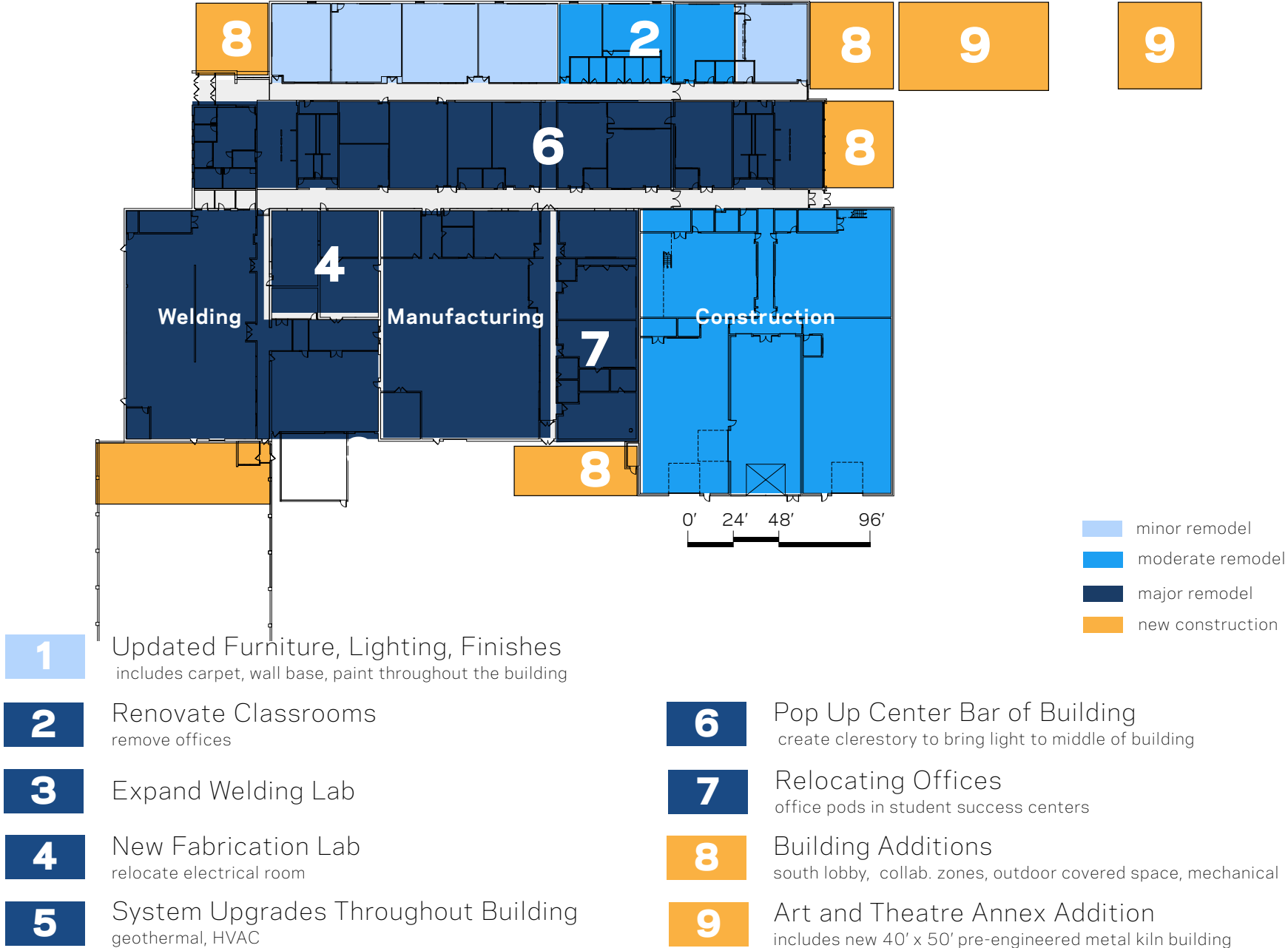


8

APPENDIX

Appendix 1: Building Project Plans	284
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JONES HALL - ARCHITECTURAL



JONES HALL - ELECTRICAL



Electrical Narrative:

- New electrical service to replace two existing dry-type unit substation. 15kV system upgrades, new PMH style pad switch, 2500kVA oil filled transformer
- New 4000A, 480V switchboard back feeding existing distribution
- Power for new HVAC equipment.
- New lighting and power for revised and new areas. Lighting only for exterior covered areas.

Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

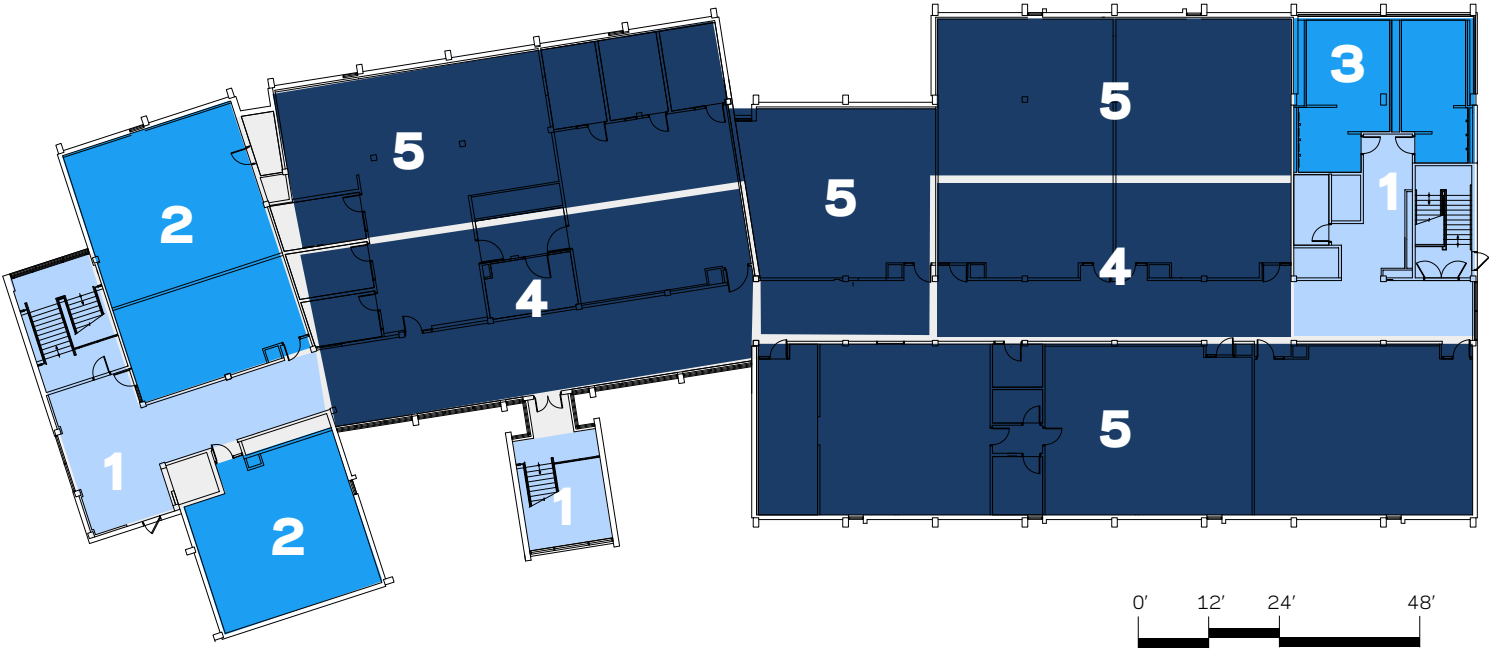
JONES HALL - MECHANICAL



LINN HALL LEVEL 3 REMODEL - ARCHITECTURAL

(AREA 1)

- minor remodel
- moderate remodel
- major remodel
- new construction



1

Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint in spaces shown

2

Remodel Classrooms
includes whiteboards, updated technology

3

Remodel Restrooms

4

New Collaboration Spaces
includes whiteboards, updated technology, furniture

5

New Health Lab Suite
Interdisciplinary health labs, central equipment lab

LINN HALL LEVEL 3 REMODEL - ELECTRICAL

(AREA 1)



Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

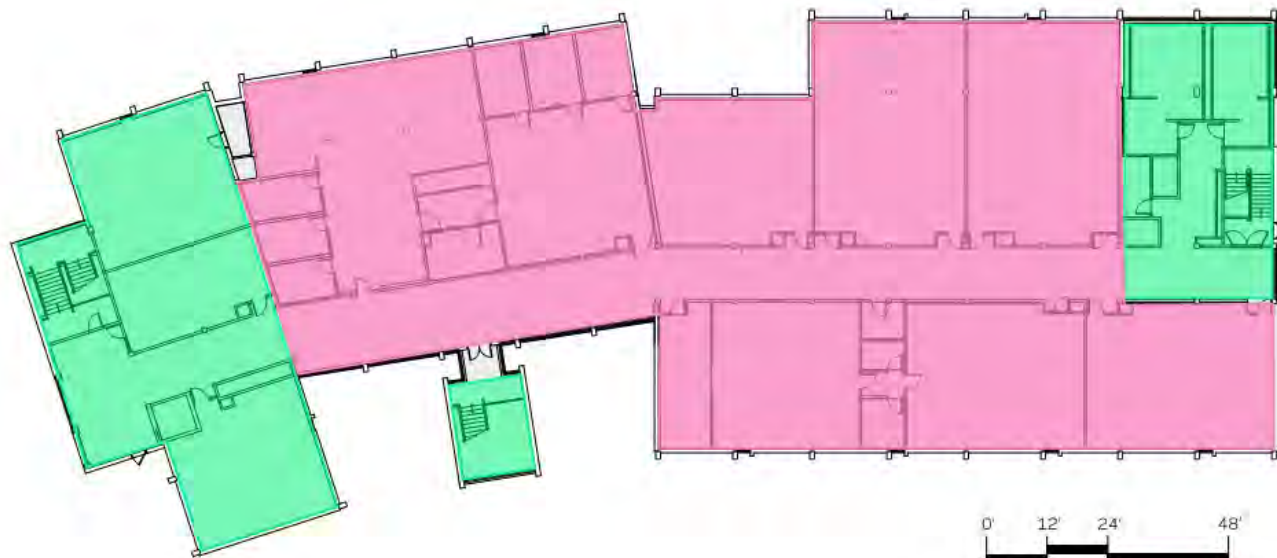
Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

- 0' 12' 24' 48'
- Lighting and lighting controls with limited system upgrades as noted.
 - Power for replaced terminal HVAC Equipment
 - Addition - extend lightning, power, fire alarm, and technology systems to serve new space
 - Power associated with HVAC replacement
 - Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
 - Addition - extend lightning, power, fire alarm, and technology systems to serve new space

LINN HALL LEVEL 3 REMODEL - MECHANICAL

(AREA 1)



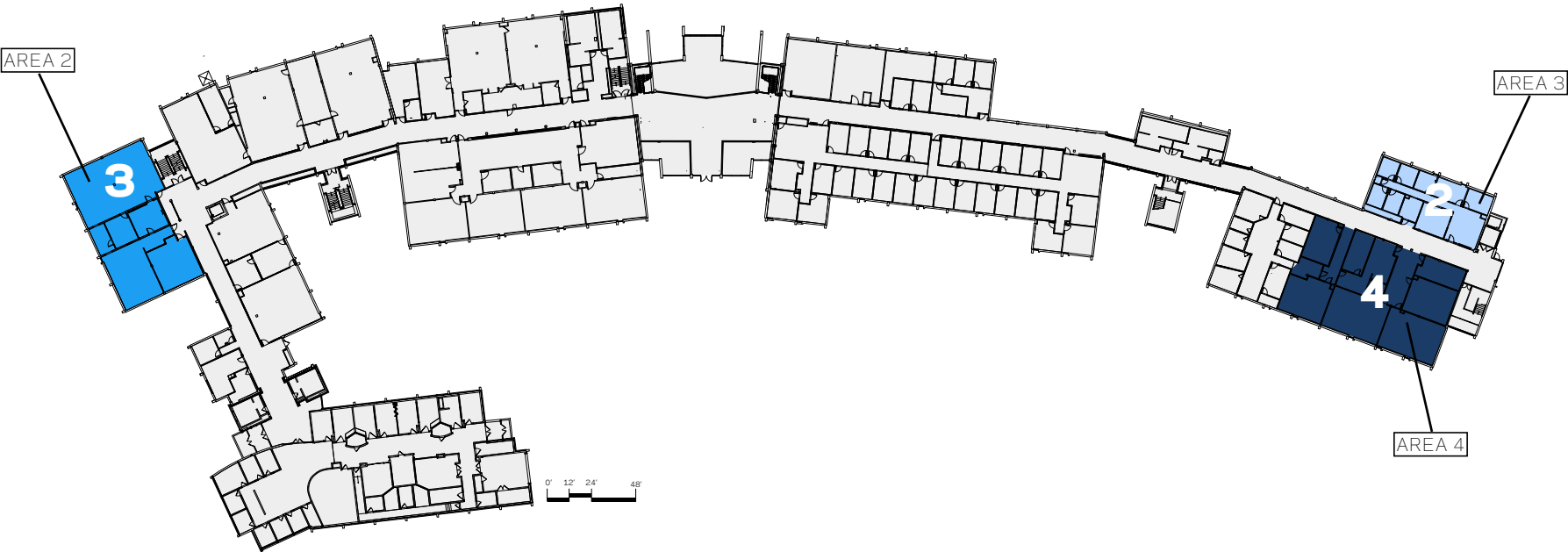
Mechanical Narrative:

- Existing fire suppression to be revised for renovated areas
- Existing HVAC consists of air handling units and zone level VAVs with hot water reheat coils

- Replace Diffusers/Grilles
- Replace terminal HVAC Equipment
- Addition - extend existing HVAC system to serve new space
- Complete renovation and HVAC replacement to match existing system
- Complete renovation and HVAC upgrade to Geothermal
- Addition - extend updated HVAC system to serve new space

LINN HALL LEVEL 2 REMODEL - ARCHITECTURAL

- minor remodel
- moderate remodel
- major remodel
- new construction



1

Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint throughout

2

Reallocate as Faculty Office Suite

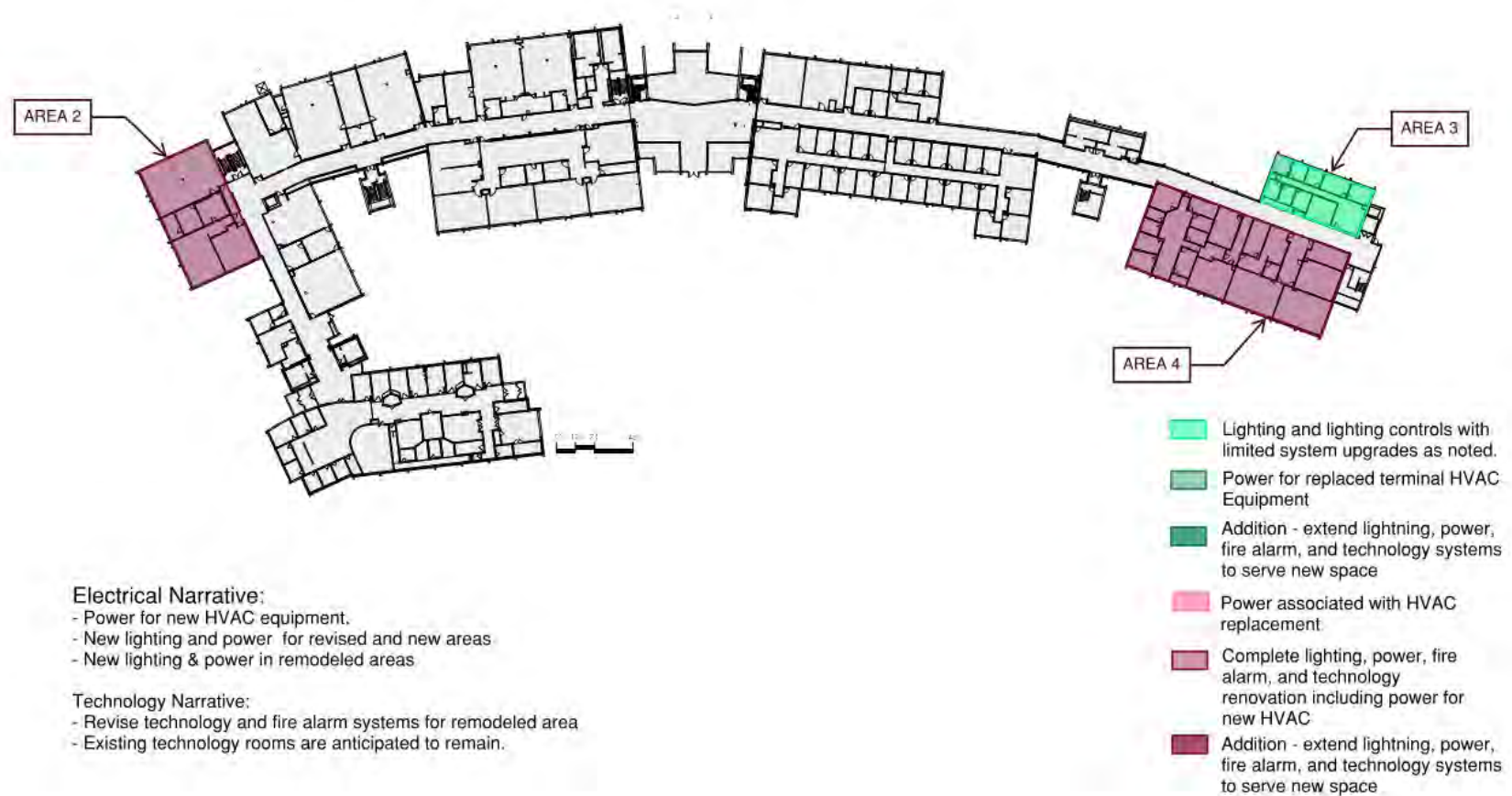
3

Relocate Dental to Vacant Suite

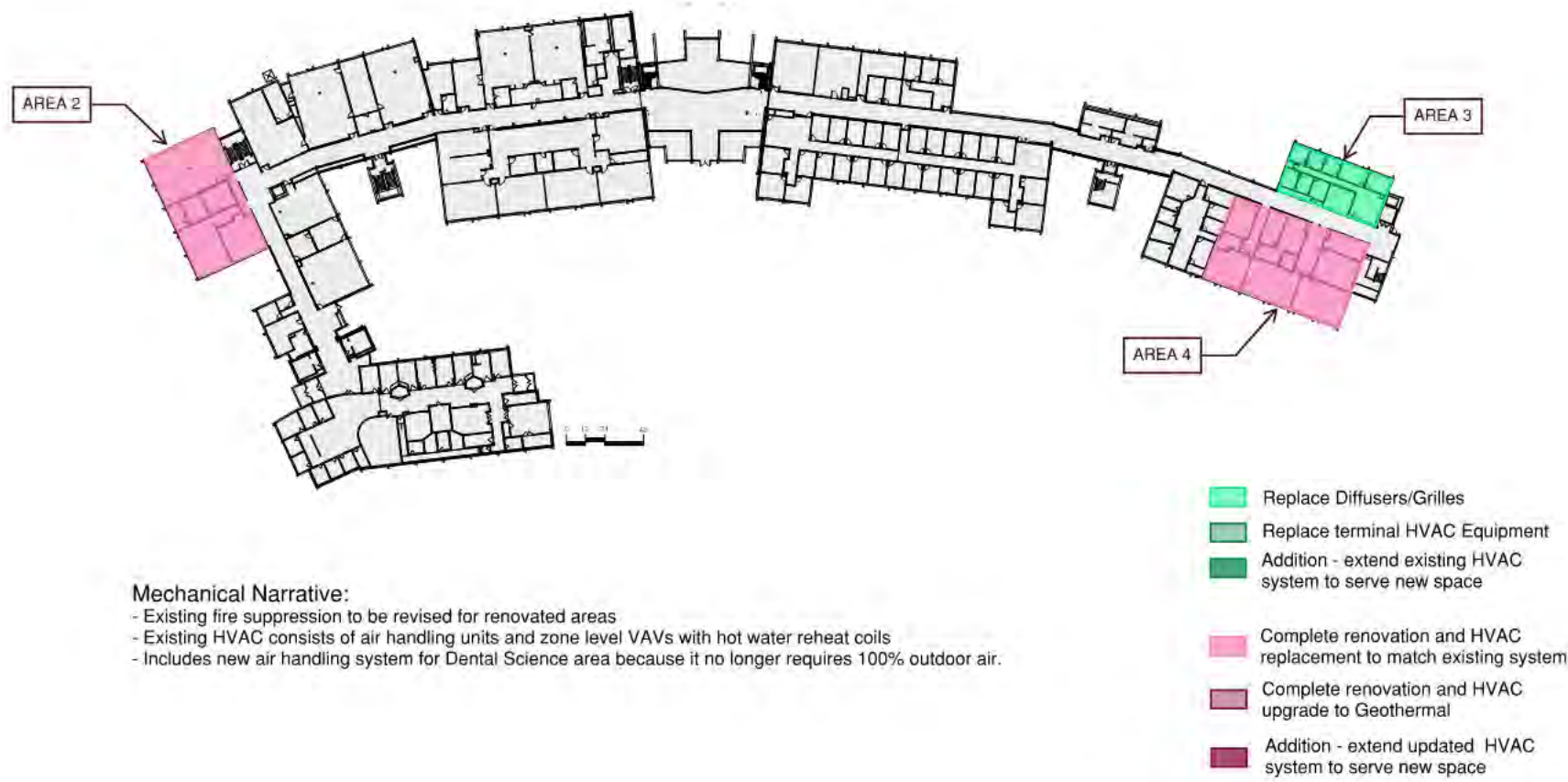
4

Remodel into Health Suite
includes health classrooms and labs

LINN HALL LEVEL 2 REMODEL - ELECTRICAL



LINN HALL LEVEL 2 REMODEL - MECHANICAL



LINN HALL LEVEL 1 REMODEL - ARCHITECTURAL

- minor remodel
- moderate remodel
- major remodel
- new construction



1

Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint throughout

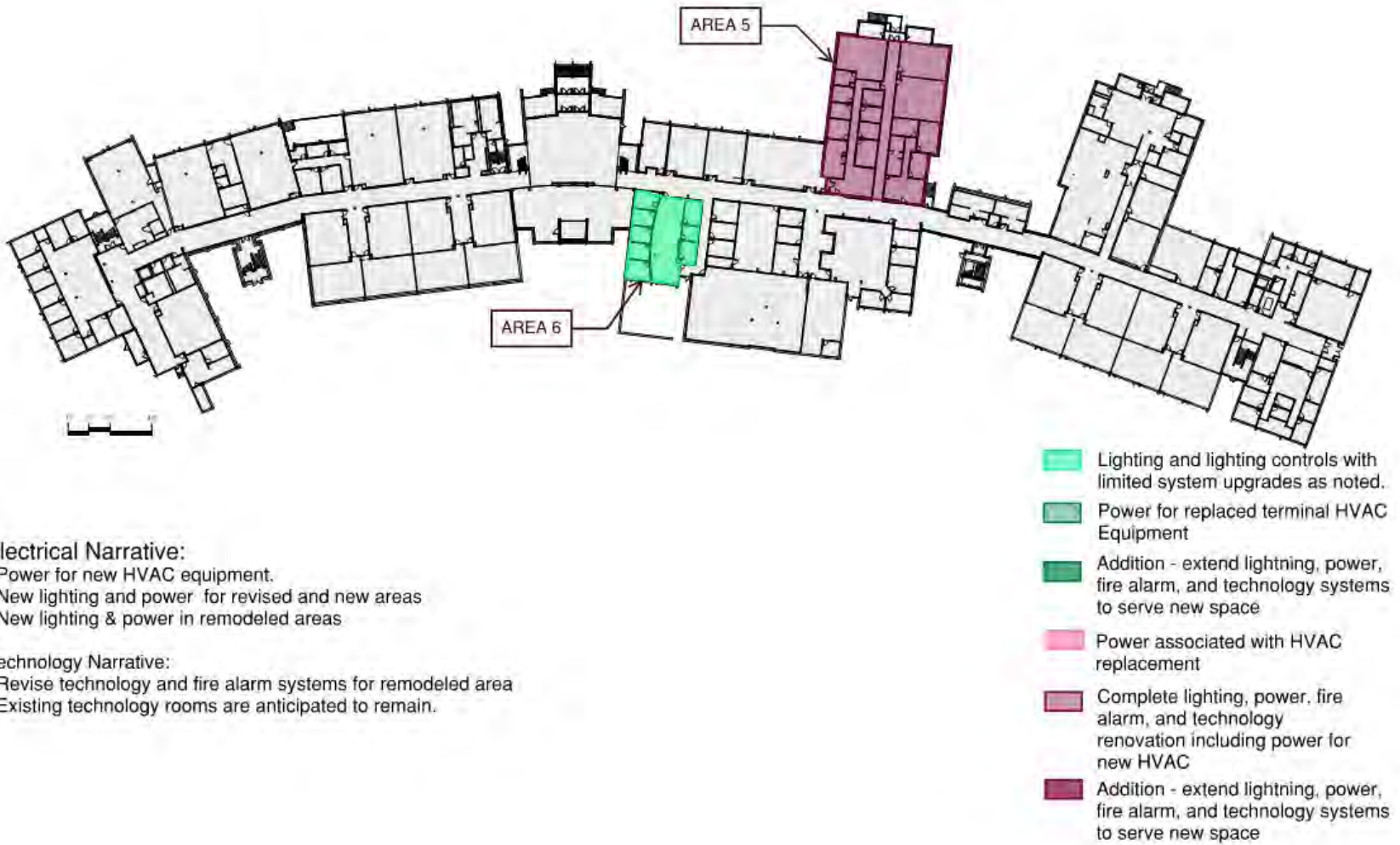
2

Reallocate as Faculty Office Suite

3

Remodel into Health Suite
includes health classrooms and labs

LINN HALL LEVEL 1 REMODEL - ELECTRICAL



LINN HALL LEVEL 1 REMODEL - MECHANICAL



SIM CENTER REFRESH - ARCHITECTURAL



1 New Furniture in Entry Area

2 Updated Finishes
includes carpet, wall base, paint

3 Repurpose Lobby Space

4 Relocate Sim Center Offices

5 Separate Control Rooms
add debriefing rooms near offices

SIM CENTER REFRESH - ELECTRICAL



Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

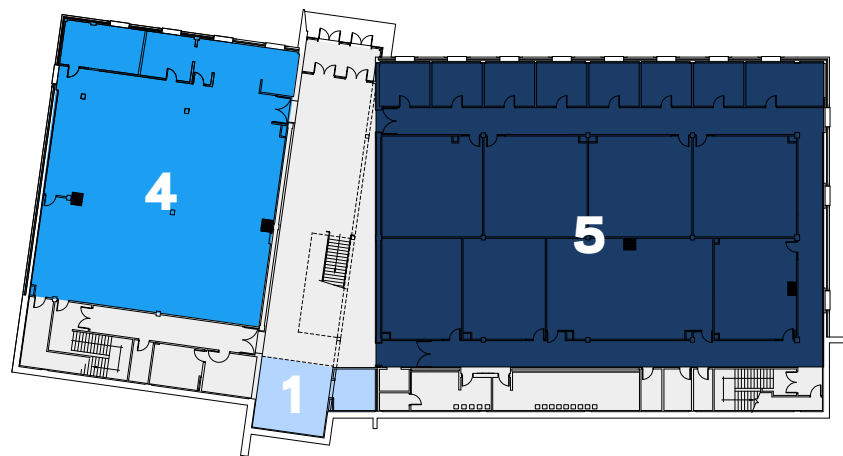
- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

