	LF	163.08	1305
150	PLAM WALL CABINETS	20	SF	85.58	1711

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151	<u>COATS 121</u>				
152	COAT ROD & SHELF	9	LF	32.71	307
153	<u>KITCHEN 122</u>				
154	PLAM BASE CABINETS	69	SF	100.88	6927
155	- ADD FOR SOLID SURFACE COUNTER w/BACKSPLASH	24	LF	163.08	3956
156	PLAM WALL CABINETS	61	SF	85.58	5191
157					
158	ALL OTHER CABINERY BY OWNER				
159					
160					
161					
162	SUBTOTAL DIV. 6				82993
163					
164					
165	*** DIVISION 7 - THERMAL & MOISTURE PROTECTION ***				
166					
167	FOUNDATION INSULATION	1236	SF	2.67	3305
168					
169	BASEMENT WATERPROOFING & PROTECTION BOARD	10577	SF	3.80	40144
170					
171	EXTERIOR SOLID PHENOLIC RAIN SCREEN WALL SYSTEM	4905	SF	82.50	404651
172					
173	EXTERIOR METAL WALL PANEL SYSTEM	402	SF	66.00	26560
174					
175	SOFFIT FRAMING & SHEATHING @ S.E.ADDITION	302	SF	16.50	4991
176	SOFFIT FRAMING & SHEATHING @ MAIN ENTRANCE	146	SF	55.00	8016
177					
178	SUNSCREEN FINS @ NORTH ELEVATION	928	LF	38.50	35747
179	BANNER STANDOFFS @ NORTH ELEVATION	5	PR	267.30	1337
180					
181	NORTH ADDITION ROOFING & INSULATION - ADHERED TPO	7174	SF	16.50	118378
182	ADD FOR TAPERED INSULATION - ALLOWANCE	1	LS	1500.00	1500
183	TIE INTO EXISTING ROOFING	68	LF	38.50	2599
184	PARAPET CAP FLASHING & BLOCKING	359	LF	36.48	13094
185					
186	ELEVATOR PENTHOUSE ROOFING & INSULATION	134	SF	22.00	2952
187	ROOF FLASHING & BLOCKING	93	LF	36.48	3394
188					
189	CLERESTORY EXTERIOR WALL SYSTEM	331	SF	22.00	7278
190	CLERESTORY ROOFING & INSULATION	298	SF	22.00	6553
191	CLERESTORY ROOF EDGE FLASHING & BLOCKING	71	LF	30.98	2197
192	CLERESTORY WALL TO ROOF FLASHING & BLOCKING	71	LF	36.48	2587
193					
194	ROOFING & INSULATION @ S.E. ADDITION	1689	SF	11.00	18584
195	TIE INTO EXISTING BLDG	100	LF	27.50	2743
196	ADD FOR RIDGES & VALLEYS	200	LF	10.00	1996
197	FASCIA FLASHING & BLOCKING	142	LF	30.98	4389
198	GUTTERS	142	LF	11.00	1559
199	DOWNSPOUTS	88	LF	11.00	971
200					

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201	FIRE STOPPING - GENERAL CONSTRUCTION	1	LS	5000.00	5000
202					
203	CAULKING	1	LS	25000.00	25000
204					
205					
206					
207	SUBTOTAL DIV. 7				745523
208					
209					
210	*** DIVISION 8 - OPENINGS ***				
211					
212	EXTERIOR HM FRAMES				
213	- 6'4" X 7'4"	1	EA	647.63	648
214	EXTERIOR HM DOORS				
215	- 3'0" X 7'0"	2	EA	900.68	1801
216	EXTERIOR FINISH HARDWARE	2	EA	706.48	1413
217					
218	INTERIOR HM FRAMES				
219	- 3'4" X 7'2"-7'4"	5	EA	535.81	2679
220	- 6'4" X 7'0"-7'4"	5	EA	636.35	3182
221	- 6'8" X 7'2"	4	EA	636.35	2545
222	- 3'4" X 8'0"-8'2"	9	EA	559.35	5034
223	- 6'8" X 8'2"	1	EA	665.78	666
224	- ADD FOR SIDELIGHT FRAMING & GLAZING	291	SF	49.50	14397
225					
226	INTERIOR HM or WD DOORS				
227	- 3'0" X 7'0"	11	EA	618.20	6800
228	- 3'0" X 7'0" FULL GLASS	4	EA	908.05	3632
229	- 3'2" X 7'0"	8	EA	647.63	5181
230	- 3'2" X 8'0"	11	EA	677.05	7448
231					
232	INTERIOR FINISH HARDWARE	34	EA	647.63	22019
233					
234	POCKET DOOR @ KITCHEN, 6'	1	EA	1500.00	1500
235	CUSTOM WOOD SLIDING DOOR & TRACK @ GALLERY	350	SF	100.00	35000
236					
237	INTERIOR HM WINDOWS, 4' x 4'	2	EA	792.00	1584
238					
239	EXTERIOR ALUM. STOREFRONT ENTRANCES	926	SF	66.00	61137
240	- ADD FOR FULL GLASS DOORS, 3' X 7'	12	EA	2915.00	34980
241	INTERIOR ALUM. STOREFRONT ENTRANCES	53	SF	66.00	3492
242	- ADD FOR FULL GLASS DOORS, 3' X 7'	2	EA	2915.00	5830
243	- ADD FOR AUTO OPENER	3	EA	2750.00	8250
244					
245	EXTERIOR ALUM. WINDOWS				
246	- 4'0" x 16'4"	13	EA	4345.00	56485
247	- 4'2" x 5'0"	10	EA	1375.00	13750
248	ADD FOR SPANDREL PANELS	269	SF	16.50	4443
249					
250	NEW EXTERIOR WINDOWS IN EXTG OPENINGS				

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
251	- 4'0" x 2'6"	2	EA	660.00	1320
252	- 4'2" x 5'0"	2	EA	1375.00	2750
253	- 4'2" x 6'0"	1	EA	1650.00	1650
254					
255	EXTERIOR STOREFRONT WINDOW	330	SF	66.00	21780
256					
257	CLERESTORY WINDOWS	276	SF	66.00	18236
258					
259					
260					
261	SUBTOTAL DIV. 8				349632
262					
263					
264	*** DIVISION 9 - FINISHES ***				
265					
266	INTERIOR PARTITIONS				
267	- 6" METAL STUDS, 1 LAYER 5/8" GB EACH SIDE, SOUND BATT	2848	SF	13.20	37596
268	- 3 5/8" METAL STUDS, 1 LAYER 5/8" GB EACH SIDE, SOUND BATT	2731	SF	8.80	24035
269	- 3 5/8" METAL STUDS, 1 LAYER 5/8" GB ONE SIDE	1265	SF	7.15	9042
270					
271	SUSPENDED CEILING FRAMING & GB	3379	SF	13.20	44598
272	SOFFIT FRAMING & GB	378	SF	16.50	6235
273	BULKHEAD FRAMING & GB	600	SF	14.30	8575
274	CLERESTORY CEILING FRAMING & GYP BOARD - PNT	298	SF	16.50	4915
275	CLERESTORY BULKHEAD FRAMING & GB - PAINT	334	SF	16.50	5514
276					
277	CERAMIC FLOOR TILE	787	SF	13.20	10385
278	- BASE	320	LF	13.20	4226
279					
280	EPOXY TERRAZZO FLOORING	7498	SF	22.00	164948
281					
282	ACOUSTICAL CEILINGS, 24" x 24"	15801	SF	4.68	73869
283	SUSPENDED CEILING FRAMING & WOOD PANELS	138	SF	16.50	2281
284					
285	CARPET TILE	1427	SF	4.40	6279
286	WALK-OFF CARPET TILE	119	SF	9.90	1183
287					
288	LUXURY VINYL FLOOR TILE	403	SF	7.70	3102
289					
290	RUBBER BASE	3124	LF	2.75	8591
291					
292	RUBBER STAIR TREADS & RISERS	198	LF	31.35	6217
293					
294	SEALED & POLISHED CONCRETE	10085	SF	6.60	66560
295					
296	PAINTS & COATINGS				
297	- GB WALLS	13852	SF	1.38	19047
298	- CMU WALLS	10785	SF	1.49	16016
299	- EXISTING WALLS	4365	SF	1.49	6482
300	- GB CEILINGS/SOFFITS/BULKHEADS	4356	SF	1.65	7188