- Lighting and lighting controls with limited system upgrades as noted.
- Power for replaced terminal HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- Power associated with HVAC replacement
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space

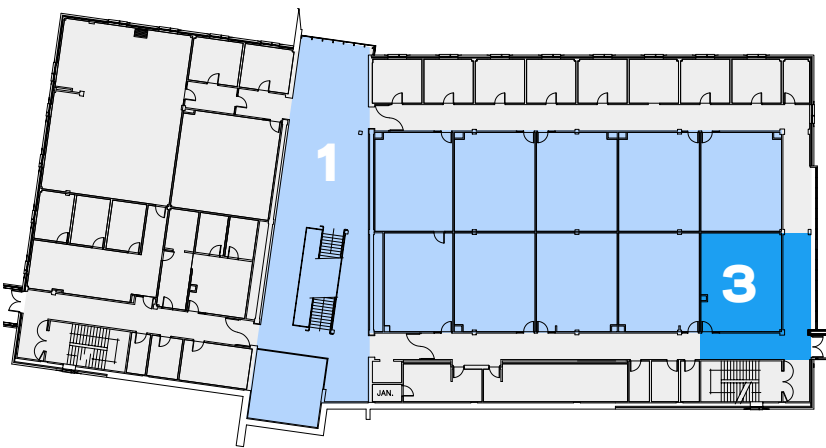
SIM CENTER REFRESH - MECHANICAL



NIELSEN HALL REMODEL - ARCHITECTURAL



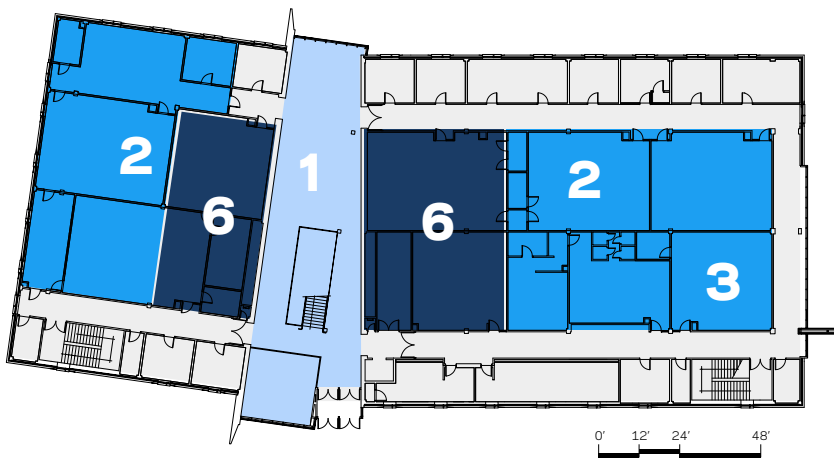
level one



level two

- minor remodel
- moderate remodel
- major remodel
- new construction

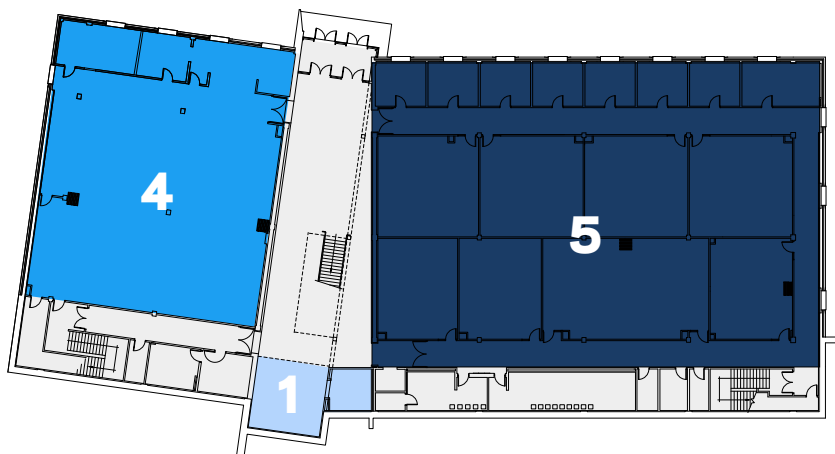
- 1 Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint throughout the building
- 2 Convert Art Studios to IT Classrooms
- 3 Collaboration Zones
includes whiteboards, technology
- 4 Convert to Flexible Even Space
- 5 Convert Classrooms to Admin Space
to serve marketing, K-12 partnerships



level three

- 6 Mechanical Penthouse Expansion
concert existing design labs
- 7 System Updates
HVAC updates/replacement throughout the building

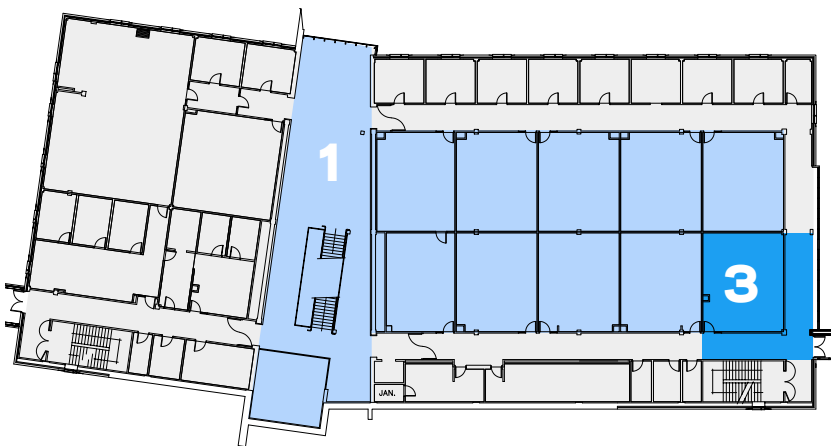
NIELSEN HALL REMODEL - ARCHITECTURAL, ALTERNATE



level one

- minor remodel
- moderate remodel
- major remodel
- new construction

- 1 Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint throughout the building
- 2 Convert Art Studios to IT Classrooms
- 3 Collaboration Zones
includes whiteboards, technology
- 4 Convert to Flexible Even Space
- 5 Convert Classrooms to Admin Space
to serve marketing, K-12 partnerships
- 6 Mechanical Penthouse Expansion
concert existing design labs



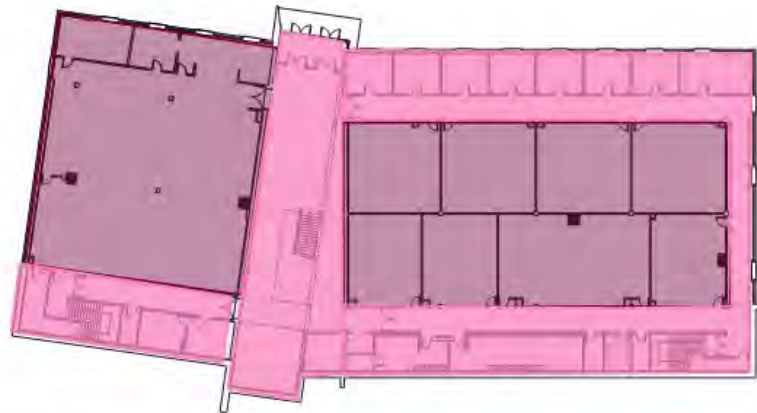
level two



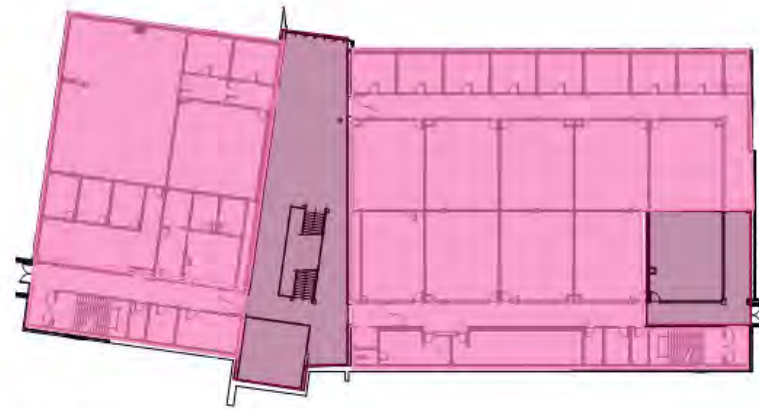
level three

- 7 Mechanical Penthouse Expansion
close off 3rd floor of atrium, remove smoke evac
- 8 System Updates
HVAC updates/replacement throughout the building

NIELSEN HALL REMODEL - ELECTRICAL



level one



level two

-  Lighting and lighting controls with limited system upgrades as noted.
-  Power for replaced terminal HVAC Equipment
-  Addition - extend lightning, power, fire alarm, and technology systems to serve new space
-  Power associated with HVAC replacement
-  Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
-  Addition - extend lighting, power, fire alarm, and technology systems to serve new space

Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

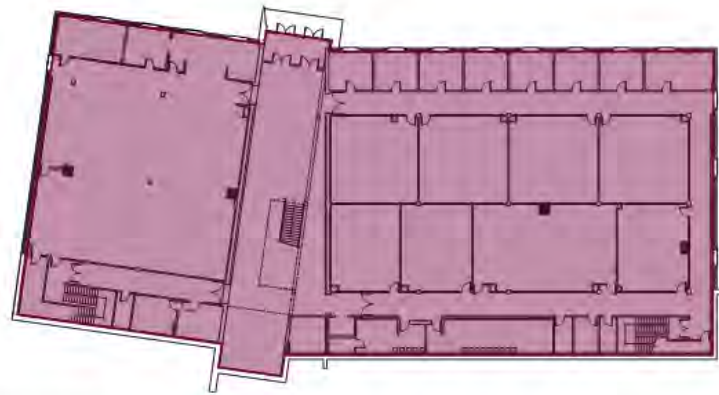
- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.



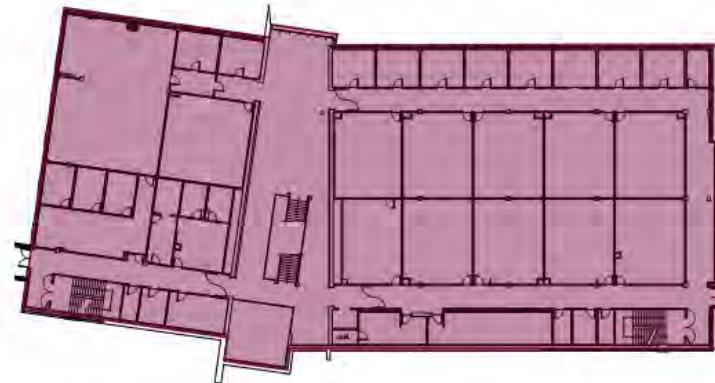
level three

0' 12' 24' 48'

NIELSEN HALL REMODEL - MECHANICAL

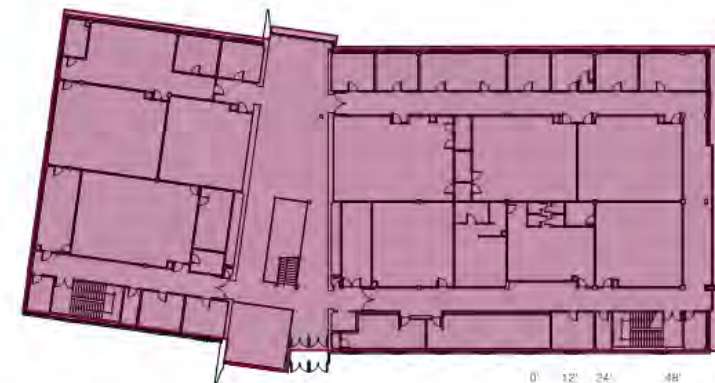


level one



level two

- Replace Diffusers/Grilles
- Replace terminal HVAC Equipment
- Addition - extend existing HVAC system to serve new space
- Complete renovation and HVAC replacement to match existing system
- Complete renovation and HVAC upgrade to Geothermal
- Addition - extend updated HVAC system to serve new space

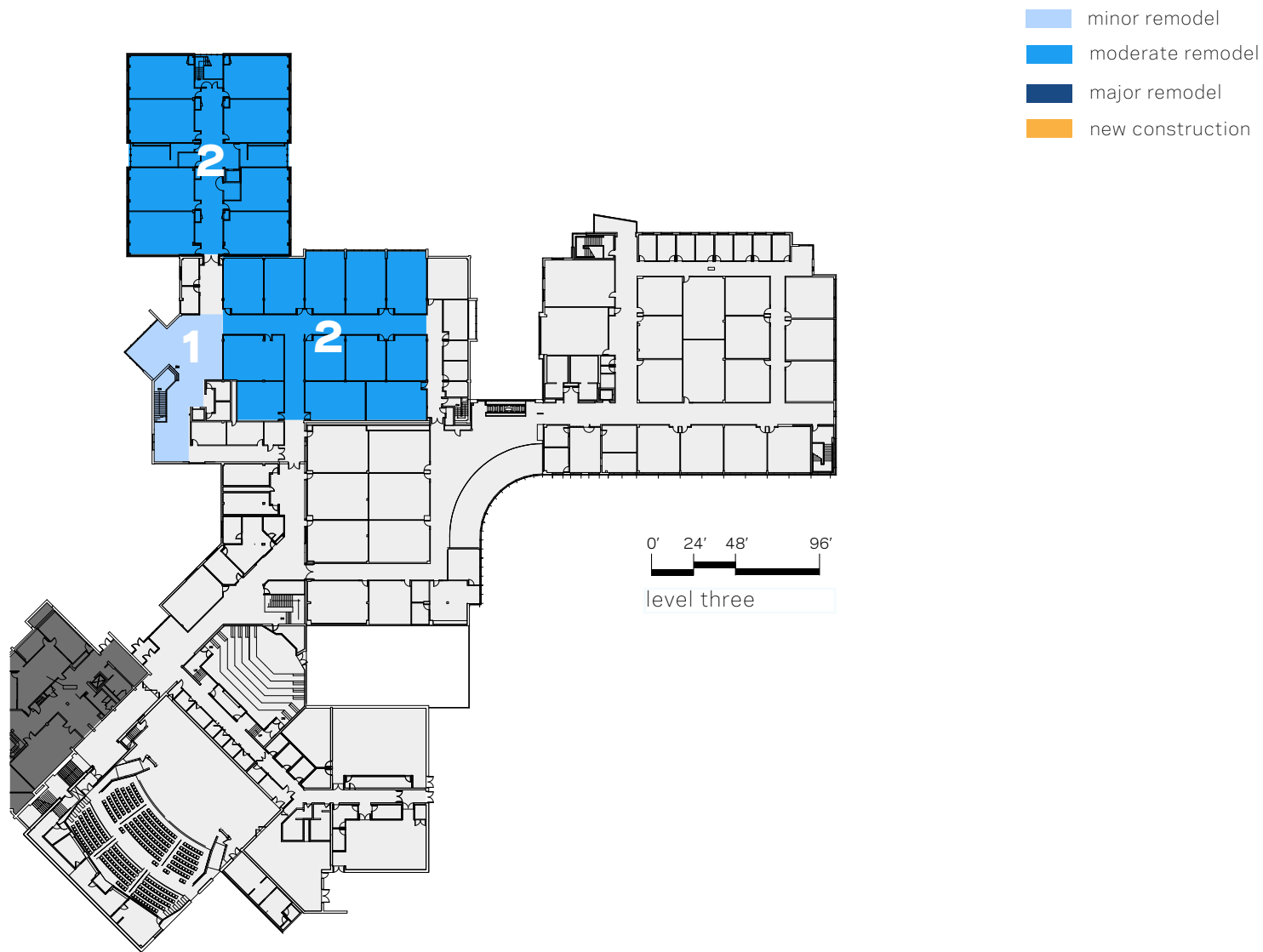


level three

Mechanical Narrative:

- Existing fire suppression to be revised for renovated areas(new heat pump closets)
- Existing HVAC consists of ceiling mounted standard water source heat pumps with boilers/cooling tower and hot water heat for unit heaters
- New HVAC system to be floor mounted extended range water source heat pumps served by new dedicated geothermal ground Heat Exchanger with existing connection to Iowa Hall plant retained for back up options. New system to include water to water heat pumps to generate hot water for unit heaters and ventilation air treatment with new energy recovery ventilation air units
- Alternate to include removal of atrium smoke evacuation system.

ARTS AND HUMANITIES TO BENTON - ARCHITECTURAL



1

Collaboration Space

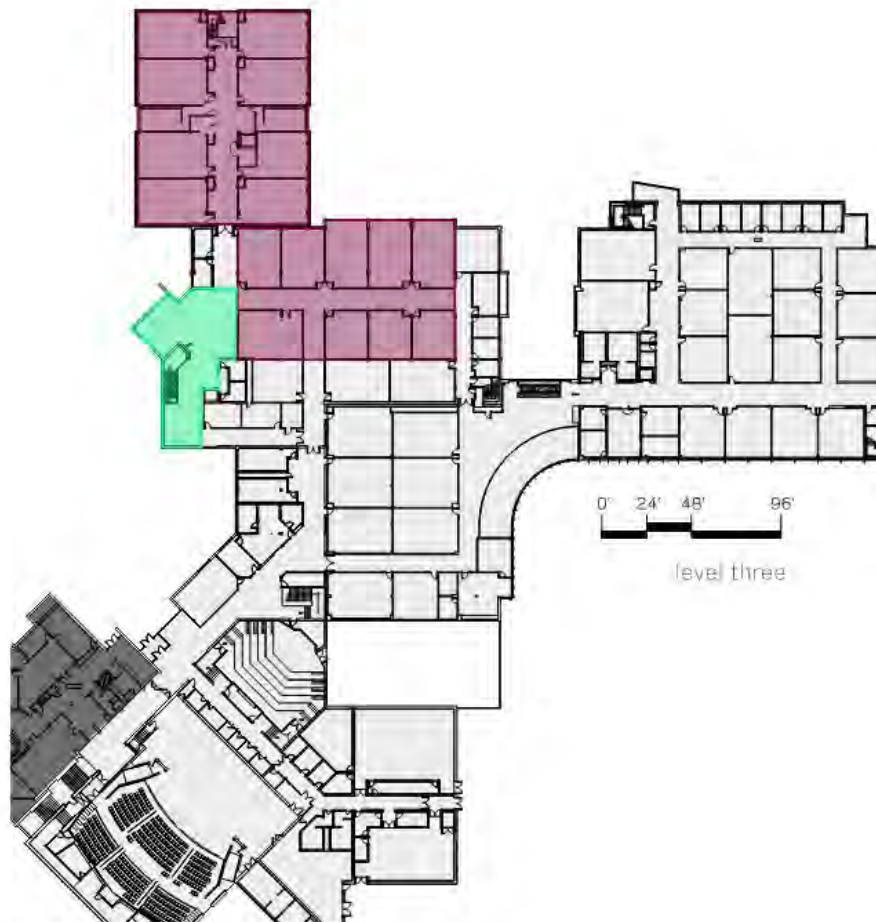
finish updates, new furniture, whiteboards, monitors

2

Remodel Classrooms into Art and Humanities Studios (Interior, Apparel, Painting, Drawing, Photography)

add plumbing, power, remove existing walls, HVAC updates, lighting updates

ARTS AND HUMANITIES TO BENTON - ELECTRICAL



Electrical Narrative:

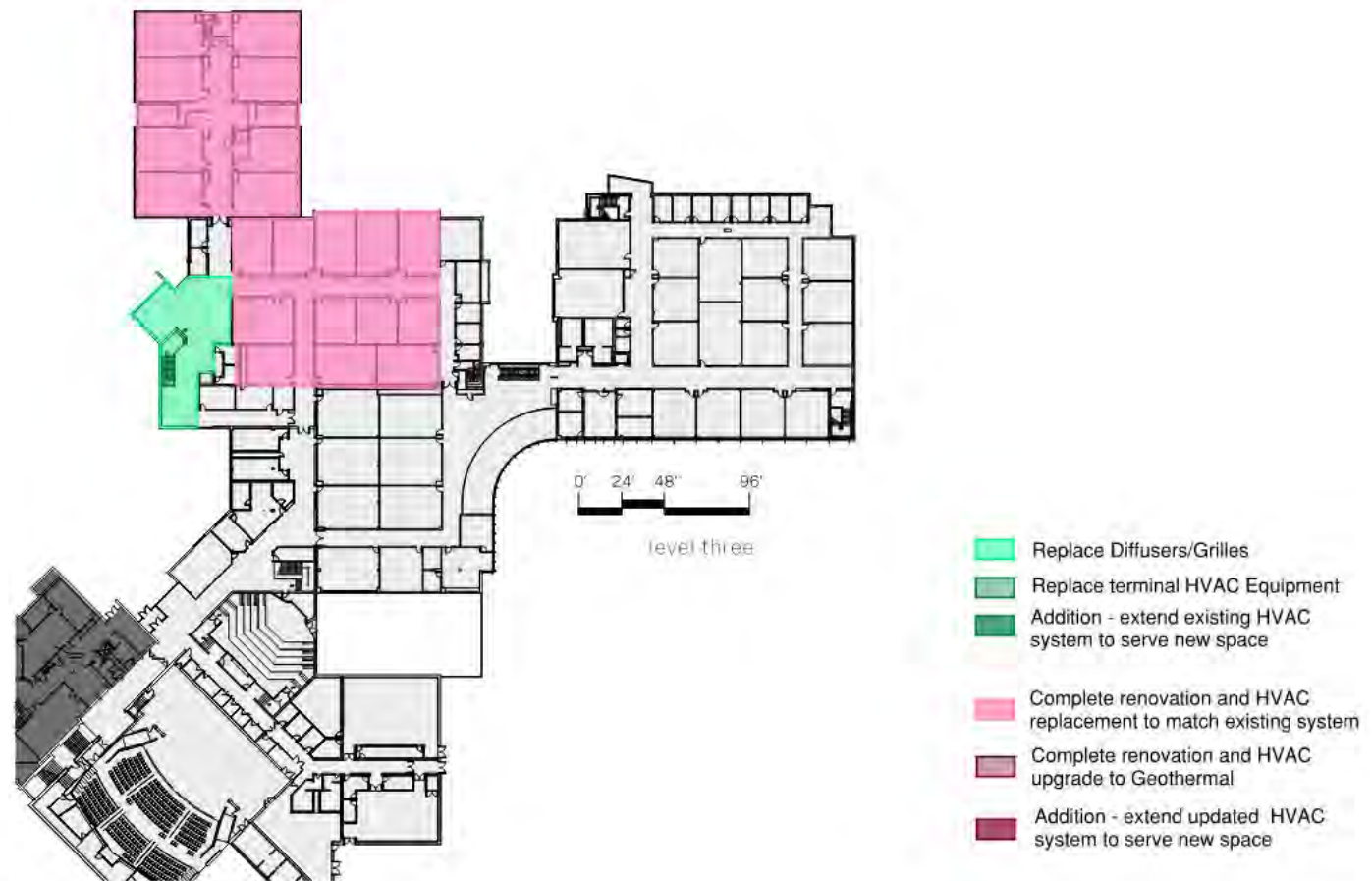
- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

- Lighting and lighting controls with limited system upgrades as noted.
- Power for replaced terminal HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- Power associated with HVAC replacement
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space

ARTS AND HUMANITIES TO BENTON - MECHANICAL



Mechanical Narrative:

- Existing fire suppression to be revised for renovated areas
- Existing HVAC consists of standard range water source heat pumps with boilers to supplement heat pump loop and hot water for unit heaters
- New HVAC system to include new extended range heat pumps served by existing heat pump loop with water to water heat pumps to generate hot water for unit heaters. Include removal of existing boilers and associated components after new heat pumps are installed