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
301	- FRAMES & DOORS	36	EA	165.00	5940
302	- EXPOSED CEILINGS	10021	SF	2.48	24802
303	- MISC. METALS	1	LS	15000.00	15000
304					
305					
306					
307	SUBTOTAL DIV. 9				582625
308					
309					
310	*** DIVISION 10 - SPECIALTIES ***				
311					
312	VISUAL DISPLAY BOARD ALLOWANCE	1	LS	5000.00	5000
313					
314	INTERIOR SIGNAGE (PER OPENING)	35	EA	44.88	1571
315	EXTERIOR SIGNAGE				
316	- 2'6" LETTERS - LIT	6	EA	432.85	2597
317	- 10" LETTERS	16	EA	104.23	1668
318					
319	ACCORDION PARTITIONS - LOWER LEVEL	448	SF	50.00	22400
320					
321	TOILET PARTITIONS				
322	- STANDARD	4	EA	1449.25	5797
323	- ADA	4	EA	1625.80	6503
324	- URINAL SCREEN	2	EA	620.40	1241
325					
326	FIRE EXTINGUISHER	1	EA	289.85	290
327	FIRE EXTINGUISHERS w/CABINETS	5	EA	549.78	2749
328					
329	<u>TOILET ACCESSORIES</u>				
330	PAPER TOWEL DISPENSER	6	EA	104.23	625
331	SOAP DISPENSERS	10	EA	86.57	866
332	SANITARY NAPKIN DISPOSALS	8	EA	355.58	2845
333	TOILET PAPER DISPENSERS	10	EA	74.80	748
334	GRAB BARS				
335	- 18"	6	EA	77.15	463
336	- 36"	6	EA	88.92	534
337	- 42"	6	EA	100.69	604
338	FRAMED MIRRORS	10	EA	165.00	1650
339	DIAPER CHANGING TABLE	4	EA	443.85	1775
340	ROBE HOOKS	10	EA	44.88	449
341					
342	UTILITY SHELF & MOP/BROOM HOLDER	1	EA	140.03	140
343	FRP @ MOP SINKS	32	SF	7.48	239
344					
345	STORAGE SHELVING - BY OWNER				
346					
347					
348					
349	SUBTOTAL DIV. 10				60753
350					

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
351					
352	*** DIVISION 11 - EQUIPMENT ***				
353					
354	ALL EQUIPMENT BY OWNER				
355					
356					
357					
358	SUBTOTAL DIV. 11				
359					
360					
361	*** DIVISION 12 - FURNISHINGS ***				
362					
363	CASEWORK - SEE DIV 6				
364					
365	ALL OTHER FURNISHINGS BY OWNER				
366					
367					
368					
369	SUBTOTAL DIV. 12				
370					
371					
372	*** DIVISION 13 - SPECIAL CONSTRUCTION ***				
373					
374	NONE				
375					
376					
377	SUBTOTAL DIV. 13				
378					
379					
380	*** DIVISION 14 - CONVEYING SYSTEMS ***				
381					
382	ELEVATOR - 2 STOP; 101 TRAVEL; OVERSIZED DOOR	1	EA	115000.00	115000
383					
384					
385					
386	SUBTOTAL DIV. 14				115000
387					
388					
389	*** DIVISION 21 - FIRE SUPPRESSION ***				
390					
391	SPRINKLERS INCLUDING NEW WATER SERVICE	1	LS	110000.00	110000
392					
393					
394					
395	SUBTOTAL DIV. 21				110000
396					
397					
398	*** DIVISION 22 - PLUMBING ***				
399					
400	PLUMBING	1	LS	275000.00	275000