LIBRARY REMODEL TO STUDY HUB - ARCHITECTURAL



- 1 Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint throughout the building
- 2 Gut and Remodel Level One and Two
- 3 Connection to Benton Hall

LIBRARY REMODEL TO STUDY HUB - ELECTRICAL



level one



level two

Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

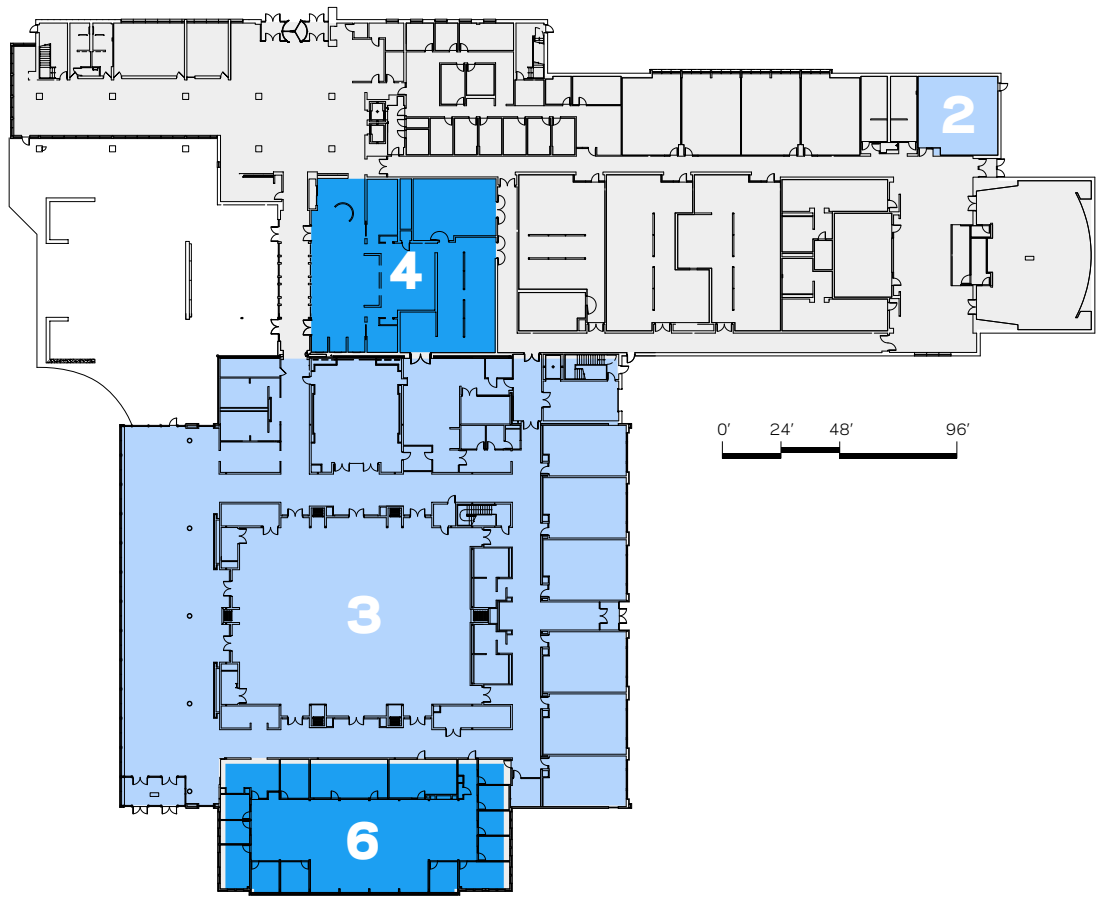
- Lighting and lighting controls with limited system upgrades as noted.
- Power for replaced terminal HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- Power associated with HVAC replacement
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space

LIBRARY REMODEL TO STUDY HUB - MECHANICAL



HOTEL AND CONF. CENTER REFRESH - ARCHITECTURAL

- minor remodel
- moderate remodel
- major remodel
- new construction



1

Laundry Remodel
repurpose laundry space

2

Culinary Lab Remodel
repurpose computer lab space

3

Conf. Center Remodel
furniture, carpet, paint, storage for tables/chairs

4

Class Act Remodel
furniture, replace kitchen equipment

5

Hotel Remodel
guest room bathrooms, guest room TVs, carpeting

6

Finance Office Suite Remodel
repurpose as a small conference center

HOTEL AND CONF. CENTER REFRESH - ELECTRICAL



Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

- Lighting and lighting controls with limited system upgrades as noted.
- New lighting. Power for replaced terminal HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- New lighting and moderate power revisions. Power for HVAC.
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lighting, power, fire alarm, and technology systems to serve new space

HOTEL AND CONF. CENTER REFRESH - MECHANICAL



- Replace Diffusers/Grilles
- Replace terminal HVAC Equipment
- Addition - extend existing HVAC system to serve new space
- Complete renovation and HVAC replacement to match existing system
- Complete renovation and HVAC upgrade to Geothermal
- Addition - extend updated HVAC system to serve new space

Mechanical Narrative:

- Existing fire suppression to be revised for renovated areas
- Existing HVAC consists of geothermal with distributed heat pumps
- Dots represent existing commercial laundry space on lower level, all washers and dryers and associated components (plumbing, make up air etc) will be removed
- Guest room remodel to include replacement of shower, toilet and lavatory (qty = 71)

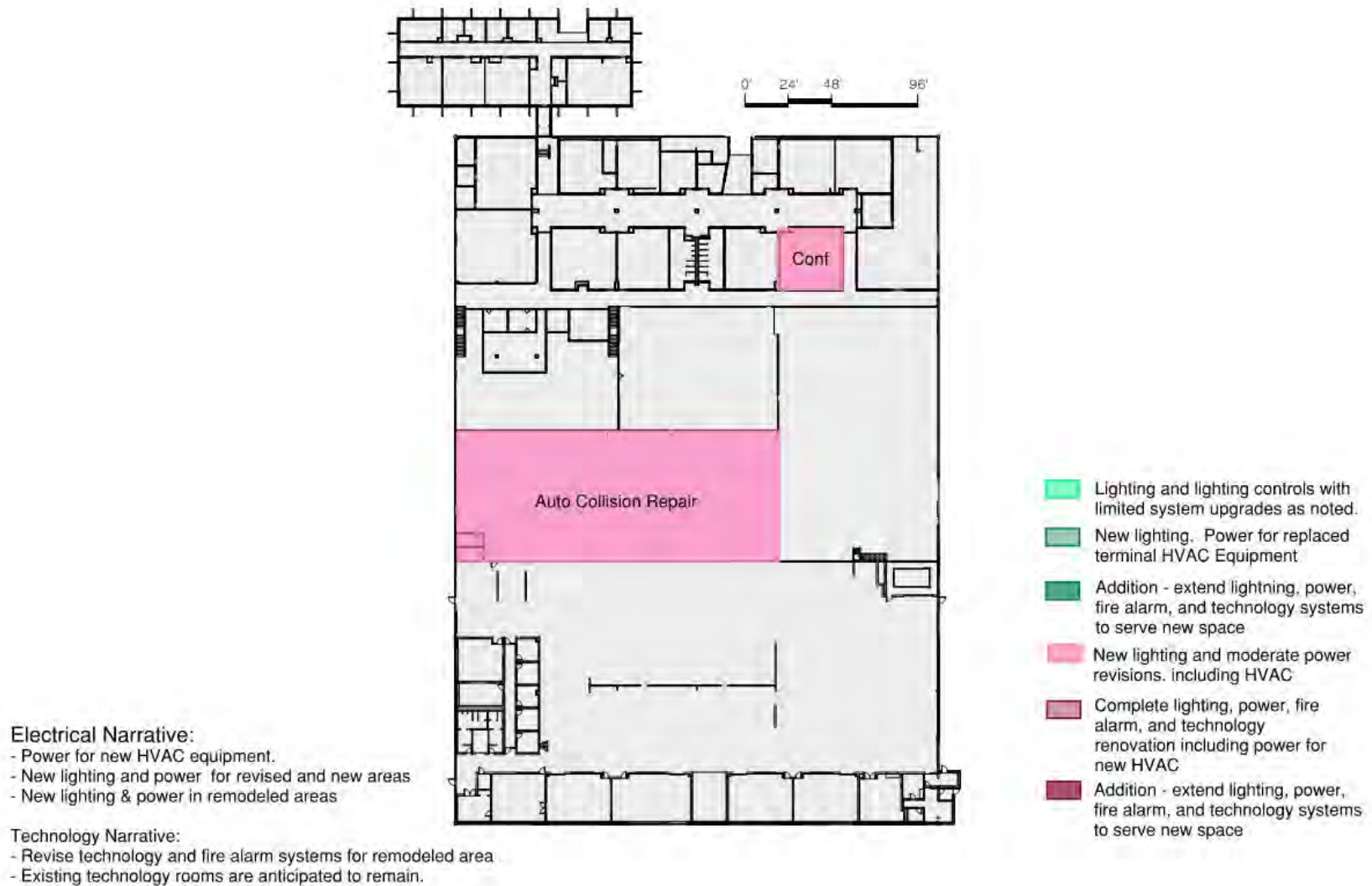
AUTO COLLISION TO KCETC - ARCHITECTURAL



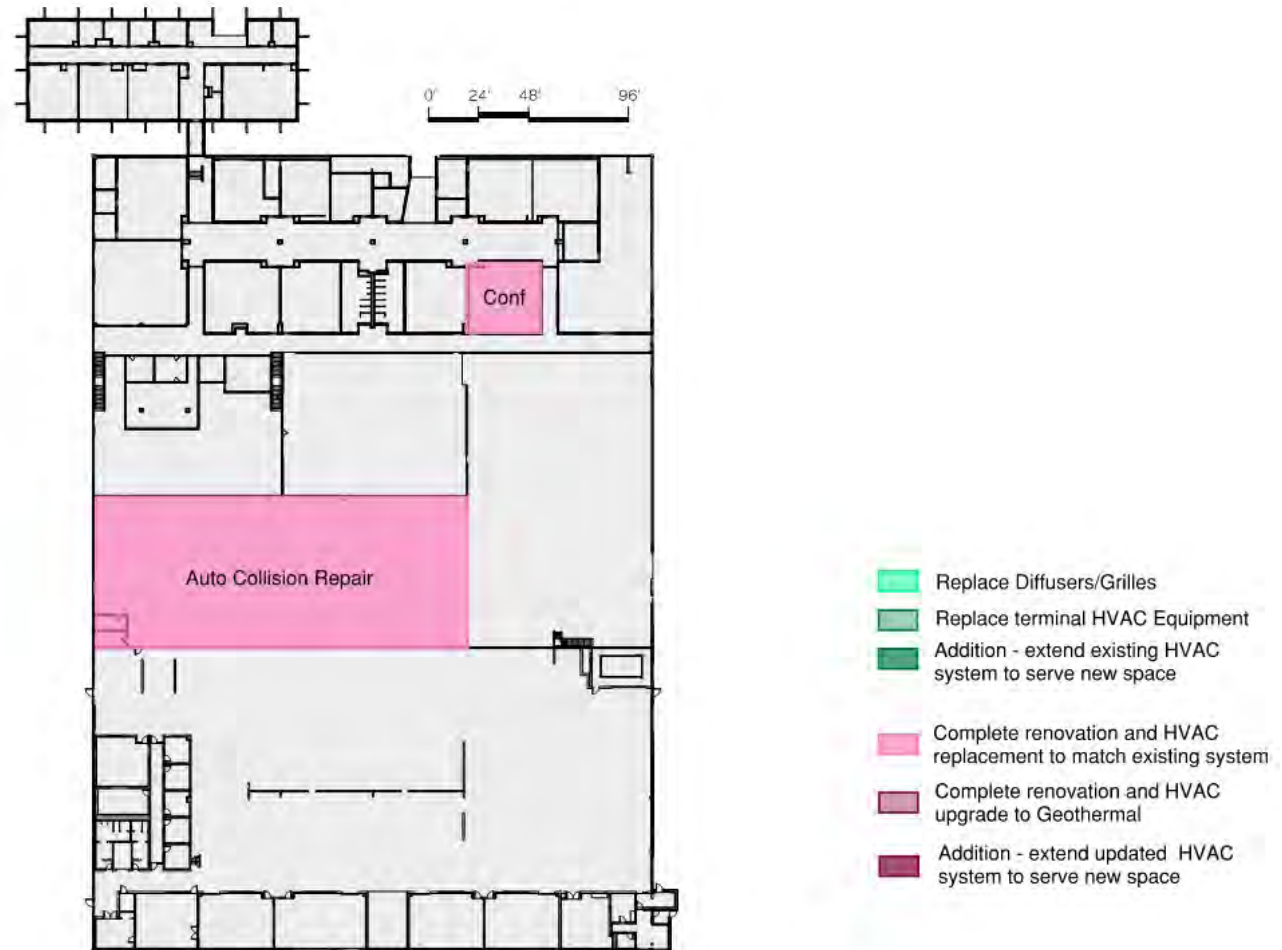
1

Relocate Auto Collision to KCETC
create body shop, paint shop, tool room, classroom, restrooms

AUTO COLLISION TO KCETC - ELECTRICAL



AUTO COLLISION TO KCETC - MECHANICAL



Mechanical Narrative:

- Existing fire suppression to be revised for renovated areas
- Existing HVAC consists of gas fired rooftop units
- Auto Collision Repair area will have full service body shop and paint booth
- Conference area changes existing classroom to conference room and two small meeting rooms.

KCETC GEOTHERMAL ALTERNATE - ELECTRICAL



Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

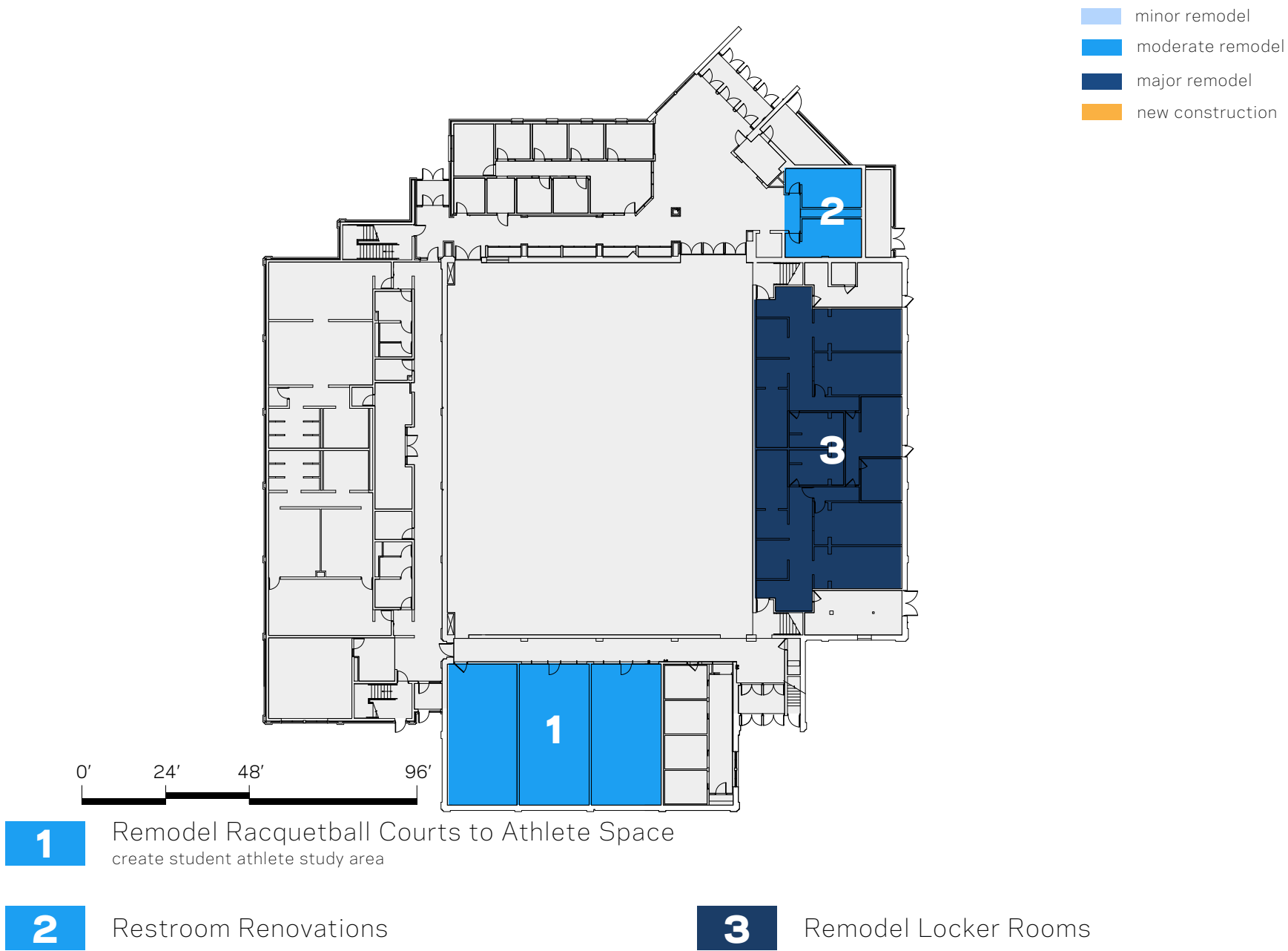
KCETC GEOTHERMAL ALTERNATE - MECHANICAL



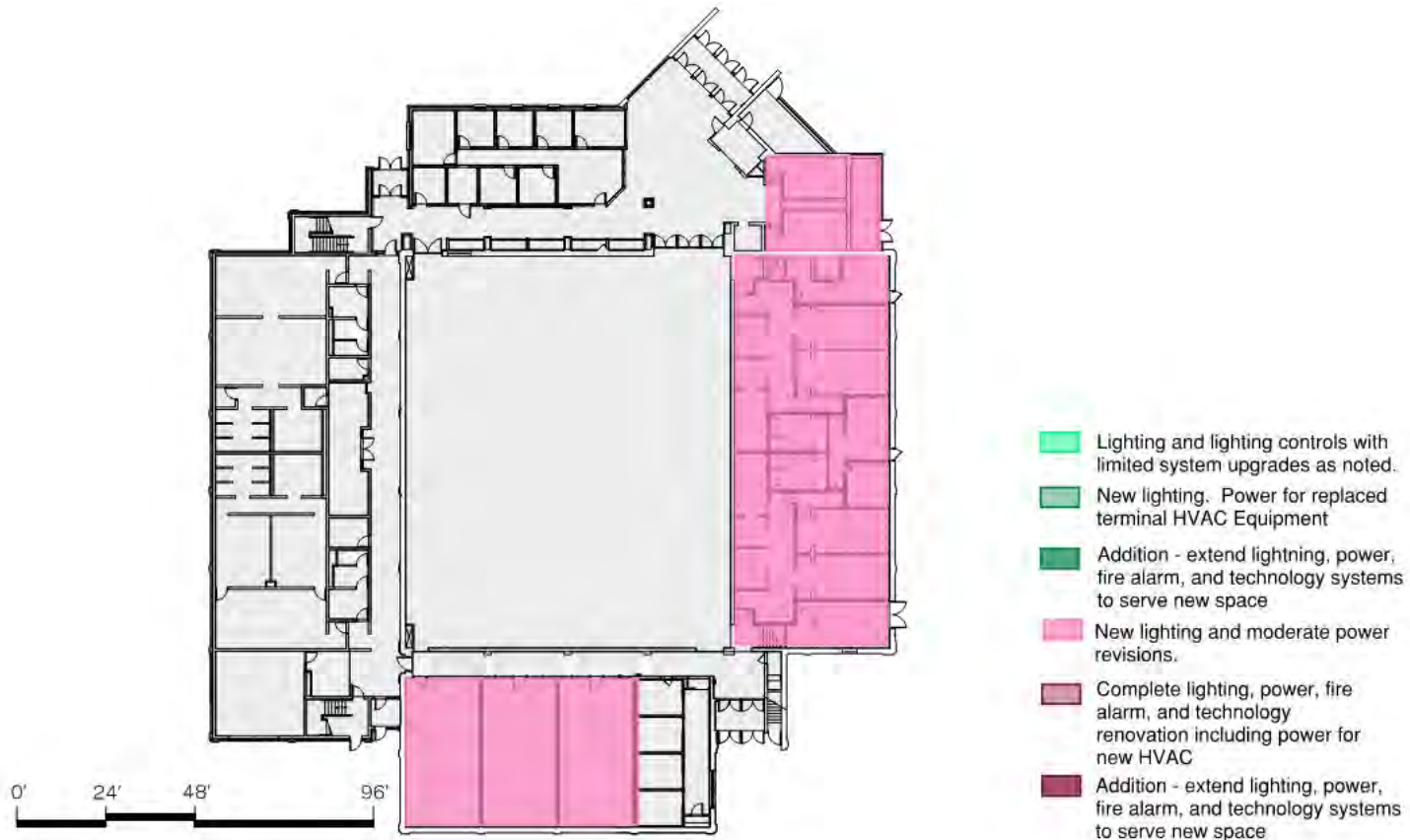
Mechanical Narrative(Entire Building):

- Existing HVAC consists of gas fired rooftop units
- New HVAC system for entire building to be geothermal with horizontal ground heat exchanger, extended range distributed terminal heat pumps and water-to-water heat pumps to generate hot/chilled water for air handling units and make-up air units at shop spaces including auto collision repair space indicated on previous page

JOHNSON HALL - ARCHITECTURAL



JOHNSON HALL - ELECTRICAL



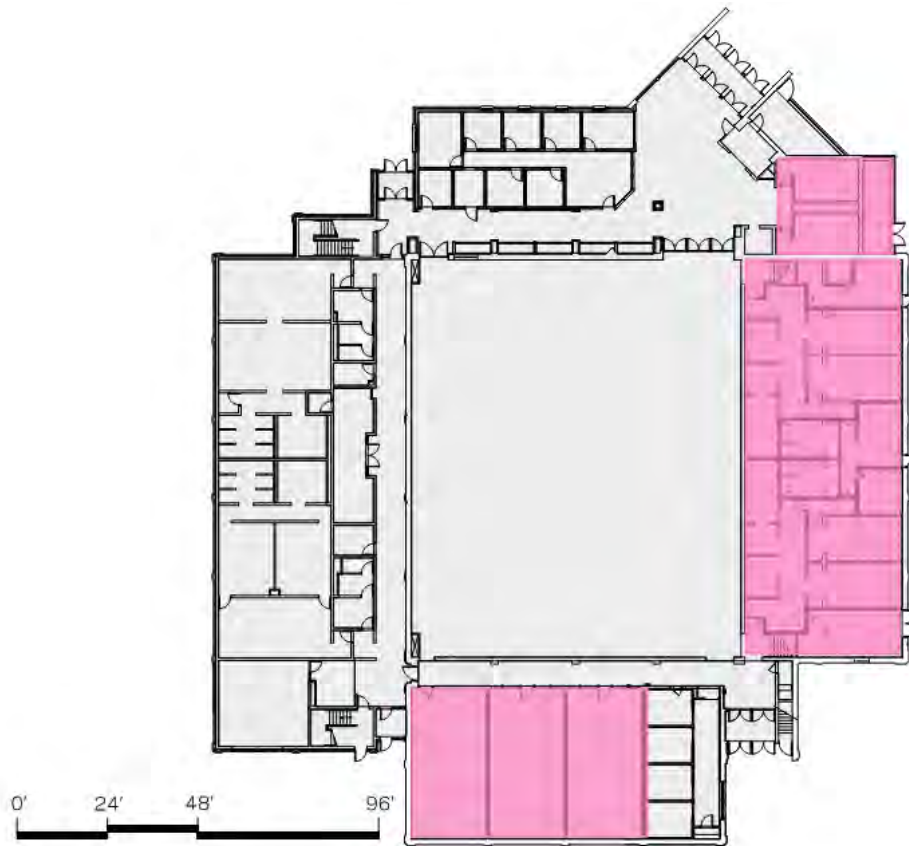
Electrical Narrative:

- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

JOHNSON HALL - MECHANICAL



Mechanical Narrative:

- Existing fire suppression to be revised for renovated areas
- Existing HVAC consists of gas fired rooftop units with DX cooling
- Grid hatch indicates locker and restroom areas that will also include complete renovation of all plumbing

- Replace Diffusers/Grilles
- Replace terminal HVAC Equipment
- Addition - extend existing HVAC system to serve new space
- Complete renovation and HVAC replacement to match existing system
- Complete renovation and HVAC upgrade to Geothermal
- Addition - extend updated HVAC system to serve new space

MASTER PLAN ESTIMATE - BASEBALL / SOFTBALL UPGRADES

- minor remodel
- moderate remodel
- major remodel
- new construction

OPINION OF PROBABLE COST
STAND ALONE PRESS BOX WITH MODIFICATIONS TO EXISTING BLEACHERS

Item	Quantity	Unit	Unit Price	Total
Site Preparation				
Mobilization	1	LS		\$45,000
Erosion Control and Temporary Facilities	1	LS	\$3,000	\$3,000
Stripe Top Soil (assume 12" avg)	622	CY	\$6.00	\$3,800
Subtotal				\$51,800
Overall Site Improvements				
Removal of Soils	622	CY	\$12	\$7,500
Supply Power and Communications	1	LS		\$53,000
Subtotal				\$60,500
Bleacher/Press Box Improvements				
Fine Grading	1	LS	\$10,000	\$10,000
Paved Concrete Walks	5,000	SF	\$6.10	\$30,500
*Standalone press box Baseball	308	SF	\$500.00	\$154,000
*Standalone press box Softball	308	SF	\$500.00	\$154,000
Bleacher Modifications	2	LS	\$35,000	\$70,000
Additional Stormwater Management	1	LS	\$5,000	\$5,000
Subtotal				\$423,500
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$535,800
SOFT COSTS 8%				\$42,864
GENERAL CONDITIONS, BOND, CONTRACTOR OH&P 10%				\$53,580
CONTINGENCY 15%				\$80,370
TOTAL				\$712,614