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401					
402					
403					
404	SUBTOTAL DIV. 22				275000
405					
406					
407	*** DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING ***				
408					
409	HVAC	1	LS	385000.00	385000
410					
411					
412					
413	SUBTOTAL DIV. 23				385000
414					
415					
416	*** DIVISION 25 - INTEGRATED AUTOMATION ***				
417					
418	SEE DIV 23				
419					
420					
421	SUBTOTAL DIV. 25				
422					
423					
424	*** DIVISION 26 - ELECTRICAL ***				
425					
426	ELECTRICAL	1	LS	525000.00	525000
427					
428					
429					
430	SUBTOTAL DIV. 26				525000
431					
432					
433	*** DIVISION 27 - COMMUNICATIONS ***				
434					
435	SEE DIV 26				
436					
437					
438	SUBTOTAL DIV. 27				
439					
440					
441	*** DIVISION 28 - ELECTRONIC SAFETY AND SECURITY ***				
442					
443	SEE DIV 26				
444					
445					
446	SUBTOTAL DIV. 28				
447					
448					
449	*** DIVISION 31 - EARTHWORK ***				
450					

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451	STRIP & STOCKPILE TOPSOIL ON SITE	387	CY	6.05	2339
452	SITE GRADING	1	LS	70000.00	70000
453	REPLACE TOPSOIL	387	CY	6.05	2339
454	FINE GRADE TOPSOIL	20879	SF	0.22	4593
455					
456	BASEMENT EXCAVATION - WASTE ON SITE	1777	CY	13.20	23461
457	BASEMENT BACKFILL - GRANULAR	966	CY	29.27	28267
458	FOUNDATION DRAIN TILE	319	LF	16.50	5256
459	- TIE INTO STORM SEWER	1	LS	2750.00	2750
460					
461					
462					
463	SUBTOTAL DIV. 31				139006
464					
465					
466	*** DIVISION 32 - EXTERIOR IMPROVEMENTS ***				
467					
468	SIDEWALK & PLAZA	8750	SF	5.50	48124
469	CONCRETE RAMP	515	SF	5.50	2833
470					
471	RETAINING WALLS - w/ HR	123	LF	233.86	28795
472					
473	SITE STEPS w/ GUARDRAIL	244	SF	191.38	46612
474					
475	PARKING LOT & DRIVE PAVING - HMA	10732	SF	5.23	56076
476	CURB & GUTTER	572	LF	28.05	16051
477	PAVEMENT MARKINGS	590	LF	1.21	714
478	ADA PARKING SIGNS	1	LS	750.00	750
479					
480	MISCELLANEOUS SITE IMPROVEMENTS - ALLOWANCE	1	LS	2500.00	2500
481					
482	LANDSCAPING - ALLOWANCE	1	LS	25000.00	25000
483	SEEDING	20879	SF	0.09	1837
484					
485					
486					
487	SUBTOTAL DIV. 32				229292
488					
489					
490	*** DIVISION 33 - UTILITIES ***				
491					
492	NONE				
493					
494					
495	SUBTOTAL DIV. 33				
496					
497					



City Council Work Session

Hearst 2.0 Master Plan Presentation

February 5, 2024



Participants

Friends of the Hearst

- President.....Wendy Bowman
- Vice President...Sandra Luttchens-Van Allen
- Treasurer.....Diane Meggers
- Secretary.....Mary Brammer
- David Beaty.....Finance
- Linda Taylor.....Hospitality
- Scott Cawelti Dale Schrad Molly Taiber
- Jess Cruz Judy Moser

OPN Architects

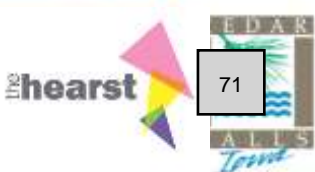
- Toby Olsen.....Associate Principal
- Heather Lynxwiler...Project Architect