*Standalone press box includes press box under structure and stairs

OPINION OF PROBABLE COST
STAND ALONE PRESS BOX WITH NEW MITERED BLEACHER SYSTEMS

Item	Quantity	Unit	Unit Price	Total
Site Preparation				
Mobilization	1	LS		\$45,000
Erosion Control and Temporary Facilities	1	LS	\$3,000	\$3,000
Stripe Top Soil (assume 12" avg)	622	CY	\$6.00	\$3,800
Subtotal				\$51,800
Overall Site Improvements				
Removal of Soils	622	CY	\$12	\$7,500
Supply Power and Communications	1	LS		\$53,000
Subtotal				\$60,500
Bleacher/Press Box Improvements				
Fine Grading	1	LS	\$10,000	\$10,000
Paved Concrete Walks	11,400	SF	\$6.10	\$69,600
*Standalone press box Baseball	308	SF	\$500.00	\$154,000
*Standalone press box Softball	308	SF	\$500.00	\$154,000
Baseball Mitered Bleachers	480	EA	\$400	\$192,000
Softball Mitered Bleachers	271	EA	\$400	\$108,400
Additional Stormwater Management	1	LS	\$5,000	\$5,000
Subtotal				\$693,000
SUBTOTAL OF SITE CONSTRUCTION ITEMS			TOTAL	\$693,000
SOFT COSTS 8%				\$55,440
GENERAL CONDITIONS, BOND, CONTRACTOR OH&P 10%				\$69,300
CONTINGENCY 15%				\$103,950
TOTAL				\$921,690

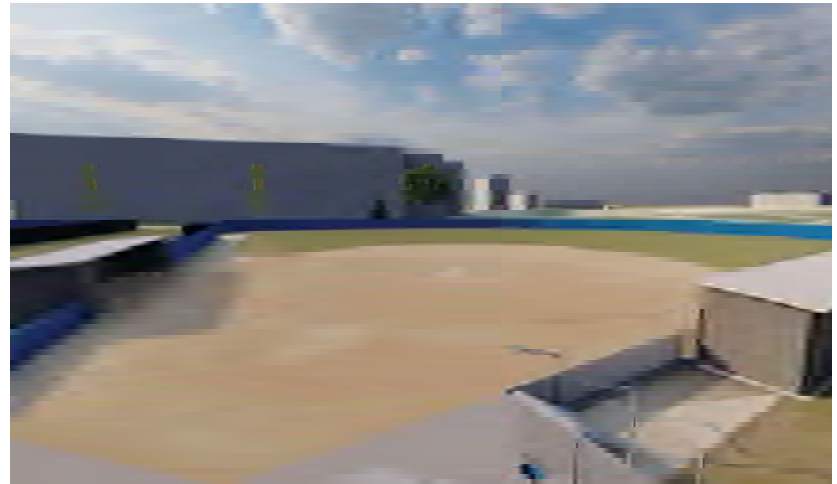
*Standalone press box includes press box under structure and stairs

BASEBALL/SOFTBALL UPGRADES - ARCHITECTURAL



BASEBALL FILM DECK PERSPECTIVE

SOFTBALL BLEACHER PERSPECTIVE



HORTICULTURE REFRESH - ARCHITECTURAL



1

Updated Furniture, Lighting, Finishes
includes carpet, wall base, paint throughout the building

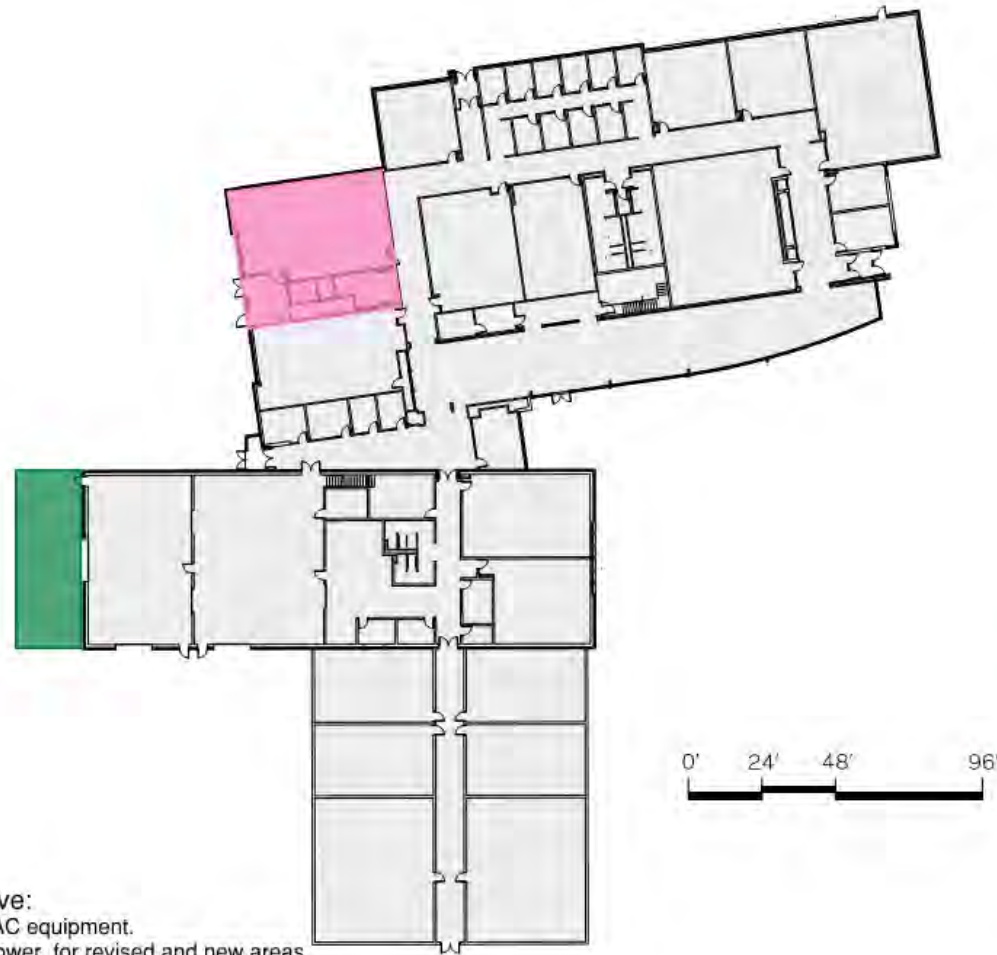
2

Repurpose Dog Grooming
convert to general lab space

3

Shop Expansion to the West

HORTICULTURE REFRESH - ELECTRICAL



Electrical Narrative:

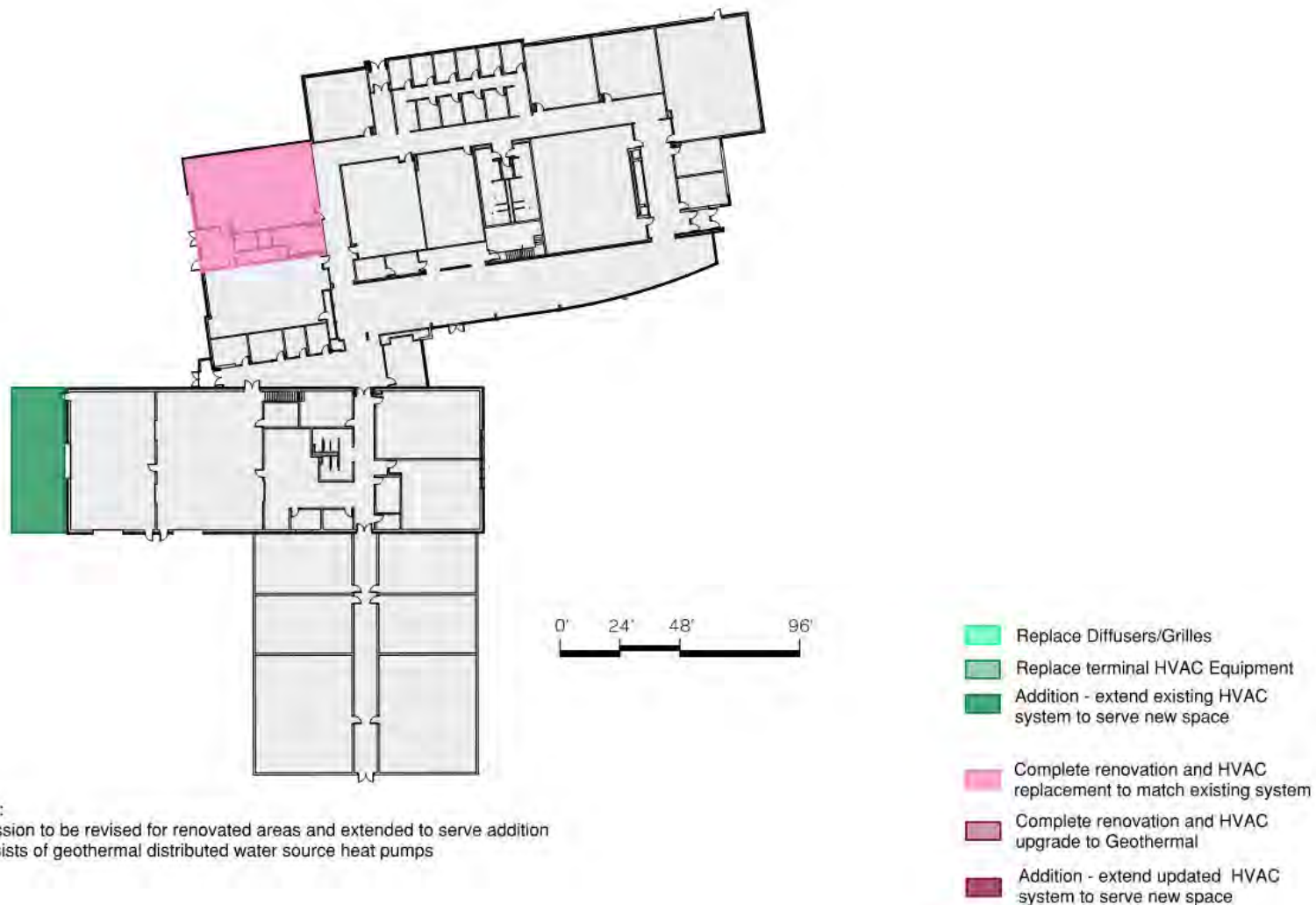
- Power for new HVAC equipment.
- New lighting and power for revised and new areas
- New lighting & power in remodeled areas

Technology Narrative:

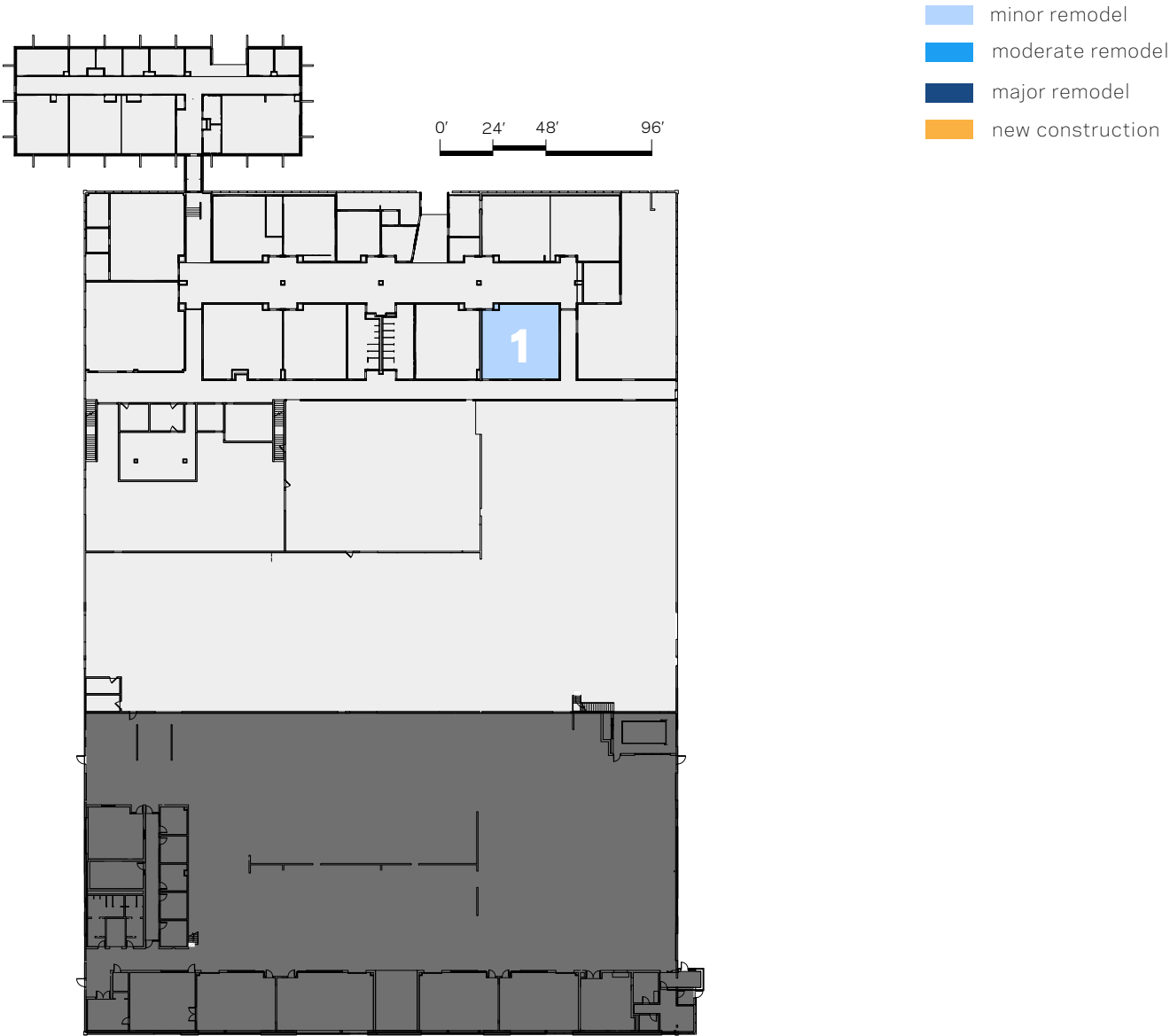
- Revise technology and fire alarm systems for remodeled area
- Existing technology rooms are anticipated to remain.

- Lighting and lighting controls with limited system upgrades as noted.
- New lighting. Power for replaced terminal HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- New lighting and moderate power revisions.
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lighting, power, fire alarm, and technology systems to serve new space

HORTICULTURE REFRESH - MECHANICAL

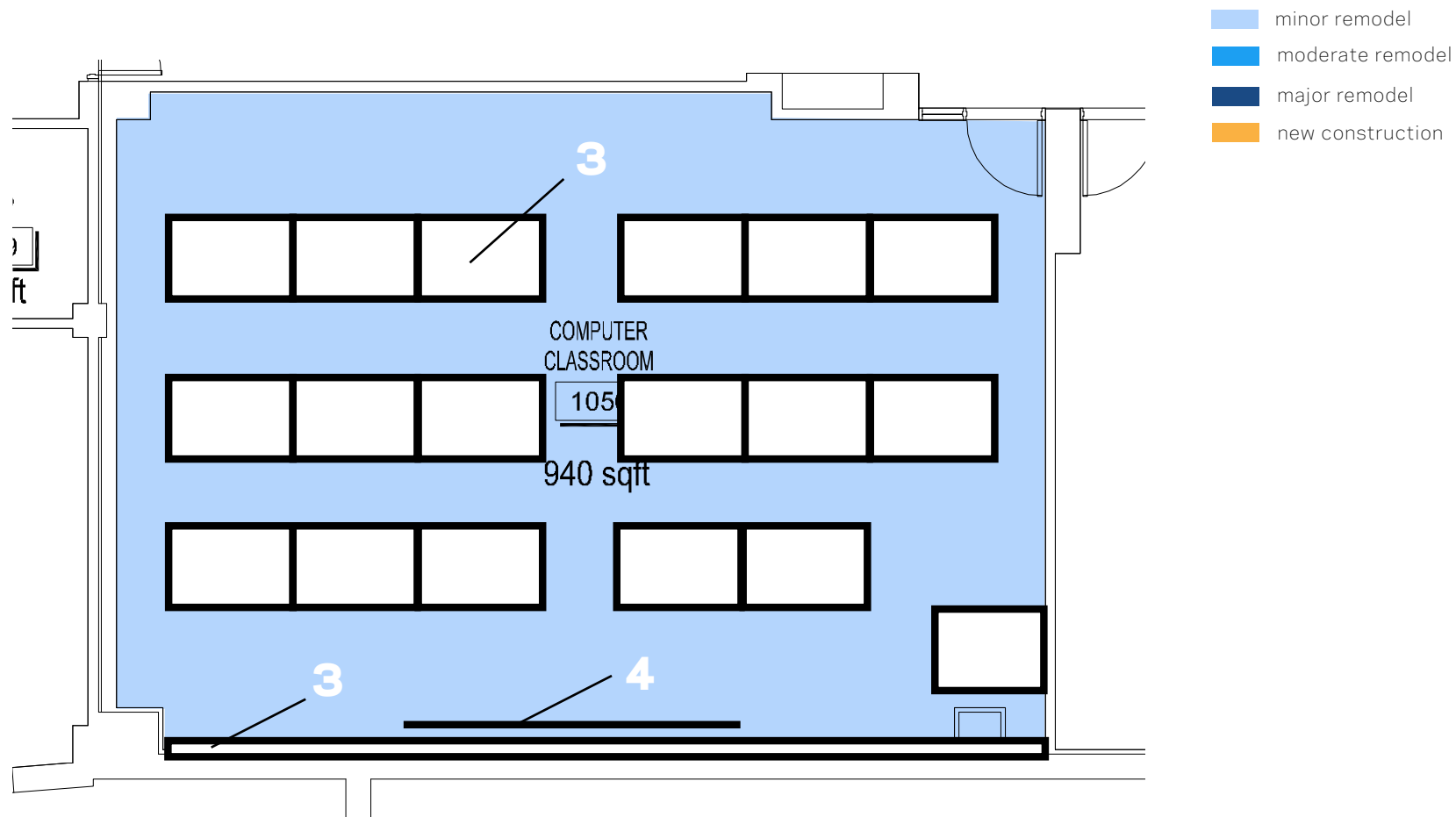


KCETC MEETING SPACE - ARCHITECTURAL



1 Remodel Classroom into Meeting Spaces
two small meeting rooms, one large conference room

FLEXIBLE CLASSROOMS - ARCHITECTURAL



1 New Lighting, 2 Zone Dimmable

2 Accessibility

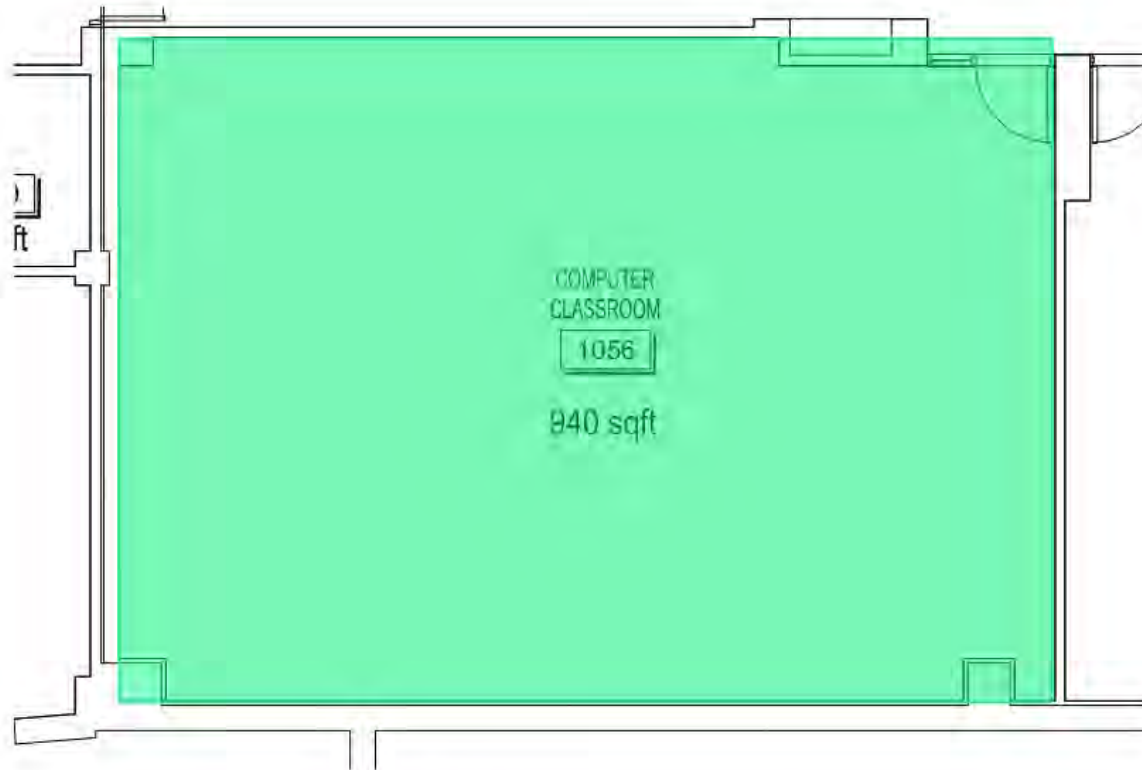
3 New Furniture
includes whiteboards, desks and chairs on wheels

4 Latest Technology Package

5 Natural Light when Possible

6 Updated Finishes
includes hardware, flooring, wall base, paint

FLEXIBLE CLASSROOMS - ELECTRICAL



Electrical Narrative:

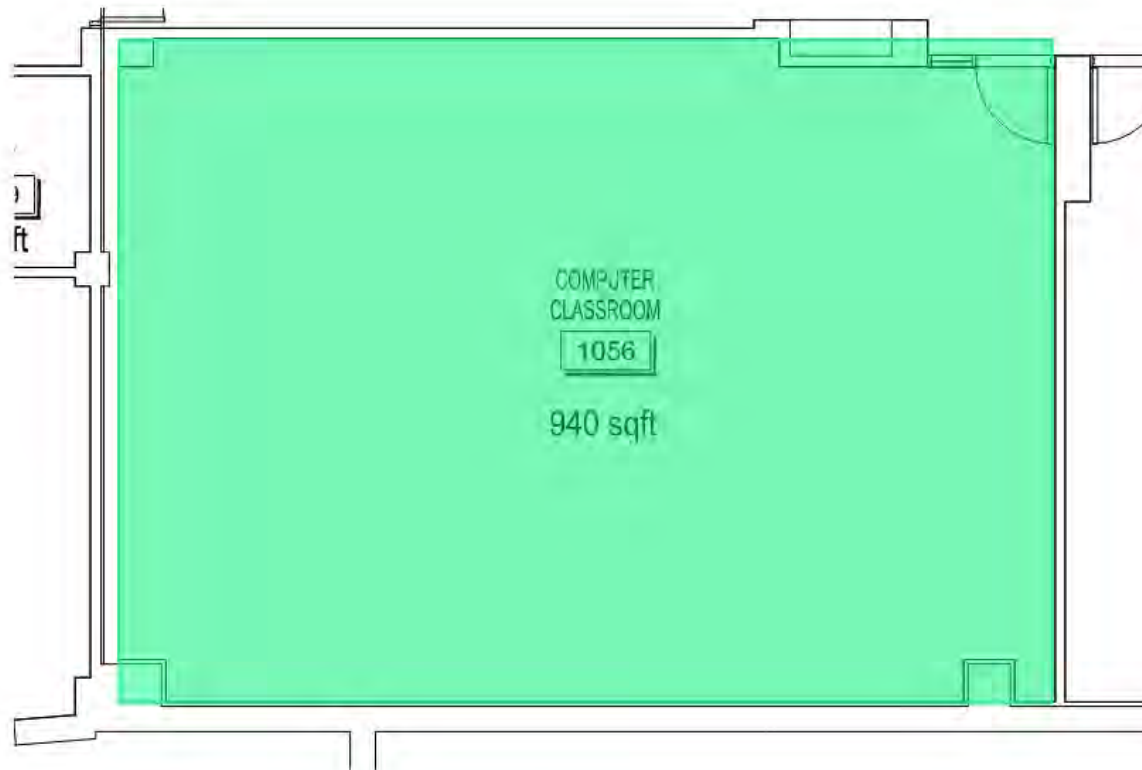
- New LED lighting, with 1% dimming. 2x2 lay-in architectural LED fixtures.
- Two lighting zones (presentation & seating) with vacancy controls. Lighting control stations at the entrance and presenter locations.
- Power upgrades to support audio-visual systems including AV rough-ins, floor box at lectern, 120V power at monitors and sound reinforcement.
- Replace existing wiring devices and cover plates.

Technology Narrative:

- 6 new CAT 6 cables: wireless access point (2), monitor (2), instructor (2)
- AV system upgraded to be by the Owner's AV vendor.
- Remove and reinstall fire alarm notification device.

- Lighting and lighting controls with limited system upgrades as noted.
- Power for replaced HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- Power associated with HVAC replacement
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space

FLEXIBLE CLASSROOMS - MECHANICAL

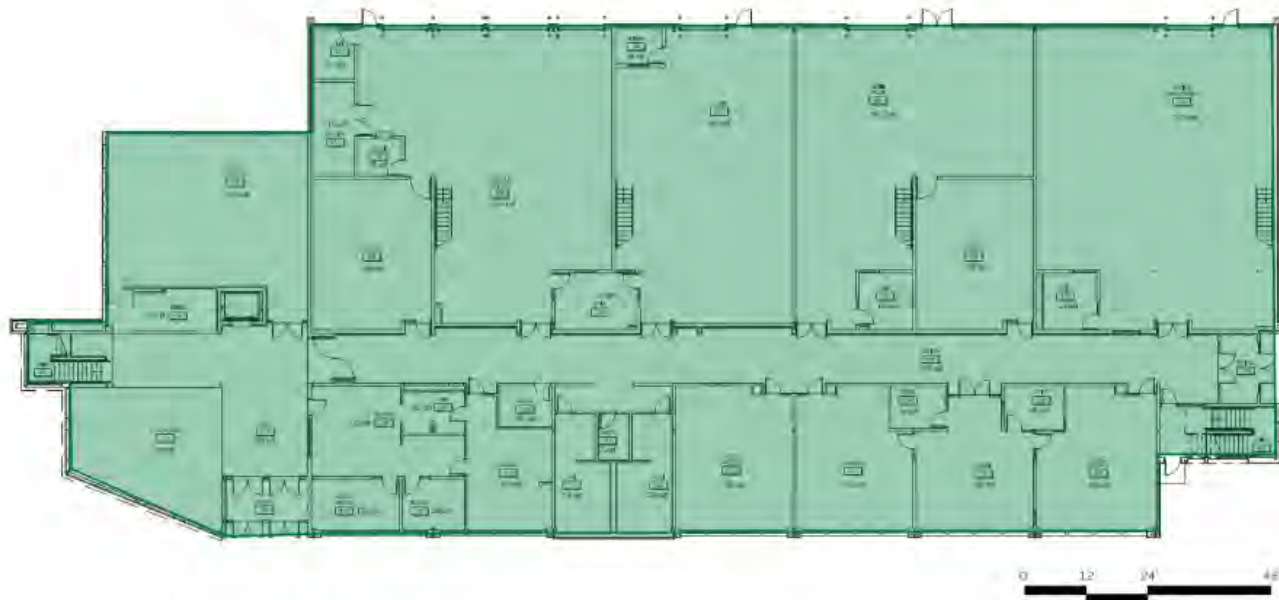


Mechanical Narrative:

- Existing floor plans and associated HVAC to remain as is
- Replace diffusers and grilles 'in kind' to support updated architectural finishes

-  Replace Diffusers/Grilles
-  Replace terminal HVAC Equipment
-  Addition - extend existing HVAC system to serve new space
-  Complete renovation and HVAC replacement to match existing system
-  Complete renovation and HVAC upgrade to Geothermal
-  Addition - extend updated HVAC system to serve new space

JONES REGIONAL CENTER, LEVEL 1 - ELECTRICAL



LEVEL 1

Electrical Narrative (Entire Building):

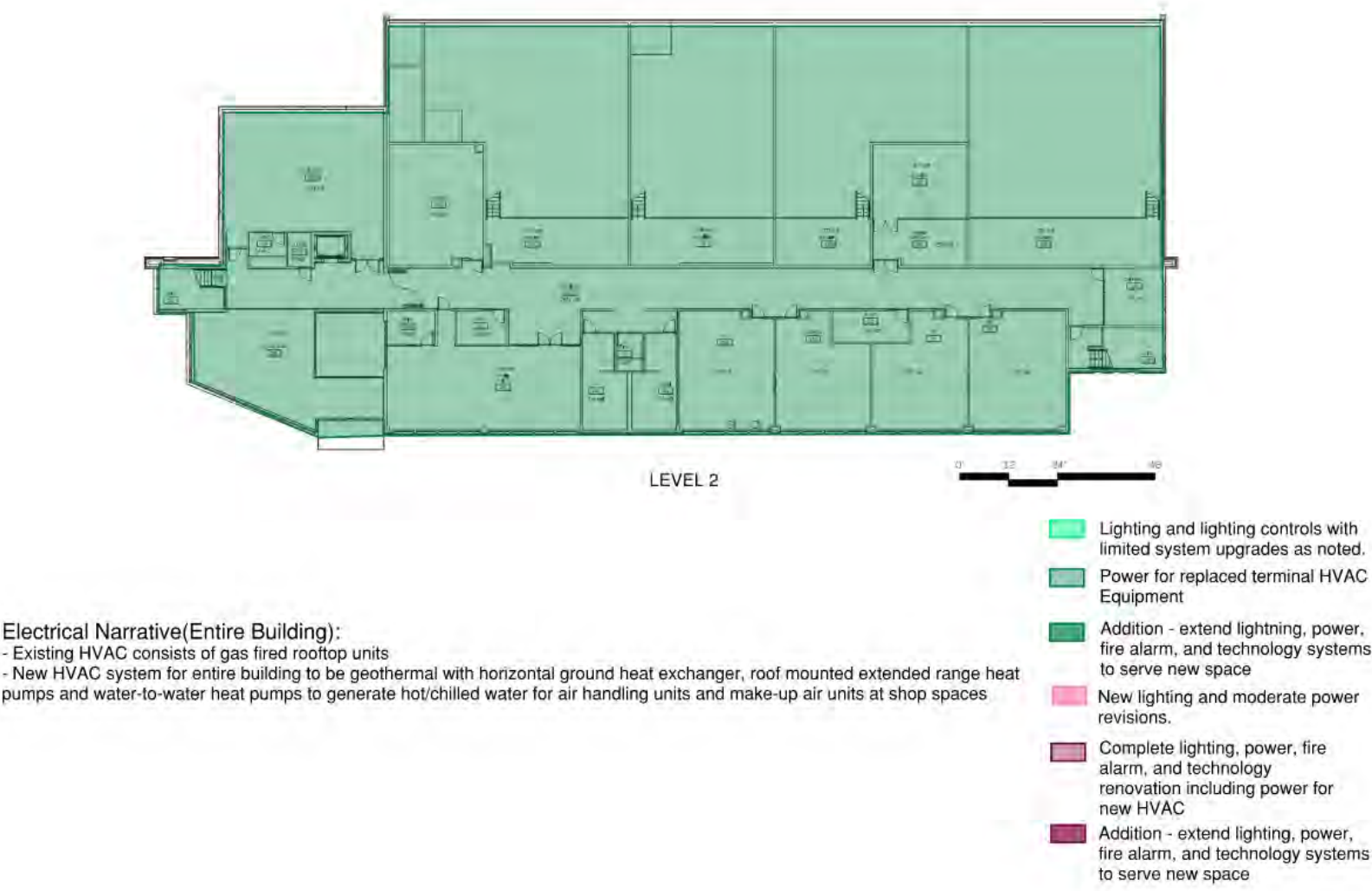
- Existing gas fired rooftop units to be removed
- Power for new geothermal HVAC system including, roof mounted extended range heat pumps and water-to-water heat pumps.

- Lighting and lighting controls with limited system upgrades as noted.
- Power for replaced terminal HVAC Equipment
- Addition - extend lightning, power, fire alarm, and technology systems to serve new space
- New lighting and moderate power revisions.
- Complete lighting, power, fire alarm, and technology renovation including power for new HVAC
- Addition - extend lighting, power, fire alarm, and technology systems

JONES REGIONAL CENTER, LEVEL 1 - MECHANICAL



JONES REGIONAL CENTER, LEVEL 2 - ELECTRICAL



JONES REGIONAL CENTER, LEVEL 2 - MECHANICAL

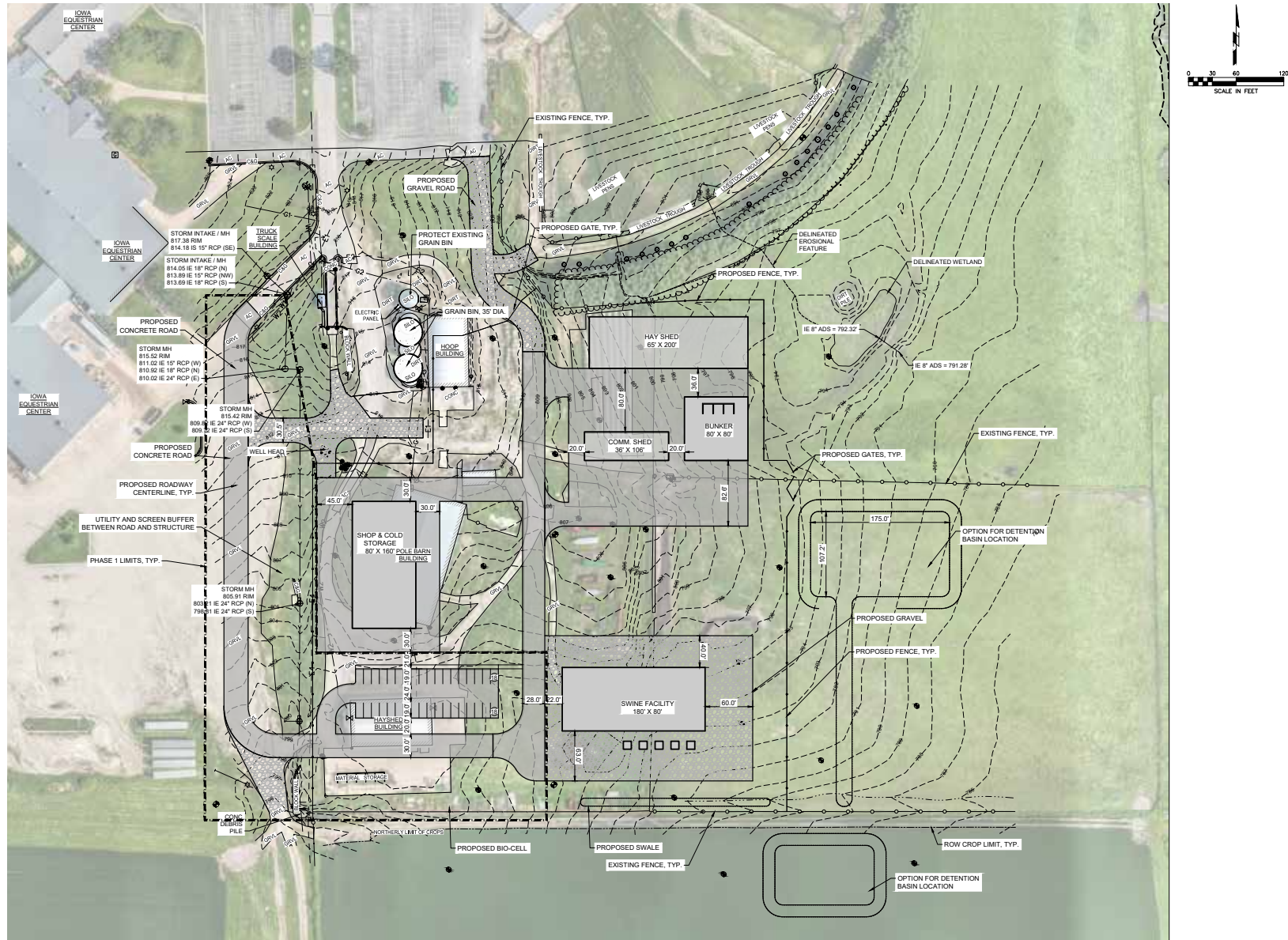


Mechanical Narrative(Entire Building):

- Existing HVAC consists of gas fired rooftop units
- New HVAC system for entire building to be geothermal with horizontal ground heat exchanger, roof mounted extended range heat pumps and water-to-water heat pumps to generate hot/chilled water for air handling units and make-up air units at shop spaces

- Replace Diffusers/Grilles
- Replace terminal HVAC Equipment
- Addition - extend existing HVAC system to serve new space
- Complete renovation and HVAC replacement to match existing system
- Complete HVAC renovation upgrade to Geothermal
- Addition - extend updated HVAC system to serve new space

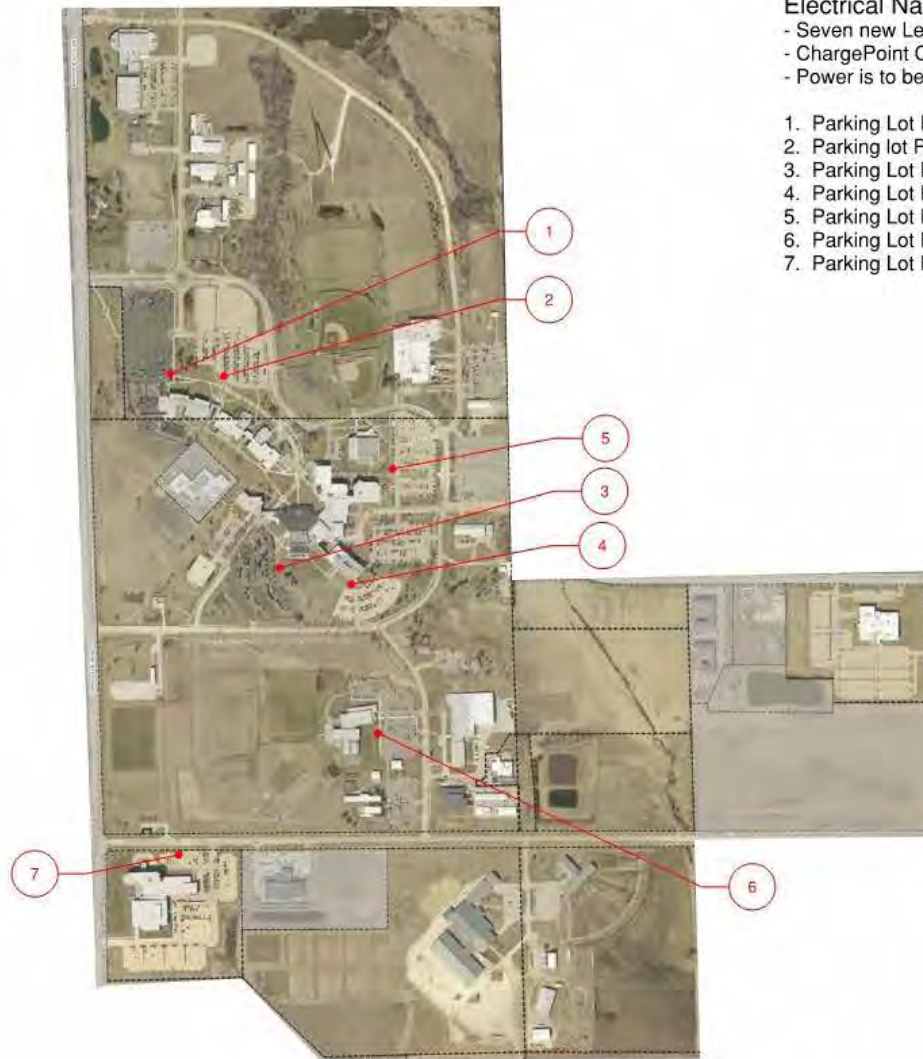
SWINE BUILDING AND ROAD EXTENSION



ANIMAL SKILLS LAB



SITE WORK - EV CHARGERS



Electrical Narrative:

- Seven new Level 2 EV Chargers
- ChargePoint CP6000 series 8.3kW, cellular communication
- Power is to be extended from adjacent building.

1. Parking Lot P6 – Linn Hall
2. Parking lot P8 – Linn Hall
3. Parking Lot P18 – Iowa Hall
4. Parking Lot P17 – Nielsen Hall
5. Parking Lot P12 – Cedar Hall
6. Parking Lot P24 – Horticulture
7. Parking Lot P31 – The Hotel at Kirkwood Center

SITE WORK - MEDIUM VOLTAGE UPGRADES



Electrical Narrative:

- Existing 15kV overhead distribution to be replaced with 15kV underground.
- Existing pole mounted sectionalizers to be replaced with PMH style pad switches.
- Existing pole mounted fusible switches to be replaced with PMH style pad fusible switches.
- New circuits to be 5" HDPE with 133% CU 15kV cables. One spare raceway.

1. New pad mounted primary metering and service entrance equipment, 25kV per Alliant requirements. Replace existing overhead distribution with new underground. Replace pole mounted fused switches with pad mounted fused switches.
2. Replace existing overhead distribution with underground. Replace existing pole mounted transformers for existing services with pad mounted switches and pad mounted transformers.
3. Demo services to buildings scheduled to be removed. Replace overhead distribution with underground.
4. Remove connection to Hotel & Conference Center from Kirkwood's distribution system. Services are to be fed from Alliant Energy. Revise transformer area to include Alliant required secondary metering.

Appendix 3: Project Estimate

SUMMARY OF COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 1

PROJECT: **KIRKWOOD MASTER PLAN**
OWNER: **KIRKWOOD COMMUNITY COLLEGE**
ARCHITECT: **OPN ARCHITECTS**

LOCATION: **CEDAR RAPIDS, IOWA**
DATE: **JUNE 3, 2026**
STATUS: **CONCEPTUAL**

DESCRIPTION OF WORK	TOTAL
FLEXIBLE CLASSROOMS	117,761
JONES HALL	32,759,551
- ALTERNATE - LOCKER ROOM & ARTA ADDITIONS	8,884,863
LINN HALL REMODEL - LEVEL 3	3,119,530
- LEVEL 2	2,783,765
- LEVEL 1	1,127,898
- SIM CENTER REFRESH	868,179
NIELSEN HALL REMODEL	13,060,915
- ALTERNATE - ISOLATE 3RD FLOOR	873,538
- ARTS & HUMANITIES TO BENTON	3,460,136
LIBRARY REMODEL TO STUDY HUB	5,053,363
ART ANNEX	2,501,752
CEDAR HALL REMODEL	1,870,568
HOTEL & CONFERENCE CENTER REFRESH	4,851,155
AUTO COLLISION	2,223,964
JOHNSON HALL REMODEL	2,295,915
BASEBALL & SOFTBALL FIELDS UPGRADE	1,257,606
HORTICULTURE REFRESH	1,921,535
KCETC MEETING SPACE	185,089
SITWORK IMPROVEMENTS	22,216,271
CAMPUS POWER DISTRIBUTION	3,604,871
KCETC GEO CONVERSION	14,424,795
JONES COUNTY REGIONAL GEO CONVERSION	6,051,507
COST ESTIMATE TOTAL	\$135,514,527
ADDITIONAL COST ITEM	
HEAT PUMP REPLACEMENT (REPLACE R-22 HPs)	\$5,193,461
ADDITIONAL LINN HALL BREAKDOWN	
- AREA 1	\$3,119,530
- AREA 2	\$1,120,300
- AREA 3	\$331,547
- AREA 4	\$1,331,918
- AREA 5	\$884,089
- AREA 6	\$243,809

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 2

PROJECT: **KIRKWOOD MASTER PLAN**
OWNER: **KIRKWOOD COMMUNITY COLLEGE**
ARCHITECT: **OPN ARCHITECTS**

LOCATION: **CEDAR RAPIDS, IOWA**
DATE: **JUNE 3, 2026**
STATUS: **CONCEPTUAL**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	FLEXIBLE CLASSROOMS				
2					
3	MINOR REMODEL				
4	ACOUSTICAL UPDATES				
5	- REMOVE EXTG ACOUSTICAL CEILINGS	940	SF	2.06	1939
6	- NEW ACOUSTICAL CEILINGS	940	SF	7.00	6580
7	- PROVIDE WALL SOUND ABSORBING PANELS - 20' X 4' EACH WALL	320	SF	16.97	5429
8					
9	FLOORING				
10	- REMOVE EXTG CARPET & BASE	940	SF	1.65	1551
11	- NEW CARPET	940	SF	8.00	7520
12	- NEW BASE	120	LF	4.00	480
13					
14	PAINT EXTG WALLS	1080	SF	2.00	2160
15					
16	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
17					
18	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
19					
20					
21	MECHANICAL UPGRADES				
22	ESTIMATE BY DESIGN ENGINEERS				
23	- FIRE PROTECTION - NOTHING REQUIRED				
24	- PLUMBING - NOTHING REQUIRED				
25	- HVAC	1	LS	1000.00	1000
26					
27	ELECTRICAL UPGRADES				
28	ESTIMATE BY DESIGN ENGINEERS				
29	- POWER/LIGHTING	1	LS	21000.00	21000
30	- TECHNOLOGY	1	LS	4000.00	4000
31	- SAFETY & SECURITY	1	LS	1000.00	1000
32					
33					
34					
35					
36					
37					
38	JONES HALL				
39					
40	MINOR REMODEL				
41	ACOUSTICAL UPDATES				
42	- REMOVE EXTG ACOUSTICAL CEILINGS	7661	SF	2.06	15800
43	- NEW ACOUSTICAL CEILINGS	7661	SF	7.00	53625
44	- PROVIDE WALL SOUND ABSORBING PANELS - 20' X 4' EACH WALL	400	SF	16.97	6786
45					

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Appendix 3: Project Estimate

PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
46	FLOORING				
47	- REMOVE EXTG CARPET & BASE	7661	SF	1.65	12640
48	- NEW CARPET	7661	SF	8.00	61286
49	- NEW BASE	788	LF	4.00	3152
50					
51	PAINT EXTG WALLS	7092	SF	2.00	14184
52					
53	NEW FURNITURE - ALLOWANCE	1	LS	75000.00	75000
54					
55	NEW TECHNOLOGY - ALLOWANCE	1	LS	105000.00	105000
56					
57					
58	RENOVATE CLASSROOMS - MODERATE				
59	REMOVE EXTG OFFICES/ROOMS	3774	SF	5.00	18872
60					
61	PROVIDE NEW OFFICE FINISH-OUT	3774	SF	20.00	75489
62					
63	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
64					
65	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
66					
67					
68	RENOVATE CONSTRUCTION AREA - MODERATE				
69	REMOVE EXTG OFFICES/ROOMS	19324	SF	5.00	96619
70					
71	PROVIDE NEW FINISH-OUT	19324	SF	20.00	386474
72					
73	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
74					
75	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
76					
77	RELOCATE EXTG EQUIPMENT	1	LS	25000.00	25000
78					
79	NEW EQUIPMENT ALLOWANCE	1	LS	50000.00	50000
80					
81					
82	EXPAND WELDING LAB				
83	REMOVE EXTG OFFICES/ROOMS	12165	SF	10.00	121651
84					
85	PROVIDE NEW FINISH-OUT	12165	SF	30.00	364954
86					
87	NEW FURNITURE - ALLOWANCE	1	LS	50000.00	50000
88					
89	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
90					

PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
91	RELOCATE EXTG EQUIPMENT	1	LS	25000.00	25000
92					
93	NEW EQUIPMENT ALLOWANCE	1	LS	75000.00	75000
94					
95					
96	NEW FABRICATION LAB				
97	RELOCATE ELECTRICAL ROOM - ALLOWANCE	400	SF	200.00	80000
98					
99	REMOVE EXTG OFFICES/ROOMS	3037	SF	10.00	30372
100					
101	PROVIDE NEW FINISH-OUT	3037	SF	40.00	121487
102					
103	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
104					
105	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
106					
107	NEW EQUIPMENT ALLOWANCE	1	LS	10000.00	10000
108					
109					
110	MANUFACTURING				
111	REMOVE EXTG OFFICES/ROOMS	10656	SF	10.00	106562
112					
113	PROVIDE NEW FINISH-OUT	10656	SF	30.00	319685
114					
115	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
116					
117	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
118					
119	RELOCATE EXTG EQUIPMENT	1	LS	15000.00	15000
120					
121	NEW EQUIPMENT ALLOWANCE	1	LS	50000.00	50000
122					
123					
124	MEPT SYSTEMS UPGRADE THROUGHOUT BUILDING				
125	ARCHITECTURAL SUPPORT FOR UPGRADES -ALLOWANCE				
126	- DEMOLITION	84654	SF	1.00	84654
127	- NEW FINISHES	84654	SF	2.00	169308
128					
129					
130	POP UP CENTER BAR OF BUILDING				
131	- CREATE CLERESTORY TO BRING LIGHT TO MIDDLE OF BUILDING				
132					
133	DEMOLITION				
134	REMOVE EXTG ROOFING & COPINGS	14849	SF	1.50	22274
135					

Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
136	REMOVE EXTG ROOF STRUCTURE	14849	SF	4.00	59397
137					
138	REMOVE EXTG INTERIOR FINISHES	12906	SF	10.00	129061
139	- RESTROOMS	1943	SF	5.00	9716
140					
141	<u>NEW CONSTRUCTION</u>				
142	ROOF STRUCTURE - 23' HIGH	14849	SF	25.00	371231
143					
144	ROOFING & INSULATION	14849	SF	13.00	193040
145	- COPINGS	746	LF	40.00	29826
146					
147	PATCH EXTG ROOFING	658	LF	20.00	13151
148					
149	EXTERIOR WALLS	7456	SF	60.00	447384
150	CLERESTORY WINDOWS - 4' HIGH	2612	SF	85.00	222008
151					
152	PROVIDE NEW FINISH-OUT	12906	SF	80.00	1032487
153	- EXTG RESTROOMS	1943	SF	50.00	97157
154					
155	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
156					
157	NEW TECHNOLOGY - ALLOWANCE	1	LS	84000.00	84000
158					
159					
160	RELOCATING OFFICES				
161	OFFICE PODS IN STUDENT SUCCESS CENTERS				
162					
163	REMOVE EXTG OFFICES/ROOMS	5510	SF	10.00	55095
164					
165	PROVIDE NEW FINISH-OUT	5510	SF	40.00	220381
166					
167	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
168					
169	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
170					
171					
172	BUILDING ADDITIONS				
173	MECHANICAL & ELECTRICAL WORK INCLUDED W/MEPT ESTIMATES BEL				
174					
175	SOUTH LOBBY	1410	SF	300.00	422952
176					
177	COLLABORATIVE ZONES	1903	SF	250.00	475648
178					
179	OUTDOOR COVERED SPACE	1703	SF	250.00	425780
180					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
181	OUTDOOR COVERED SPACE @ WELDING	2875	SF	100.00	287539
182					
183	MECHANICAL SPACE	1606	SF	150.00	240968
184					
185					
186					
187	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
188	MECHANICAL UPGRADES				
189	FIRE PROTECTION	1	LS	629000.00	629000
190	PLUMBING	1	LS	170000.00	170000
191	HVAC	1	LS	10687000.00	10687000
192					
193	ELECTRICAL UPGRADES				
194	POWER/LIGHTING	1	LS	3762000.00	3762000
195	TECHNOLOGY	1	LS	947000.00	947000
196	SAFETY & SECURITY	1	LS	538000.00	538000
197					
198					
199					
200					
201					
202	- ALTERNATE - LOCKER ROOM & ARTA ADDITIONS				
203					
204	MECHANICAL & ELECTRICAL WORK INCLUDED W/MEPT ESTIMATES BEL				
205					
206	LOCKER ROOM ADDITION				
207	GENERAL CONSTRUCTION	3350	SF	300.00	1005045
208					
209					
210	ARTA ADDITION				
211	GENERAL CONSTRUCTION	11636	SF	250.00	2909105
212					
213					
214	METAL KILN BUILDING				
215	PRE-ENGINEERED BUILDING	2000	SF	150.00	300000
216					
217	EQUIPMENT	1	LS	50000.00	50000
218					
219					
220	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
221	MECHANICAL UPGRADES				
222	FIRE PROTECTION	1	LS	106000.00	106000
223	PLUMBING	1	LS	50000.00	50000
224	HVAC	1	LS	1428000.00	1428000
225					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
226	ELECTRICAL UPGRADES				
227	POWER/LIGHTING	1	LS	572000.00	572000
228	TECHNOLOGY	1	LS	168000.00	168000
229	SAFETY & SECURITY	1	LS	101000.00	101000
230					
231					
232					
233					
234					
235					
236	LINN HALL REMODEL - LEVEL 3				
237					
238	AREA 1				
239	MINOR REMODEL				
240	ACOUSTICAL UPDATES				
241	- REMOVE EXTG ACOUSTICAL CEILINGS	2231	SF	2.06	4601
242	- NEW ACOUSTICAL CEILINGS	2231	SF	7.00	15616
243	- PROVIDE WALL SOUND ABSORBING PANELS - 20' X 3' EACH WALL	480	SF	16.97	8143
244					
245	FLOORING				
246	- REMOVE EXTG CARPET & BASE	2231	SF	1.65	3681
247	- NEW CARPET	2231	SF	8.00	17847
248	- NEW BASE	752	LF	4.00	3007
249					
250	PAINT EXTG WALLS	6766	SF	2.00	13531
251					
252	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
253					
254	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
255					
256					
257	REMODEL CLASSROOMS				
258	REMOVE EXTG OFFICES/ROOMS	2051	SF	5.00	10257
259					
260	PROVIDE NEW FINISH-OUT	2051	SF	30.00	61541
261					
262	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
263					
264	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
265					
266					
267	REMODEL RESTROOMS				
268	REMOVE EXTG INTERIOR FINISHES				
269	- RESTROOMS	665	SF	10.00	6652
270					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
271	PROVIDE NEW FINISH-OUT				
272	- EXTG RESTROOMS	665	SF	60.00	39911
273					
274					
275	NEW COLLABORATION SPACES				
276	REMOVE EXTG OFFICES/ROOMS	3754	SF	15.00	56316
277					
278	PROVIDE NEW FINISH-OUT	3754	SF	45.00	168948
279					
280	NEW FURNITURE - ALLOWANCE	1	LS	60000.00	60000
281					
282	NEW TECHNOLOGY - ALLOWANCE	1	LS	84000.00	84000
283					
284					
285	NEW HEALTH LAB SUITE				
286	REMOVE EXTG OFFICES/ROOMS	8287	SF	20.00	165747
287					
288	PROVIDE NEW FINISH-OUT	8287	SF	55.00	455803
289					
290	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
291					
292	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
293					
294	NEW EQUIPMENT - ALLOWANCE	1	LS	50000.00	50000
295					
296					
297	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
298	MECHANICAL UPGRADES				
299	FIRE PROTECTION	1	LS	52000.00	52000
300	PLUMBING	1	LS	5000.00	5000
301	HVAC	1	LS	198000.00	198000
302					
303	ELECTRICAL UPGRADES				
304	POWER/LIGHTING	1	LS	462000.00	462000
305	TECHNOLOGY	1	LS	38000.00	38000
306	SAFETY & SECURITY	1	LS	80000.00	80000
307					
308					
309					
310					
311					
312					
313					
314					
315					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
316	- LEVEL 2				
317					
318	AREA 3 - MINOR REMODEL - REALLOCATE AS FACULTY OFFICE SUITE				
319	ACOUSTICAL UPDATES				
320	- REMOVE EXTG ACOUSTICAL CEILINGS	2213	SF	2.06	4564
321	- NEW ACOUSTICAL CEILINGS	2213	SF	7.00	15489
322					
323	FLOORING				
324	- REMOVE EXTG CARPET & BASE	2213	SF	1.65	3651
325	- NEW CARPET	2213	SF	8.00	17702
326	- NEW BASE	680	LF	4.00	2718
327					
328	PAINT EXTG WALLS	6116	SF	2.00	12232
329					
330	ADDITIONAL FINISH-OUT	2213	SF	20.00	44255
331					
332	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
333					
334	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
335					
336	<u>MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS</u>				
337	MECHANICAL UPGRADES				
338	FIRE PROTECTION - NOTHING REQUIRED				
339	- PLUMBING - NOTHING REQUIRED				
340	- HVAC	1	LS	3000.00	3000
341					
342	ELECTRICAL UPGRADES				
343	- POWER/LIGHTING	1	LS	31000.00	31000
344	- TECHNOLOGY	1	LS	5000.00	5000
345	- SAFETY & SECURITY	1	LS	2000.00	2000
346					
347					
348					
349					
350	AREA 2 - RELOCATE DENTAL TO VACANT SUITE				
351	REMOVE EXTG OFFICES/ROOMS	8226	SF	10.00	82262
352					
353	PROVIDE NEW FINISH-OUT	8226	SF	45.00	370179
354					
355	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
356					
357	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
358					
359					
360					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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*** PRELIMINARY ****

PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	MAY 6, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
361	- LEVEL 1				
362					
363	MINOR REMODEL				
364	ACOUSTICAL UPDATES				
365	- REMOVE EXTG ACOUSTICAL CEILINGS	2236	SF	2.06	4611
366	- NEW ACOUSTICAL CEILINGS	2236	SF	7.00	15651
367					
368	FLOORING				
369	- REMOVE EXTG CARPET & BASE	2236	SF	1.65	3689
370	- NEW CARPET	2236	SF	8.00	17886
371	- NEW BASE	550	LF	4.00	2198
372					
373	PAINT EXTG WALLS	4946	SF	2.00	9891
374					
375	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
376					
377	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
378					
379	REALLOCATE AS FACULTY OFFICE SUITE				
380	ADDITIONAL NEW FINISH-OUT	2236	SF	20.00	44716
381					
382	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
383					
384	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
385					
386	REMODEL INTO HEALTH SUITE				
387	REMOVE EXTG OFFICES/ROOMS	6965	SF	15.00	104482
388					
389	PROVIDE NEW FINISH-OUT	6965	SF	50.00	348273
390					
391	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
392					
393	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
394					
395	NEW EQUIPMENT - ALLOWANCE	1	LS	50000.00	50000
396					
397	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
398	<u>MECHANICAL UPGRADES</u>				
399	MECHANICAL ESTIMATE	1	LS	#VALUE!	#VALUE!
400					
401	<u>ELECTRICAL UPGRADES</u>				
402	ELECTRICAL ESTIMATE	1	LS	#VALUE!	#VALUE!
403					
404					
405					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
406	FLOORING				
407	- REMOVE EXTG CARPET & BASE	2595	SF	1.65	4282
408	- NEW CARPET	2595	SF	8.00	20762
409	- NEW BASE	550	LF	4.00	2198
410	PAINT EXTG WALLS	4946	SF	2.00	9891
411					
412	ADDITIONAL NEW FINISH-OUT	2595	SF	20.00	51905
413					
414	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
415	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
416					
417	<u>MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS</u>				
418	MECHANICAL UPGRADES				
419	FIRE PROTECTION - NOTHING REQUIRED				
420	- PLUMBING - NOTHING REQUIRED				
421	- HVAC	1	LS	3000.00	3000
422					
423	ELECTRICAL UPGRADES				
424	- POWER/LIGHTING	1	LS	27000.00	27000
425	- TECHNOLOGY	1	LS	4000.00	4000
426	- SAFETY & SECURITY	1	LS	1000.00	1000
427					
428					
429	AREA 5 - REMODEL INTO HEALTH SUITE				
430	REMOVE EXTG OFFICES/ROOMS	3225	SF	15.00	48370
431					
432	PROVIDE NEW FINISH-OUT	3225	SF	50.00	161234
433					
434	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
435	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
436	NEW EQUIPMENT - ALLOWANCE	1	LS	50000.00	50000
437					
438	<u>MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS</u>				
439	MECHANICAL UPGRADES				
440	FIRE PROTECTION	1	LS	14000.00	14000
441	- PLUMBING	1	LS	3000.00	3000
442	- HVAC	1	LS	50000.00	50000
443					
444	ELECTRICAL UPGRADES				
445	- POWER/LIGHTING	1	LS	174000.00	174000
446	- TECHNOLOGY	1	LS	58000.00	58000
447	- SAFETY & SECURITY	1	LS	35000.00	35000
448					
449					
450					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
451	- SIM CENTER REFRESH				
452					
453	ENTRY AREA - MINOR REMODEL				
454	ACOUSTICAL UPDATES				
455	- REMOVE EXTG ACOUSTICAL CEILINGS	1008	SF	2.06	2079
456	- NEW ACOUSTICAL CEILINGS	1008	SF	7.00	7058
457					
458	FLOORING				
459	- REMOVE EXTG CARPET & BASE	1008	SF	1.65	1664
460	- NEW CARPET	1008	SF	8.00	8066
461	- NEW BASE	167	LF	4.00	667
462					
463	PAINT EXTG WALLS	1500	SF	2.00	3001
464					
465	NEW FURNITURE - ALLOWANCE	1	LS	35000.00	35000
466					
467	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
468					
469					
470	REPURPOSE LOBBY SPACE				
471	REMOVE EXTG OFFICES/ROOMS	913	SF	15.00	13700
472					
473	PROVIDE NEW FINISH-OUT	913	SF	40.00	36532
474					
475	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
476					
477	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
478					
479					
480	RELOCATE SIM CENTER OFFICES				
481	REMOVE EXTG OFFICES/ROOMS	1534	SF	10.00	15338
482					
483	PROVIDE NEW FINISH-OUT	1534	SF	40.00	61351
484					
485	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
486	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
487					
488					
489	SEPARATE CONTROL ROOMS				
490	ADD DEBRIEFING ROOMS IN EXTG OFFICE SPACE				
491					
492	REMOVE EXTG OFFICES/ROOMS	1332	SF	30.00	39951
493					
494	PROVIDE NEW FINISH-OUT	1332	SF	70.00	93220
495					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
496	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
497					
498	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
499					
500	NEW EQUIPMENT - ALLOWANCE	1	LS	15000.00	15000
501					
502					
503	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
504	MECHANICAL UPGRADES				
505	FIRE PROTECTION	1	LS	10000.00	10000
506	PLUMBING	1	LS	5000.00	5000
507	HVAC	1	LS	61000.00	61000
508					
509	ELECTRICAL UPGRADES				
510	POWER/LIGHTING	1	LS	82000.00	82000
511	TECHNOLOGY	1	LS	21000.00	21000
512	SAFETY & SECURITY	1	LS	13000.00	13000
513					
514					
515					
516					
517					
518					
519					
520					
521	NIELSEN HALL REMODEL				
522					
523	MINOR REMODEL				
524	ACOUSTICAL UPDATES				
525	- REMOVE EXTG ACOUSTICAL CEILINGS	6958	SF	2.06	14350
526	- NEW ACOUSTICAL CEILINGS	6958	SF	7.00	48704
527					
528	FLOORING				
529	- REMOVE EXTG CARPET & BASE	6958	SF	1.65	11480
530	- NEW CARPET	6958	SF	8.00	55661
531	- NEW BASE	939	LF	4.00	3756
532					
533	PAINT EXTG WALLS	9389	SF	2.00	18778
534					
535	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
536					
537	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
538					
539					
540					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
541	CONVERT ART STUDIOS TO IT CLASSROOMS				
542	REMOVE EXTG OFFICES/ROOMS	7207	SF	15.00	108110
543					
544	PROVIDE NEW FINISH-OUT	7207	SF	45.00	324329
545					
546	NEW FURNITURE - ALLOWANCE	1	LS	60000.00	60000
547	NEW TECHNOLOGY - ALLOWANCE	1	LS	84000.00	84000
548					
549					
550	COLLABORATION ZONES				
551	REMOVE EXTG OFFICES/ROOMS	2170	SF	15.00	32549
552					
553	PROVIDE NEW FINISH-OUT	2170	SF	40.00	86798
554					
555	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
556	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
557					
558					
559	CONVERT TO FLEXIBLE EVENT SPACE				
560	REMOVE EXTG OFFICES/ROOMS	5949	SF	10.00	59487
561					
562	PROVIDE NEW FINISH-OUT	5949	SF	35.00	208205
563					
564	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
565					
566	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
567					
568					
569	CONVERT CLASSROOMS TO ADMINISTRATION SPACE				
570	REMOVE EXTG OFFICES/ROOMS	12190	SF	15.00	182844
571					
572	PROVIDE NEW FINISH-OUT	12190	SF	40.00	487584
573					
574	NEW FURNITURE - ALLOWANCE	1	LS	60000.00	60000
575					
576	NEW TECHNOLOGY - ALLOWANCE	1	LS	84000.00	84000
577					
578					
579	MECHANICAL PENTHOUSE EXPANSION				
580	REMOVE EXTG OFFICES/ROOMS	4265	SF	20.00	85297
581					
582	PROVIDE NEW FINISH-OUT	4265	SF	50.00	213243
583					
584					
585					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
586	MECHANICAL EQUIPMENT CLOSETS				
587	1ST FLOOR	7	EA	15000.00	105000
588	2ND FLOOR	6	EA	15000.00	90000
589	3RD FLOOR	6	EA	15000.00	90000
590					
591					
592	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
593	MECHANICAL UPGRADES - INCLUDES ARTS & HUMANITIES				
594	FIRE PROTECTION	1	LS	73000.00	73000
595	PLUMBING	1	LS	10000.00	10000
596	HVAC	1	LS	5269000.00	5269000
597					
598	ELECTRICAL UPGRADES				
599	POWER/LIGHTING	1	LS	1167000.00	1167000
600	TECHNOLOGY	1	LS	342000.00	342000
601	SAFETY & SECURITY	1	LS	206000.00	206000
602					
603					
604					
605					
606					
607					
608					
609					
610	- ALTERNATE - ISOLATE 3RD FLOOR				
611					
612	ISOLATE 3RD FLOOR				
613	CLOSE OFF 3RD FLOOR OF ATRIUM	3191	SF	150.00	478661
614					
615	REMOVE SMOKE EVAC. SYSTEM	1	LS	10000.00	10000
616					
617					
618	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
619	MECHANICAL UPGRADES				
620	FIRE PROTECTION - NOTHING REQUIRED				
621	PLUMBING - NOTHING REQUIRED				
622	HVAC	1	LS	50000.00	50000
623					
624	ELECTRICAL UPGRADES				
625	POWER/LIGHTING	1	LS	81600.00	81600
626	TECHNOLOGY	1	LS	3400.00	3400
627	SAFETY & SECURITY	1	LS	34000.00	34000
628					
629					
630					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
631	- ARTS & HUMANITIES TO BENTON				
632					
633	COLLABORATION SPACE				
634	ACOUSTICAL UPDATES				
635	- REMOVE EXTG ACOUSTICAL CEILINGS	2809	SF	2.06	5793
636	- NEW ACOUSTICAL CEILINGS	2809	SF	7.00	19661
637					
638	FLOORING				
639	- REMOVE EXTG CARPET & BASE	2809	SF	1.65	4634
640	- NEW CARPET	2809	SF	8.00	22470
641	- NEW BASE	326	LF	4.00	1302
642					
643	PAINT EXTG WALLS	3256	SF	2.00	6512
644					
645	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
646					
647	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
648					
649					
650	REMODEL GENERAL CLASSROOMS INTO ART & DESIGN STUDIOS				
651	REMOVE EXTG OFFICES/ROOMS	21773	SF	10.00	217732
652					
653	PROVIDE NEW FINISH-OUT	21773	SF	40.00	870930
654					
655	NEW FURNITURE - ALLOWANCE	1	LS	120000.00	120000
656					
657	NEW TECHNOLOGY - ALLOWANCE	1	LS	168000.00	168000
658					
659					
660					
661	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
662	MECHANICAL UPGRADES INCLUDED W/NIELSEN HALL				
663					
664	ELECTRICAL UPGRADES				
665	POWER/LIGHTING	1	LS	738000.00	738000
666	TECHNOLOGY	1	LS	246000.00	246000
667	SAFETY & SECURITY	1	LS	148000.00	148000
668					
669					
670					
671					
672					
673					
674					
675					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
676	LIBRARY REMODEL TO STUDY HUB				
677					
678	GUT & REMODEL LEVEL ONE & TWO				
679	REMOVE EXTG OFFICES/ROOMS	24040	SF	15.00	360599
680					
681	PROVIDE NEW FINISH-OUT	24040	SF	40.00	961598
682					
683	NEW FURNITURE - ALLOWANCE	1	LS	60000.00	60000
684					
685	NEW TECHNOLOGY - ALLOWANCE	1	LS	84000.00	84000
686					
687					
688	CONNECTION TO BENTON HALL				
689	REMOVE EXTG OFFICES/ROOMS	650	SF	15.00	9757
690					
691	PROVIDE NEW FINISH-OUT	650	SF	150.00	97572
692					
693	NEW FURNITURE - NOTHING REQUIRED				
694					
695	NEW TECHNOLOGY - NOTHING REQUIRED				
696					
697					
698	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
699	<u>MECHANICAL UPGRADES</u>				
700	FIRE PROTECTION	1	LS	126000.00	126000
701	PLUMBING	1	LS	10000.00	10000
702	HVAC	1	LS	630000.00	630000
703					
704	<u>ELECTRICAL UPGRADES</u>				
705	POWER/LIGHTING	1	LS	898000.00	898000
706	TECHNOLOGY	1	LS	315000.00	315000
707	SAFETY & SECURITY	1	LS	252000.00	252000
708					
709					
710					
711					
712					
713					
714	ART ANNEX				
715					
716	DANCE STUDIO REMODEL				
717	ACOUSTICAL UPDATES				
718	- REMOVE EXTG ACOUSTICAL CEILINGS	1669	SF	2.06	3442
719	- NEW ACOUSTICAL CEILINGS	1669	SF	7.00	11684
720					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
721	FLOORING				
722	- EXTG WOOD FLOORING REMAINS				
723					
724	PAINT EXTG WALLS	1725	SF	2.00	3449
725					
726	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
727					
728	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
729					
730					
731	NEW ADDITION ON THE SOUTH FOR CLAY/PLASTER MIXING				
732	MECHANICAL & ELECTRICAL WORK INCLUDED W/MEPT ESTIMATES BEL				
733					
734	GENERAL CONSTRUCTION	835	SF	200.00	166920
735					
736	NEW FURNITURE - NOTHING REQUIRED				
737	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
738					
739					
740	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
741	<u>MECHANICAL UPGRADES</u>				
742	FIRE PROTECTION	1	LS	64000.00	64000
743	PLUMBING	1	LS	10000.00	10000
744	HVAC	1	LS	1008000.00	1008000
745					
746	<u>ELECTRICAL UPGRADES</u>				
747	POWER/LIGHTING	1	LS	296000.00	296000
748	TECHNOLOGY	1	LS	119000.00	119000
749	SAFETY & SECURITY	1	LS	72000.00	72000
750					
751					
752					
753					
754	CEDAR HALL REMODEL				
755					
756	TESTING CLASSROOMS				
757	ACOUSTICAL UPDATES				
758	- REMOVE EXTG ACOUSTICAL CEILINGS	2122	SF	2.06	4376
759	- NEW ACOUSTICAL CEILINGS	2122	SF	7.00	14852
760					
761	FLOORING				
762	- REMOVE EXTG CARPET & BASE	2122	SF	1.65	3501
763	- NEW CARPET	2122	SF	8.00	16974
764	- NEW BASE	260	LF	4.00	1039
765					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
766	PAINT EXTG WALLS	2338	SF	2.00	4677
767					
768	NEW FURNITURE - ALLOWANCE	1	LS	10000.00	10000
769	- ADDITIONAL LOCKERS	1	LS	20000.00	20000
770					
771	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
772					
773					
774	REMODEL A SPACE INTO DANCE STUDIO				
775	REMOVE EXTG ROOMS & RISERS	2594	SF	50.00	129697
776					
777	PROVIDE NEW FINISH-OUT	2594	SF	300.00	778179
778					
779	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
780					
781	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
782					
783					
784	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
785	MECHANICAL UPGRADES				
786	FIRE PROTECTION	1	LS	14000.00	14000
787	PLUMBING	1	LS	20000.00	20000
788	HVAC	1	LS	119000.00	119000
789					
790	ELECTRICAL UPGRADES				
791	POWER/LIGHTING	1	LS	129000.00	129000
792	TECHNOLOGY	1	LS	40000.00	40000
793	SAFETY & SECURITY	1	LS	25000.00	25000
794					
795					
796					
797					
798					
799					
800					
801					
802	HOTEL & CONFERENCE CENTER REFRESH				
803					
804	LAUNDRY REMODEL - LOWER LEVEL				
805	REPURPOSE LAUNDRY SPACE				
806					
807	ACOUSTICAL UPDATES				
808	- REMOVE EXTG ACOUSTICAL CEILINGS	1018	SF	2.06	2099
809	- NEW ACOUSTICAL CEILINGS	1018	SF	7.00	7123
810					

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
811	FLOORING				
812	- REMOVE EXTG CARPET & BASE	1018	SF	1.65	1679
813	- NEW CARPET	1018	SF	8.00	8140
814	- NEW BASE	131	LF	4.00	524
815					
816	PAINT EXTG WALLS	1180	SF	2.00	2359
817					
818	NEW FURNITURE - ALLOWANCE	1	LS	5000.00	5000
819	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
820					
821					
822	CULINARY LAB REMODEL				
823	REPURPOSE COMPUTER LAB SPACE				
824					
825	ACOUSTICAL UPDATES				
826	- REMOVE EXTG ACOUSTICAL CEILINGS	1018	SF	2.06	2099
827	- NEW ACOUSTICAL CEILINGS	1018	SF	7.00	7123
828					
829	FLOORING				
830	- REMOVE EXTG CARPET & BASE	1018	SF	1.65	1679
831	- NEW CARPET	1018	SF	8.00	8140
832	- NEW BASE	131	LF	4.00	524
833					
834	PAINT EXTG WALLS	1180	SF	2.00	2359
835					
836	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
837	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
838					
839					
840	HOTEL REMODEL				
841	GUEST ROOM BATHROOMS - 71 EA				
842	BATHROOMS - PAINT WALLS	15162	SF	2.50	37904
843	- PAINT CEILINGS	3332	SF	3.00	9997
844	- NEW FLOORING	3332	SF	25.00	83306
845					
846	GUEST ROOMS TVs - 71 EA				
847	REMOVE EXTG TVs	71	EA	75.00	5325
848	INSTALL NEW TVs	71	EA	600.00	42600
849					
850	CARPETING - 71 EA				
851	REMOVE EXTG CARPET & BASE	19487	SF	2.48	48231
852	NEW CARPET	19487	SF	9.00	175387
853	NEW RUBBER BASE	6304	LF	4.00	25218
854					
855					

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Appendix 3: Project Estimate

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
856	CLASS ACT REMODEL				
857	FURNITURE, REPLACE KITCHEN EQUIPMENT				
858					
859	REMOVE EXTG OFFICES/ROOMS	5457	SF	20.00	109142
860					
861	PROVIDE NEW FINISH-OUT	5457	SF	75.00	409283
862					
863	NEW FURNITURE - ALLOWANCE	1	LS	30000.00	30000
864					
865	NEW TECHNOLOGY - ALLOWANCE	1	LS	42000.00	42000
866					
867	NEW KITCHEN EQUIPMENT - ALLOWANCE	1	LS	150000.00	150000
868					
869					
870					
871	CONFERENCE CENTER REMODEL				
872	FURNITURE, CARPET, PAINT, STORAGE FOR TABLES/CHAIRS				
873					
874	ACOUSTICAL UPDATES - NOTHING REQUIRED				
875					
876	FLOORING				
877	- REMOVE EXTG CARPET & BASE	34542	SF	2.06	71243
878	- NEW CARPET & BASE	34542	SF	8.00	276336
879					
880	PAINT EXTG WALLS - FLOOR SF	34542	SF	2.00	69084
881					
882	NEW FURNITURE - ALLOWANCE	1	LS	210000.00	210000
883					
884	NEW TECHNOLOGY - ALLOWANCE	1	LS	294000.00	294000
885					
886					
887					
888	FINANCE OFFICE SUITE REMODEL				
889	REPURPOSE AS A SMALL CONFERENCE CENTER				
890					
891	REMOVE EXTG OFFICES/ROOMS	6514	SF	10.00	65136
892					
893	PROVIDE NEW FINISH-OUT	6514	SF	55.00	358250
894					
895	NEW FURNITURE - ALLOWANCE	1	LS	45000.00	45000
896					
897	NEW TECHNOLOGY - ALLOWANCE	1	LS	63000.00	63000
898					
899					
900					