Art & Culture Board

- President.....Matthew Wilson
- Vice President...Peter Berendzen
- Treasurer.....Toni Wilson Wood
- Secretary.....Lauren Finke
- Matthew Hundley Greg Holt

City of Cedar Falls

- Ron Gaines.....City Administrator
- Stephanie Houk Sheetz...Community Development Director
- Jennifer Pickar.....Tourism & Cultural Programs Manager
- Cory Hurless.....Cultural Programs (Hearst) Supervisor



H2.0 Project Timeline

- 2018 Building Visioning Committee examined space deficits at the Hearst to envision the next step forward.**
- 2019 Listing of anticipated maintenance needs of the aging facility prepared.**
- 2021 Intention of facility space and operational scenarios re-evaluated. Nonprofit financial strategy evaluation conducted.**
- 2022 Art & Culture Board and City Council approved moving forward on a Master Plan project.**
- 2023 Master Plan project conducted. Public Open House completed.**
- 2024 Present Master Plan to City Council.**

Initial Property/Site Evaluation

OPN's initial site review included the property at 304 & 224 W. Seerley Boulevard, which includes the Red House artist studios, the Hearst Sculpture Garden, and Corning Patio.

- Favorable neighborhood location
- Adjacent to bike trails
- Close to UNI & area schools
- Street presence lacking
- Full story elevation change limits options



Hearst's Current Facility Evaluation

Item 2.

- Aging facility – 35 yrs
 - Number of maintenance/renovation needs
 - Accessibility improvements needed
 - Programming workflow improvements needed
- Solid foundation (in addition area)
- Addition & substantial renovation can meet needs



Master Plan: Interior Layout Studies

Item 2.

NEW RECITAL ARCHITECTURE – PREFERRED CONCEPT

SPACE TYPE LEGEND

- GALLERY
- RECITAL HALL
- ED. PROGRAM
- FLEX ED/ ARTIST SPACE
- STAFF
- BUILDING SUPPORT
- CIRCULATION



Master Plan: Addition Footprint

EXISTING INTERIOR LAYOUT

Currently ≈12,000sf,
Proposed Project ≈ 20,000sf

- Lobby/Reception area
+660sf
- Performance Hall
+880sf
- Art Storage
+1500sf
- Gallery Space
+910sf
- Education Space
+2190sf



Master Plan: Interior Concept

Item 2.



All spaces within the preferred concept have been evaluated to consider:

- Use of standardized (non custom) building materials
- An accessible experience for all
- Flexibility to change space use over next 30+ years



Master Plan: Exterior Scale Study

The exterior design concept considers:

- The existing top roof elevation as the reference point for the new addition – not imposing to the neighborhood
- Improved signage and marketing opportunities as to the building's function
- more windows to entice people

EXISTING EXTERIOR ELEVATION



CONCEPT EXTERIOR ELEVATION



Master Plan: Exterior Elevations



north elevation concept



west elevation concept



south-east elevation concept



east elevation concept

October 24, 2023 Master Plan Open House

Item 2.

“I like the functional flow of the layout. It makes sense and adds necessary classroom, ceramics, and storage space.”



“I fully support the renovation of the existing building to keep some of its character and exterior elements, add needed space, and preserve the surrounding nature.”

- 53 in attendance
- 26 submitted written comments

Pricing

ADDITION AND RENOVATION OF EXISTING FACILITY

\$ 6,930,000*



Project Sub Category	Percentage of Project Budget
Exterior Architecture	26%
Mechanical/Electrical/Plumbing	24%
Interior Architecture	18%
General Conditions	10%
Site Improvement	7%
Demolition	6%
Vertical Circulation	5%
Furnishings	4%

Questions & Next Steps

Item 2.

- Council Feedback to OPN & City Staff
- Fundraising Feasibility Study & Fundraising campaign FY24-FY26
- Anticipated Design & Construction FY26-FY28



Thank you!