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
901	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
902	MECHANICAL UPGRADES				
903	FIRE PROTECTION	1	LS	29000.00	29000
904	PLUMBING	1	LS	370000.00	370000
905	HVAC	1	LS	177000.00	177000
906					
907	ELECTRICAL UPGRADES				
908	POWER/LIGHTING	1	LS	243000.00	243000
909	TECHNOLOGY	1	LS	42000.00	42000
910	SAFETY & SECURITY	1	LS	65000.00	65000
911					
912					
913					
914					
915	AUTO COLLISION				
916					
917	RELOCATE AUTO COLLISION TO KCETC				
918	CREAT BODY SHOP, PAINT SHOP, TOOL ROOM, CLASSROOM, RESTROO				
919					
920	REMOVE EXTG OFFICES/ROOMS	13448	SF	15.00	201719
921					
922	PROVIDE NEW FINISH-OUT	13448	SF	55.00	739637
923					
924	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
925					
926	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
927					
928	NEW EQUIPMENT - ALLOWANCE	1	LS	50000.00	50000
929					
930					
931	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
932	MECHANICAL UPGRADES				
933	FIRE PROTECTION	1	LS	52000.00	52000
934	PLUMBING	1	LS	10000.00	10000
935	HVAC	1	LS	390000.00	390000
936					
937	ELECTRICAL UPGRADES				
938	POWER/LIGHTING	1	LS	130000.00	130000
939	TECHNOLOGY	1	LS	39000.00	39000
940	SAFETY & SECURITY	1	LS	26000.00	26000
941					
942					
943					
944					
945					

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
946	JOHNSON HALL REMODEL				
947					
948	REMODEL RAQUETBALL COURTS TO ATHLETIC SPACE				
949	CREATE STUDENT ATHLETIC STUDY SPACE				
950					
951	REMOVE EXTG OFFICES/ROOMS	2519	SF	20.00	50374
952					
953	PROVIDE NEW FINISH-OUT	2519	SF	30.00	75562
954					
955	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
956					
957	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
958					
959					
960					
961	RESTROOM RENOVATIONS				
962	DEMOLITION	562	SF	15.00	8435
963					
964	PROVIDE NEW FINISH-OUT	562	SF	125.00	70291
965					
966	NEW FURNITURE - NOTHING REQUIRED				
967					
968	NEW TECHNOLOGY - NOTHING REQUIRED				
969					
970					
971					
972	REMODEL LOCKER ROOMS				
973	DEMOLITION	3593	SF	25.00	89832
974					
975	PROVIDE NEW FINISH-OUT	3593	SF	150.00	538992
976					
977	NEW FURNITURE - NOTHING REQUIRED				
978					
979	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
980					
981					
982					
983	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
984	MECHANICAL UPGRADES				
985	FIRE PROTECTION	1	LS	32000.00	32000
986	PLUMBING	1	LS	392040.00	392040
987	HVAC	1	LS	158000.00	158000
988					
989					
990					

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
991	ELECTRICAL UPGRADES				
992	POWER/LIGHTING	1	LS	175000.00	175000
993	TECHNOLOGY	1	LS	47000.00	47000
994	SAFETY & SECURITY	1	LS	34000.00	34000
995					
996					
997					
998					
999					
1000					
1001					
1002	BASEBALL & SOFTBALL FIELDS UPGRADE				
1003					
1004	UPDATED 2024 OPINION OF PROBABLE COST BY TRAVERSE LANDSCAP				
1005	STAND ALONE PRESS BOX W/NEW MITERED BLEACHER SYSTEMS				
1006	SITE PREPARATION				
1007	- MOBILIZATION	1	LS	49500.00	49500
1008	- EROSION CONTROL & TEMPORARY FACILITIES	1	LS	3300.00	3300
1009	- STRIP TOPSOIL (ASSUME 12" AVE.)	622	CY	6.72	4180
1010					
1011	OVERALL SITE IMPROVEMENTS				
1012	- REMOVAL OF SOILS	622	CY	13.26	8250
1013	- SUPPLY POWER & COMMUNICATIONS	1	LS	58300.00	58300
1014					
1015	BLEACHER/PRESS BOX IMPROVEMENTS				
1016	- FINE GRADING	1	LS	11000.00	11000
1017	- PAVED CONCRETE WALKS	11400	SF	6.72	76560
1018	- STANDALONE PRESS BOX BASEBALL	308	SF	550.00	169400
1019	- STANDALONE PRESS BOX SOFTBALL	308	SF	550.00	169400
1020	- BASEBALL MITERED BLEACHERS	480	EA	440.00	211200
1021	- SOFTBALL MITERED BLEACHERS	271	EA	440.00	119240
1022	- ADDITIONAL STORMWATER MANAGEMENT	1	LS	5500.00	5500
1023					
1024	SOFT COSTS	1	LS	60984.00	60984
1025					
1026					
1027					
1028					
1029					
1030	HORTICULTURE REFRESH				
1031					
1032	MINOR REMODEL				
1033	ACOUSTICAL UPDATES				
1034	- NO CEILING REWORK		SF		
1035					

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1036	FLOORING				
1037	- REMOVE EXTG CARPET & BASE	31388	SF	1.65	51790
1038	- NEW CARPET	31388	SF	8.00	251103
1039	- NEW BASE	4741	LF	4.00	18965
1040					
1041	PAINT EXTG WALLS	42672	SF	2.00	85343
1042					
1043	NEW FURNITURE - ALLOWANCE	1	LS	90000.00	90000
1044					
1045	NEW TECHNOLOGY - ALLOWANCE	1	LS	126000.00	126000
1046					
1047					
1048	GREENHOUSE SPACES				
1049	ACOUSTICAL UPDATES - NOTHING REQUIRED				
1050					
1051	FLOORING - NOTHING REQUIRED				
1052					
1053	PAINT EXTG WALLS	8667	SF	2.00	17333
1054					
1055	NEW FURNITURE - NOTHING REQUIRED				
1056	NEW TECHNOLOGY - NOTHING REQUIRED				
1057					
1058					
1059	REPURPOSE DOG GROOMING				
1060	CONVERT TO GENERAL LAB SPACE				
1061					
1062	REMOVE EXTG OFFICES/ROOMS	1629	SF	20.00	32589
1063					
1064	PROVIDE NEW FINISH-OUT	1629	SF	125.00	203680
1065					
1066	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
1067					
1068	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
1069					
1070					
1071	SHOP EXPANSION TO THE WEST				
1072	MECHANICAL & ELECTRICAL WORK INCLUDED W/MEPT ESTIMATES BEL				
1073					
1074	GENERAL CONSTRUCTION	1279	SF	200.00	255864
1075					
1076	NEW FURNITURE - NOTHING REQUIRED				
1077					
1078	NEW TECHNOLOGY - NOTHING REQUIRED				
1079					
1080					

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1081	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
1082	MECHANICAL UPGRADES				
1083	FIRE PROTECTION	1	LS	19000.00	19000
1084	PLUMBING	1	LS	10000.00	10000
1085	HVAC	1	LS	113000.00	113000
1086					
1087	ELECTRICAL UPGRADES				
1088	POWER/LIGHTING	1	LS	97000.00	97000
1089	TECHNOLOGY	1	LS	24000.00	24000
1090	SAFETY & SECURITY	1	LS	15000.00	15000
1091					
1092					
1093					
1094					
1095					
1096					
1097	KCETC MEETING SPACE				
1098					
1099	REMODEL CLASSROOM INTO MEETING SPACES				
1100	TWO SMALL MEETING ROOMS, ONE LARGE CONFERENCE ROOM				
1101					
1102	INTERIOR PARTITIONS/DOORS	1220	SF	20.00	24395
1103					
1104	ACOUSTICAL UPDATES				
1105	- REMOVE EXTG ACOUSTICAL CEILINGS	1220	SF	2.06	2516
1106	- NEW ACOUSTICAL CEILINGS	1220	SF	7.00	8538
1107					
1108	FLOORING				
1109	- REMOVE EXTG CARPET & BASE	1220	SF	1.65	2013
1110	- NEW CARPET	1220	SF	8.00	9758
1111	- NEW BASE	142	LF	4.00	569
1112					
1113	PAINT EXTG WALLS	1280	SF	2.00	2560
1114					
1115	NEW FURNITURE - ALLOWANCE	1	LS	15000.00	15000
1116					
1117	NEW TECHNOLOGY - ALLOWANCE	1	LS	21000.00	21000
1118					
1119					
1120	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
1121	MECHANICAL UPGRADES				
1122	FIRE PROTECTION	1	LS	5000.00	5000
1123	PLUMBING - NOTHING REQUIRED				
1124	HVAC	1	LS	17000.00	17000
1125					

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1126	ELECTRICAL UPGRADES				
1127	POWER/LIGHTING	1	LS	21000.00	21000
1128	TECHNOLOGY	1	LS	7000.00	7000
1129	SAFETY & SECURITY	1	LS	3000.00	3000
1130					
1131					
1132					
1133					
1134					
1135					
1136	SITEWORK IMPROVEMENTS				
1137					
1138	REMOVE EXTG PARKING & PROVIDE GREENSPACE				
1139	REMOVE EXTG SURFACING	583229	SF	1.00	583229
1140					
1141	REMOVE EXTG ELECTRICAL	583229	SF	0.10	58323
1142					
1143	PROVIDE 8" OF NEW TOPSOIL	14473	CY	41.40	599171
1144					
1145	SEEDING	583229	SF	0.10	58323
1146					
1147	LANDSCAPING - ALLOWANCE	1	LS	75000.00	75000
1148					
1149					
1150	REMOVE EXTG COURT & PROVIDE GREENSPACE				
1151	REMOVE EXTG COURT - COMPLETE	20000	SF	1.50	30000
1152					
1153	REMOVE EXTG ELECTRICAL	20000	SF	0.10	2000
1154					
1155	PROVIDE 8" OF NEW TOPSOIL	496	CY	41.40	20547
1156					
1157	SEEDING	20000	SF	0.10	2000
1158					
1159	LANDSCAPING - ALLOWANCE	1	LS	50000.00	50000
1160					
1161	STUDENT HANGOUT SPACE				
1162	PAVING ALLOWANCE - 20%	45080	SF	15.00	676197
1163					
1164	LANDSCAPING ALLOWANCE - 80%	180319	SF	5.00	901596
1165					
1166	STRUCTURES/FURNISHINGS - ALLOWANCE	225399	SF	5.00	1126995
1167					
1168	ELECTRICAL ALLOWANCE	225399	SF	1.00	225399
1169					
1170					

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PROJECT:	KIRKWOOD MASTER PLAN		LOCATION:	CEDAR RAPIDS, IOWA	
OWNER:	KIRKWOOD COMMUNITY COLLEGE		DATE:	JUNE 3, 2026	
ARCHITECT:	OPN ARCHITECTS		STATUS:	CONCEPTUAL	
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1171	NEW PARKING & GEOTHERMAL FIELD FOR JONES HALL				
1172	STRIP & STOCKPILE TOPSOIL - 6"	3032	CY	10.00	30324
1173					
1174	NEW CONCRETE SURFACING	163748	SF	10.00	1637478
1175					
1176	RESPREAD/WASTE TOPSOIL	3032	CY	5.00	15162
1177					
1178	SEEDING	1	LS	25000.00	25000
1179					
1180	NEW ELECTRICAL ALLOWANCE	1	LS	50000.00	50000
1181					
1182					
1183	SYNTHETIC TURF PRACTICE FIELD				
1184	STRIP & STOCKPILE TOPSOIL - 6"	2492	CY	10.00	24923
1185					
1186	NEW SYNTHETIC TURF PRACTICE FIELD	134586	SF	13.00	1749621
1187					
1188	RESPREAD/WASTE TOPSOIL	2492	CY	5.00	12462
1189					
1190	SEEDING	1	LS	5000.00	5000
1191					
1192	NEW ELECTRICAL ALLOWANCE	1	LS	25000.00	25000
1193					
1194					
1195	CAMPUS ENTRY IMPROVEMENTS - EAST				
1196	STRUCTURES - ALLOWANCE	1	EA	100000.00	100000
1197					
1198	LIGHTING - ALLOWANCE	1	EA	20000.00	20000
1199					
1200					
1201	CAMPUS ENTRY IMPROVEMENTS - WEST				
1202	STRUCTURES - ALLOWANCE	2	EA	150000.00	300000
1203					
1204	LIGHTING - ALLOWANCE	2	EA	25000.00	50000
1205					
1206					
1207	NEW RESTROOMS @ ATHLETIC COMPLEX				
1208	NEW RESTROOM BUILDING	1500	SF	650.00	975000
1209					
1210					
1211	RELOCATE TENNIS & BASKETBALL COURTS				
1212	REMOVE EXTG COURTS COMPLETE	55588	SF	1.00	55588
1213					
1214	PROVIDE FOR NEW COURTS ELSEWHERE	55588	SF	10.00	555876
1215					

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1216	PROVIDE TOPSOIL - 8"	1379	CY	41.40	57107
1217					
1218	SEED	55588	SF	0.10	5559
1219					
1220					
1221	REWORK IOWA HALL PARKING APPROACH				
1222	165,688.4 SF AREA				
1223	ASSUMING REWORKING/REPLACING 50% OF AREA				
1224					
1225	REMOVE EXTG PAVING	82844	SF	1.50	124266
1226					
1227	NEW GRADING/PAVING	82844	SF	12.50	1035553
1228					
1229	LANDSCAPING - ALLOWANCE	82844	SF	1.00	82844
1230					
1231	ELECTRICAL - ALLOWANCE	82844	SF	0.50	41422
1232					
1233					
1234	NEW OPEN AIR STRUCTURE OVER ARENA				
1235	OPEN AIR PAVILION - COMPLETE	20844	SF	200.00	4168848
1236					
1237	ELECTRICAL - ALLOWANCE	20844	SF	10.00	208442
1238					
1239					
1240	NEW VET TECH PARKING				
1241	REMOVE EXTG BUILDINGS	62363	SF	3.00	187089
1242					
1243	NEW PARKING - COMPLETE	62363	SF	10.00	623629
1244					
1245					
1246	NEW EV STATIONS				
1247	NEW GENERAL CONSTRUCTION ALLOWANCE	7	EA	5000.00	35000
1248					
1249	ELECTRICAL WORK BY DESIGN ENGINEERS				
1250	- POWER/LIGHTING	1	LS	116000.00	116000
1251					
1252					
1253					
1254					
1255					
1256					
1257					
1258					
1259					
1260					

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PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1261	CAMPUS POWER DISTRIBUTION				
1262					
1263	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
1264	MECHANICAL UPGRADES				
1265	FIRE PROTECTION - NOTHING REQUIRED				
1266	PLUMBING - NOTHING REQUIRED				
1267	HVAC - NOTHING REQUIRED				
1268					
1269	ELECTRICAL UPGRADES				
1270	POWER/LIGHTING	1	LS	2714000.00	2714000
1271	TECHNOLOGY - NOTHING REQUIRED				
1272	SAFETY & SECURITY - NOTHING REQUIRED				
1273					
1274					
1275					
1276					
1277					
1278					
1279					
1280	KCETC GEO CONVERSION				
1281					
1282	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
1283	MECHANICAL UPGRADES				
1284	FIRE PROTECTION	1	LS	109000.00	109000
1285	PLUMBING	1	LS	10000.00	10000
1286	HVAC	1	LS	10496000.00	10496000
1287					
1288	ELECTRICAL UPGRADES				
1289	POWER/LIGHTING	1	LS	217000.00	217000
1290	TECHNOLOGY	1	LS	6000.00	6000
1291	SAFETY & SECURITY	1	LS	22000.00	22000
1292					
1293					
1294					
1295					
1296					
1297					
1298	JONES COUNTY REGIONAL GEO CONVERSION				
1299					
1300	MECHANICAL & ELECTRICAL WORK BY DESIGN ENGINEERS				
1301	MECHANICAL UPGRADES				
1302	FIRE PROTECTION	1	LS	44000.00	44000
1303	PLUMBING	1	LS	10000.00	10000
1304	HVAC	1	LS	4400000.00	4400000
1305					

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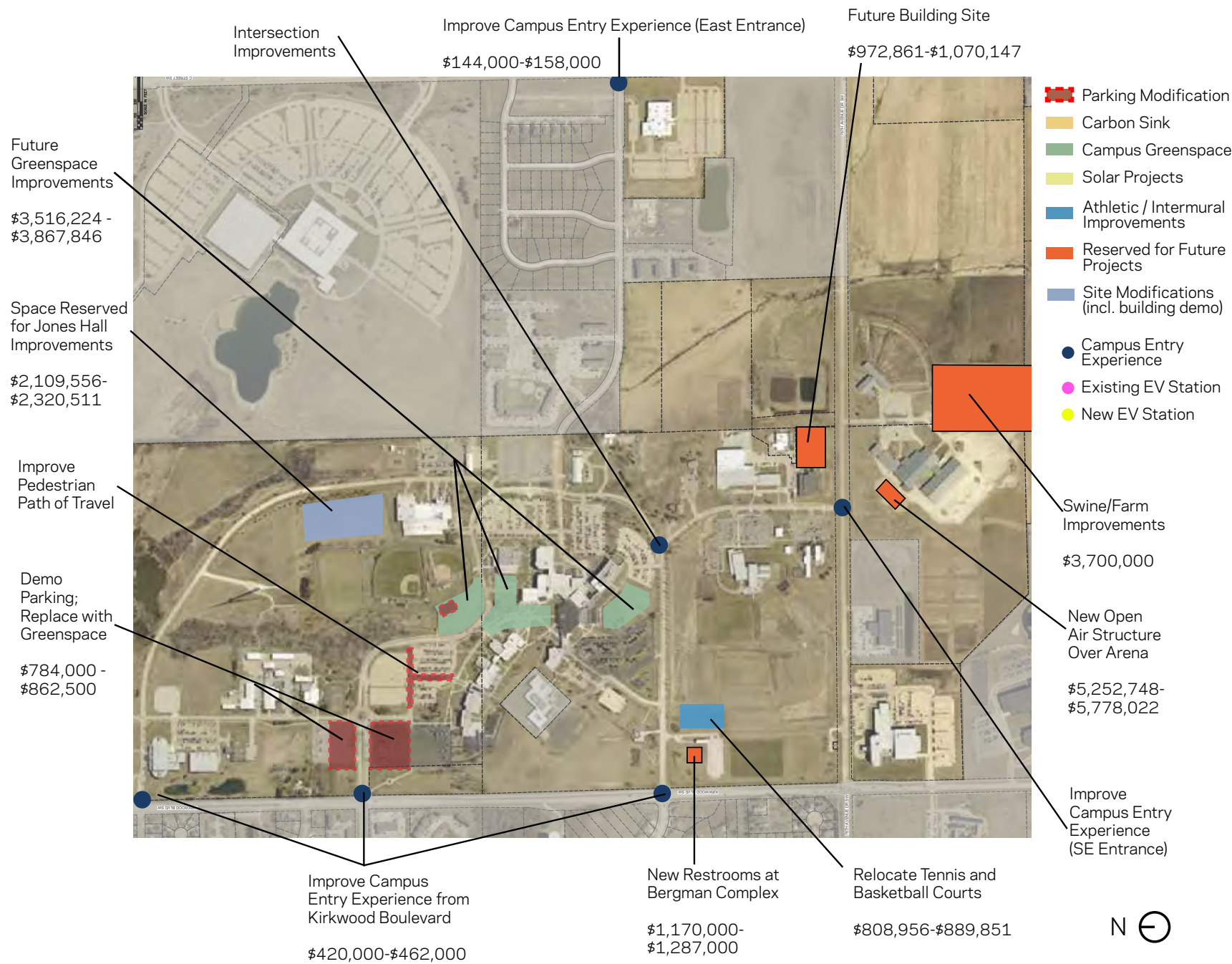
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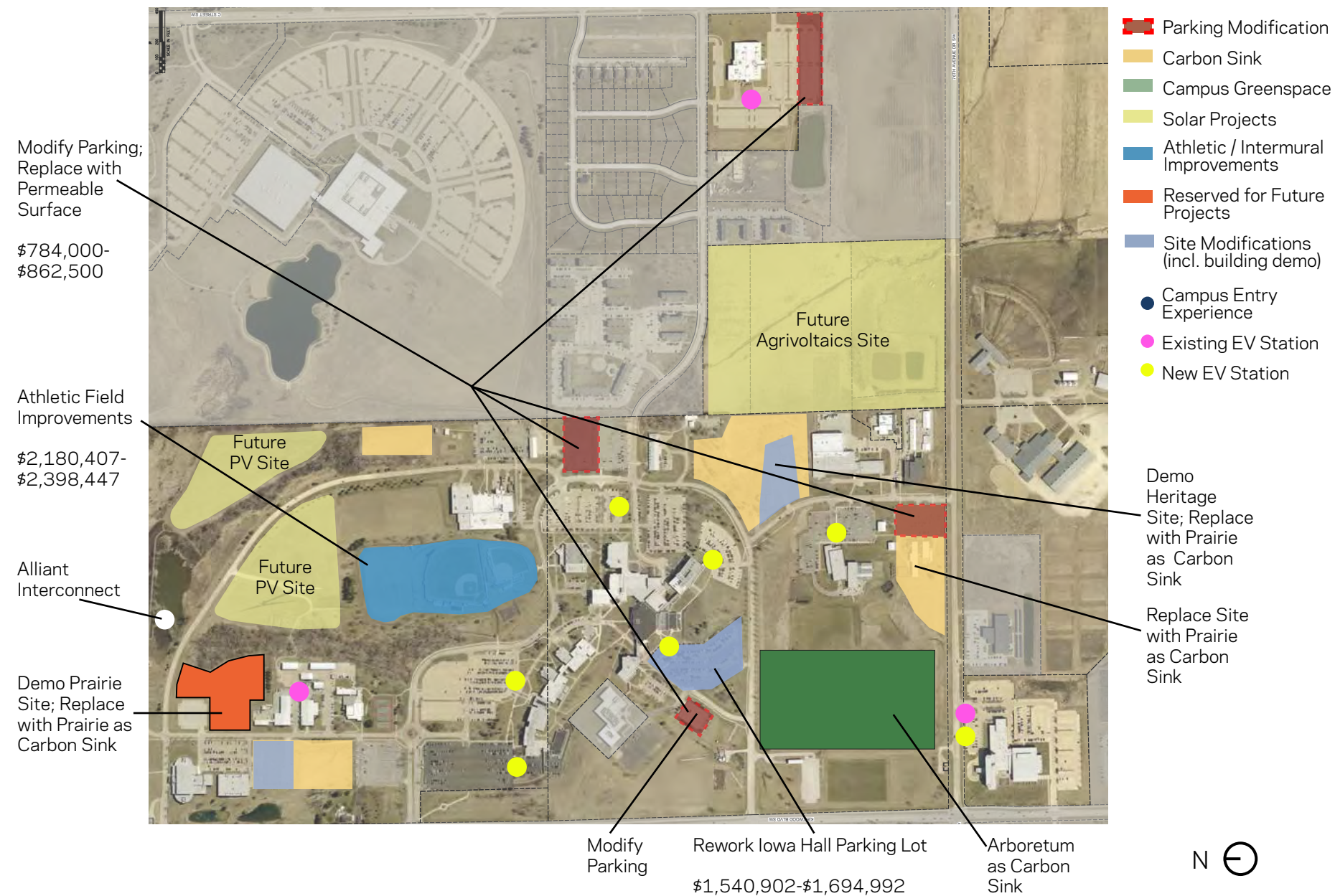
PROJECT:	KIRKWOOD MASTER PLAN	LOCATION:	CEDAR RAPIDS, IOWA		
OWNER:	KIRKWOOD COMMUNITY COLLEGE	DATE:	JUNE 3, 2026		
ARCHITECT:	OPN ARCHITECTS	STATUS:	CONCEPTUAL		
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1306	ELECTRICAL UPGRADES				
1307	POWER/LIGHTING	1	LS	92000.00	92000
1308	TECHNOLOGY - NOTHING REQUIRED				
1309	SAFETY & SECURITY	1	LS	10000.00	10000
1310					
1311					
1312					
1313					
1314					
1315					
1316					
1317	COST ESTIMATE SUBTOTAL				102024865
1318					
1319	ADD FOR GENERAL REQUIREMENTS	5.00%			5,101,243
1320					
1321					107,126,109
1322					
1323	CONTRACTOR'S MARKUP	10.00%			10,712,611
1324					
1325					117,838,720
1326					
1327	DESIGN CONTINGENCY	15.00%			17,675,808
1328					
1329	COST ESTIMATE TOTAL				\$135,514,527
1330					

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SHORT TERM SITE PLAN



LONG TERM SITE PLAN



Appendix 4: FCI Index Summary

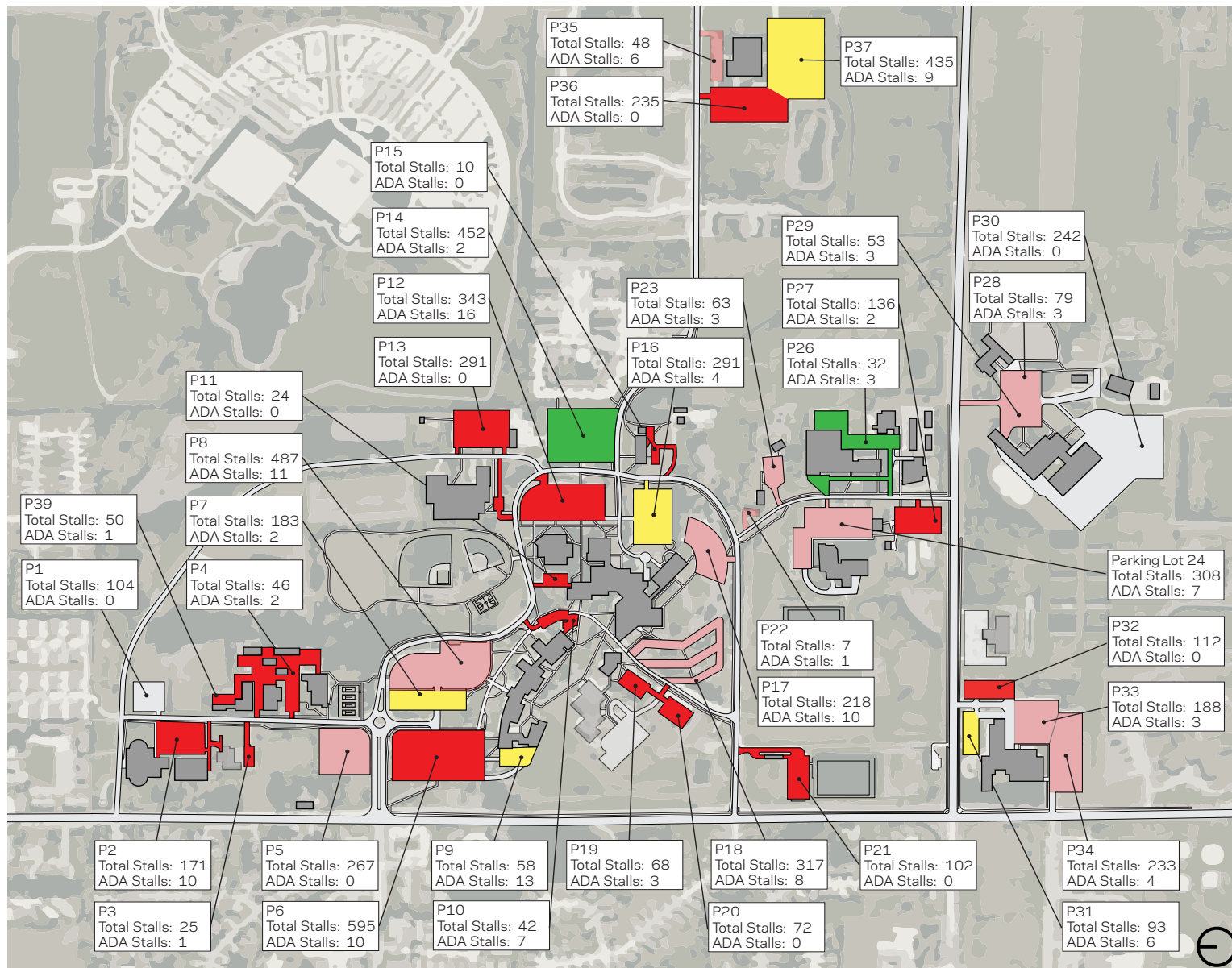
Building	Built	Address	Location	Building Hierarchy	Sq. Footage	Status	Building Name	# of Floors	Department	FY. 27 Replacement Value	FCI Cost (Backlog)	FCI based on FY.27%	Required Index	% Leased	Roof Type	Ren. 1	Ren. 2	Ren. 3
Vinton Center	1963	111 West 3rd Street.	Benton County -- Vinton, IA 52349	Regional & County Center	8,000	Owned	VINT	1	K-12 Partnerships	\$ 2,400,000.00	\$ 455,000.00	19.0%	Good 11%-20%	20%	Modbit			
Veterinary Technology Center	2022	7325 Washington View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	18,571	Owned	ANHT	1	Ag Science	\$ 8,356,950.00	\$ -	0.0%	Excellent <10%		EPDM			
Horticulture Storage West	2000	6301 Kirkwood Blvd SW	Cedar Rapids Main Campus	Main Campus Support	1,920	Owned		1	Ag Science	\$ 384,000.00	\$ 40,000.00	10.4%	Good 11%-20%					
Arts & Theatre Annex	1992	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	11,545	Owned	ARTA	1	Arts and Humanities	\$ 3,463,500.00	\$ 405,000.00	11.7%	Good 11%-20%		Metal			
Arts Storage Bldg.	1993	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	1,920	Owned	ARTA	1	Arts and Humanities	\$ 134,400.00	\$ 25,000.00	18.6%	Good 11%-20%					
Arts Kiln Bldg.	2006	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	2,000	Owned	ARTA	1	Arts and Humanities	\$ 400,000.00	\$ 5,750.00	1.4%	Excellent <10%		Metal			
Arts Outdoor Kiln Overhang	2006	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	900	Owned	ARTA	1	Arts and Humanities	\$ 180,000.00	\$ 25,000.00	13.9%	Good 11%-20%			2025		
Auto Collision & Repair	1986	6509 Linn View Pkwy	Cedar Rapids Main Campus	Main Campus Academic	14,926	Owned	AUITC	1	Industrial Tech	\$ 4,477,800.00	\$ 620,000.00	13.8%	Good 11%-20%		Metal			
Mail Services Building F	1990	6505 Linn View Pkwy	Cedar Rapids Main Campus	Main Campus Support	17,703	Owned	FACF	1	Facilities and Public	\$ 5,310,900.00	\$ 532,000.00	10.0%	Excellent <10%		Metal			
Building F Storage Garage	2008	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	576	Owned	FACF	1	Facilities and Public	\$ 40,320.00	\$ 4,200.00	10.4%	Good 11%-20%		Metal			
Athletic Field Concession Stand	1995	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	833	Owned	ATHL	1	Athletics	\$ 166,600.00	\$ 39,000.00	23.4%	Fair 21%-40%					
Baseball Field Storage Shed	1987	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	360	Owned	ATHL	1	Athletics	\$ 25,200.00	\$ 3,000.00	11.9%	Good 11%-20%					
Farm Feed Storage (Hoop Building)	2013	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	4,480	Owned	FARM	1	Ag Science	\$ 313,600.00	\$ 35,000.00	11.2%	Good 11%-20%					
Farm Animal Isolation Building	1993	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	838	Owned	FARM	1	Ag Science	\$ 58,660.00	\$ 6,000.00	10.2%	Good 11%-20%					
Benton Hall/Library/Bookstore	1977	254 Cedar View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	81,259	Owned	BENT	3	Academic Affairs	\$ 36,566,550.00	\$ 3,836,000.00	10.5%	Good 11%-20%		Modbit	2004	2012	2022
Campus House	1918	6401 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	4,825	Owned	CMHM	3	President's Office	\$ 965,000.00	\$ 167,000.00	17.3%	Good 11%-20%					
Campus House Garage	2005	6401 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	600	Owned	CMHM	1	President's Office	\$ 60,000.00	\$ 4,300.00	7.2%	Excellent <10%					
Cedar Hall/Ballantyne	1982	254 Cedar View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	47,788	Owned	CEDR	3	Academic Affairs	\$ 21,504,600.00	\$ 1,720,000.00	8.0%	Excellent <10%		Modbit			
Cedar Hall Academic Addition	2009	254 Cedar View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	94,103	Owned	CEDR	3	Academic Affairs	\$ 42,346,350.00	\$ 2,000,000.00	4.7%	Excellent <10%		TPO			
The Hotel @ Kirkwood Conference Cen	2008	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	40,600	Owned	KCTR	1	Ag Science & Hospita	\$ 18,270,000.00	\$ 390,000.00	2.1%	Excellent <10%		TPO			
The Hotel	2010	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	107,291	Owned	HOTL	5	Ag Science & Hospita	\$ 48,280,950.00	\$ 1,972,000.00	4.1%	Excellent <10%		TPO	2019		
Farm Grain Bins	1990	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	1,792	Owned	FARM	1	Ag Science	\$ 125,440.00	\$ 15,000.00	12.0%	Good 11%-20%					
Iowa Equestrian Facility	1999	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	108,636	Owned	EQUIN	1	Equine	\$ 32,590,800.00	\$ 2,800,000.00	8.6%	Excellent <10%		Metal	2001	2020	2022
Facilities & Public Safety/Linn Co. EMA	2004	6605 Linn View Pkwy	Cedar Rapids Main Campus	Main Campus Support	22,275	Owned	FACL	1	Facilities and Public	\$ 10,023,750.00	\$ 994,000.00	9.9%	Excellent <10%					
Facilities Gas Building	1995	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	518	Owned	FACL	1	Facilities and Public	\$ 36,260.00	\$ 4,200.00	11.6%	Good 11%-20%					
Facilities Inventory (Building A)	1979	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	2,988	Owned	FACL	1	Facilities and Public	\$ 597,600.00	\$ 46,000.00	7.7%	Excellent <10%					
Facilities Vehicle Maint. (Building B)	2014	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	2,530	Owned	FACB	1	Facilities and Public	\$ 506,000.00	\$ 50,000.00	9.9%	Excellent <10%					
Facilities Storage (Building C)	2014	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	3,200	Owned	FACC	1	Facilities and Public	\$ 640,000.00	\$ 61,000.00	9.5%	Excellent <10%					
Facilities Vehicle Storage (Building D)	2014	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	6,400	Owned	FACD	1	Facilities and Public	\$ 1,280,000.00	\$ 110,000.00	8.6%	Excellent <10%					
Facilities Grounds (Building E)	2018	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	4,000	Owned	FACE	1	Facilities and Public	\$ 800,000.00	\$ 79,000.00	9.9%	Excellent <10%					
Facilities Wash Bay South	2014	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	2,098	Owned	FACL	1	Facilities and Public	\$ 419,600.00	\$ 58,000.00	13.8%	Good 11%-20%					
Farm Hay Shed	1196	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	6,770	Owned	FARM	1	Ag Science	\$ 473,900.00	\$ 35,000.00	7.4%	Excellent <10%					
Heritage East	1996	7011 Washington View Pkwy SW	Cedar Rapids Main Campus	Education Center	2,960	Owned	HRTF	1	Lease Tenant	\$ 888,000.00	\$ 260,000.00	29.3%	Fair 21%-40%	100%				
Heritage West	1972	7005 Washington View Pkwy SW	Cedar Rapids Main Campus	Education Center	2,592	Owned	HRTW	1	Lease Tenant	\$ 777,600.00	\$ 120,000.00	15.4%	Good 11%-20%	100%				
Horticulture	2008	7224 Washington View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	40,220	Owned	HORT	1	Ag Science	\$ 18,099,000.00	\$ 636,000.00	3.5%	Excellent <10%		TPO			
Horticulture Storage Shed	1997	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	8,832	Owned	HORT	1	Ag Science	\$ 1,766,400.00	\$ 110,000.00	6.2%	Excellent <10%					
Iowa Hall Student Center	1975	7005 Tower Road SW	Cedar Rapids Main Campus	Main Campus Academic	110,991	Owned	IOWA	4	Student Services	\$ 49,945,950.00	\$ 2,800,000.00	5.6%	Excellent <10%		Modbit	2022		
Johnson Hall	1982	197 Johnson View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	42,816	Owned	JOHN	2	Athletics	\$ 19,267,200.00	\$ 850,000.00	4.4%	Excellent <10%		Modbit			
Jones Hall	1978	207 Jones View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	85,250	Owned	JONE	2	Industrial Tech	\$ 38,362,500.00	\$ 1,575,000.00	4.1%	Excellent <10%		Modbit/TPO			
Jones Hall Storage Shed	2011	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	1,180	Owned	JONE	1	Industrial Tech	\$ 236,000.00	\$ 12,000.00	5.1%	Excellent <10%					
Kirkwood Center for Lifelong Learning	2004	6406 Linn View Parkway SW	Cedar Rapids Main Campus	Education Center	27,225	Owned	LIFE	1	Continuing Ed	\$ 12,251,250.00	\$ 300,000.00	2.4%	Excellent <10%		Modbit			
Kirkwood Hall	1988	7004 Tower Road SW	Cedar Rapids Main Campus	Main Campus Academic	34,934	Owned		3	Human Resources, Academic Advising, President's Office	\$ 15,720,300.00	\$ -	0.0%	Excellent <10%		Modbit	2025		
Linn Hall	1969	6795 Linn View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	203,033	Owned	LINN	4	Dept of Health, Marketing, Math & Science,	\$ 91,364,850.00	\$ 1,800,000.00	2.0%	Excellent <10%		Modbit	2012		
Facilities East Salt Bay	1985	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	5,000	Owned	FACL	1	Facilities and Public	\$ 1,000,000.00	\$ 80,000.00	8.0%	Excellent <10%					
Sustainable Village Conference Room	2008	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	1,344	Owned	SHEP	1	Industrial Tech	\$ 268,800.00	\$ 39,000.00	14.5%	Good 11%-20%					
Sustainable Village Solar Shed	2008	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	400	Owned	SHEP	1	Industrial Tech	\$ 28,000.00	\$ 2,800.00	10.0%	Excellent <10%					
Nielsen Hall	2002	194 Cedar View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	69,332	Owned	NIEL	3	Business & IT/Arts	\$ 31,199,400.00	\$ 3,794,000.00	12.2%	Good 11%-20%					
Prairie Rise	1990	6410 Linn View Pkwy	Cedar Rapids Main Campus	Education Center	10,184	Owned/Leased	PRAR	1	Lease Tenant	\$ 3,055,200.00	\$ 265,000.00	8.7%	Excellent <10%	100%	Shingle			
Recreation Center	2004	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	49,500	Owned	RECR	1	Student Services	\$ 22,275,000.00	\$ 1,300,000.00	5.8%	Excellent <10%		Modbit	2018		
Scale and Scale Shed	1998	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	120	Owned	FARM	1	Ag Science	\$ 8,400.00	\$ 1,000.00	11.9%	Good 11%-20%					
Farm Machine Shed	1970	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	10,530	Owned	FARM	1	Ag Science	\$ 2,106,000.00	\$ 210,600.00	10.0%	Excellent <10%					
Simulation Lab	2009	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	10,500	Owned	LINN	1	Department of Heal	\$ 4,725,000.00	\$ 112,400.00	2.4%	Excellent <10%		EPDM			
Mansfield Swine Breeding/Gestation B	1991	7351 Washington View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	4,620	Owned	SWED	1	Ag Science	\$ 1,155,000.00	\$ 307,739.00	26.6%	Fair 21%-40%					
MansfieldSwine Finishing Bldg.	1992	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	7,128	Owned	SWED	1	Ag Science	\$ 1,782,000.00	\$ 650,000.00	36.5%	Fair 21%-40%		Metal			
Swine Nursery & Farrowing	1992	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	4,176	Owned	SWED	1	Ag Science	\$ 1,044,000.00	\$ 250,000.00	23.9%	Fair 21%-40%					
Tippie Beef Ed. Ctr.	1997	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Academic	23,845	Owned	BEEF	1	Ag Science	\$ 7,153,500.00	\$ 163,000.00	2.3%	Excellent <10%		Metal	2024		
Club Soccer Shed	2007	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	383	Owned	N/A	1	Athletics	\$ 76,600.00	\$ 7,600.00	9.9%	Excellent <10%					
Tower Transmitter Building	2001	6301 Kirkwood Blvd. SW	Cedar Rapids Main Campus	Main Campus Support	270	Leased	N/A	1	Facilities and Public	\$ 18,900.00	\$ 2,200.00	11.6%	Good 11%-20%					
Washington Hall	1988	7225 Washington View Pkwy SW	Cedar Rapids Main Campus	Main Campus Academic	79,000	Owned	WASH	1	Ag Science	\$ 35,550,000.00	\$ -	0.0%	Excellent <10%		Modbit	2001	2018	
Kirkwood Regional Center at the Unive	2014	2301 Oakdale Blvd.	Johnson County, Coralville, IA 52242	Regional & County Center	101,023	Owned	KRCUI	7	K-12 Partnerships.	\$ 45,460,350.00	\$ -	0.0%	Excellent <10%		PVC			
Jones County Regional Center	2009	220 Welter Drive	JREC -- Monticello, IA. 52310	Main Campus Academic	33,475	Owned	JREC	2	K-12 Partnerships	\$ 15,063,750.00	\$ 533,000.00	3.5%	Excellent <10%	4%	TPO			
Burn Building	2013	101 50th Ave. SW	KCETC -- Cedar Rapids, IA 52404	Education Center	1,325	Owned	CETC	1	Continuing Ed	\$ 92,750.00	\$ -	0.0%	Excellent <10%					
KCETC	1972	101 50th Ave. SW	KCETC -- Cedar Rapids, IA 52404	Education Center	36,056	Owned	CETC	2	Continuing Ed	\$ 16,225,200.00	\$ 1,868,000.00	11.5%	Good 11%-20%		PVC			
KCETC Factory Space	1972	101 50th Ave. SW	KCETC -- Cedar Rapids, IA 52404	Education Center	32,118	Owned	CETC	1	Continuing Ed	\$ 9,635,400.00	\$ 750,000.00	7.8%	Excellent <10%		PVC			
Auto Tech Lab @ KCETC	2019	101 50th Ave. SW	KCETC -- Cedar Rapids, IA 52404	Main Campus Academic	38,000	Owned	AUTO	1	Industrial Tech	\$ 17,100,000.00	\$ -	0.0%	Excellent <10%		PVC			
KCETC Motorcycle Storage	1972	101 50th Ave. SW	KCETC -- Cedar Rapids, IA 52404	Main Campus Support	4,157	Owned	CETC	1	Continuing Ed	\$ 290,990.00	\$ 15,000.00	5.2%	Excellent <10%		PVC			
Linn County Regional Center	1994	1770 Boyson Rd	Linn County -- Hiawatha, IA 52233	Regional & County Center	97,117	Owned	LREC	1	K-12 Partnerships	\$ 43,702,650.00	\$ 92,000.00	0.2%	Excellent <10%	10%	EPDM			
Washington County Regional Center	2014	2192 Lexington Blvd.	Washington, IA. 52353	Regional & County Center	39,455	Owned	WREC	2	K-12 Partnerships	\$ 17,754,750.00	\$ -	0.0%	Excellent <10%	5%	TPO			
Williamsburg Center	1990	200 West Street	Williamsburg, IA 52361	Regional & County Center	7,200	Owned	WILL	1	K-12 Partnerships	\$ 1,440,000.00	\$ 307,000.00	21.3%	Fair 21%-40%		Metal			
Aeronautics Hanger, Lab and Classroom	2013	4900 Shepard Ct. SW	Cedar Rapids, IA 52404	Main Campus Academic	13,766	Leased	AVIA	2	Industrial Tech	\$ 4,129,800.00	\$ 110,000.00	2.7%	Excellent <10%	35%				
East Hall	2013	1025 Kirkwood Blvd SW	Cedar Rapids, IA 52404	Education Center	92,487	Owned	EAST	2	Continuing Ed/IT/I	\$ 36,994,800.00	\$ 1,250,000.00	3.4%	Excellent <10%		TPO			
					1,954,789					\$ 809,214,020.00		9.2%						

Appendix 5: Parking Lot Diagrams

RECREATION CENTER GROSS FLOOR AREA = 66,893 SF FIRST FLOOR GFA = 49,403 SF SECOND FLOOR GFA = 17,490 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 168 STALLS KIRKWOOD CENTER FOR LIFELONG LEARNING GROSS FLOOR AREA = 27,746 SF FIRST FLOOR GFA = 27,746 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 70 STALLS PRAIRIE RISE ALTERNATIVE SCHOOL GROSS FLOOR AREA = 12,529 SF FIRST FLOOR GFA = 12,529 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 32 STALLS FACILITIES AND PUBLIC SAFETY GROSS FLOOR AREA = 18,467 SF FIRST FLOOR GFA = 18,467 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 47 STALLS AUTOMOTIVE COLLISION REPAIR GROSS FLOOR AREA = 16,093 SF FIRST FLOOR GFA = 16,093 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 41 STALLS LINN HALL GROSS FLOOR AREA = 216,920 SF FIRST FLOOR GFA = 92,344 SF SECOND FLOOR GFA = 92,344 SF THIRD FLOOR GFA = 32,232 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 543 STALLS KATZ FAMILY HEALTHCARE SIMULATION CENTER GROSS FLOOR AREA = 10,726 SF FIRST FLOOR GFA = 10,726 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 27 STALLS BENTON HALL GROSS FLOOR AREA = 90,762 SF FIRST FLOOR GFA = 30,254 SF SECOND FLOOR GFA = 30,254 SF THIRD FLOOR GFA = 30,254 REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 227 STALLS	JOHNSON HALL FIRST FLOOR GFA = 31,973 SF 1,500 SEATS REQUIRED PARKING: ASSEMBLY 1 STALL PER 4 SEATS = 375 STALLS JONES HALL GROSS FLOOR AREA = 89,752 SF FIRST FLOOR GFA = 89,752 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 225 STALLS CEDAR HALL GROSS FLOOR AREA = 170,013 SF FIRST FLOOR GFA = 56,671 SF SECOND FLOOR GFA = 56,671 SF THIRD FLOOR GFA = 56,671 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 425 STALLS ASSEMBLY 1 STALL PER 4 SEATS = 94 STALLS ART & THEATRE ANNEX & KILN GROSS FLOOR AREA = 14,727 SF FIRST FLOOR GFA = 14,727 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 37 STALLS NIELSEN HALL GROSS FLOOR AREA = 72,615 SF FIRST FLOOR GFA = 24,205 SF SECOND FLOOR GFA = 24,205 SF THIRD FLOOR GFA = 24,205 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 182 STALLS IOWA HALL GROSS FLOOR AREA = 132,969 SF FIRST FLOOR GFA = 44,323 SF SECOND FLOOR GFA = 44,323 SF THIRD FLOOR GFA = 44,323 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 333 STALLS KIRKWOOD HALL GROSS FLOOR AREA = 43,533 SF FIRST FLOOR GFA = 14,511 SF SECOND FLOOR GFA = 14,511 SF THIRD FLOOR GFA = 14,511 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 109 STALLS THE HERITAGE AGENCY ON AGING EAST GROSS FLOOR AREA = 3,683 SF FIRST FLOOR GFA = 3,683 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 10 STALLS	HE HERITAGE AGENCY ON AGING WEST GROSS FLOOR AREA = 3,742 SF FIRST FLOOR GFA = 3,742 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 10 STALLS HORTICULTURE BUILDING GROSS FLOOR AREA = 34,050 SF FIRST FLOOR GFA = 34,050 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 86 STALLS WASHINGTON HALL GROSS FLOOR AREA = 79,066 SF FIRST FLOOR GFA = 79,066 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 198 STALLS CR ANIMAL CONTROL GROSS FLOOR AREA = 15,877 SF FIRST FLOOR GFA = 15,877 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 40 STALLS ANIMAL HEALTH GROSS FLOOR AREA = 19,720 SF FIRST FLOOR GFA = 19,720 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 50 STALLS TIPPIE BEEF CENTER GROSS FLOOR AREA = 23,721 SF FIRST FLOOR GFA = 23,721 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 60 STALLS IOWA EQUESTRIAN CENTER GROSS FLOOR AREA = 117,743 SF FIRST FLOOR GFA = 117,743 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 295 STALLS THE KIRKWOOD CENTER GROSS FLOOR AREA = 152,416 SF FIRST FLOOR GFA = 92,123 SF SECOND FLOOR GFA = 20,098 SF THIRD FLOOR GFA = 20,098 SF FOURTH FLOOR GFA = 20,098 SF REQUIRED PARKING: HOTEL - 1 STALL PER ROOM 71 ROOMS = 71 STALLS HOTEL - 1 STALL / 300 SF OF MEETING SPACE 19,000 SF / 300 = 64 STALLS EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA 92,123 SF - 19,000 SF = 73,123 ST 73,123 SF / 400 = 183 STALLS TOTAL = 318 STALLS	EAST HALL GROSS FLOOR AREA = 84,576 SF FIRST FLOOR GFA = 47,288 SF SECOND FLOOR GFA = 47,288 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 237 STALLS MAIL SERVICES GROSS FLOOR AREA = 17,914 SF FIRST FLOOR GFA = 17,914 SF REQUIRED PARKING: EDUCATIONAL COLLEGE 1 STALL PER 400 SF OF GFA = 45 STALLS	<table><tr><th></th><th>Required Parking Count</th><th>Provided Parking Count</th></tr><tr><td>Standard Parking Space</td><td>4,040</td><td>6,488</td></tr><tr><td>ADA Parking Space</td><td>186</td><td>168</td></tr></table>		Required Parking Count	Provided Parking Count	Standard Parking Space	4,040	6,488	ADA Parking Space	186	168
	Required Parking Count	Provided Parking Count											
Standard Parking Space	4,040	6,488											
ADA Parking Space	186	168											
	KIRKWOOD COMMUNITY COLLEGE MAIN CAMPUS April 2026 CEDAR RAPIDS, IOWA	PREPARED BY 	EXHIBIT: EX03										

TRAFFIC AND PARKING COUNTS

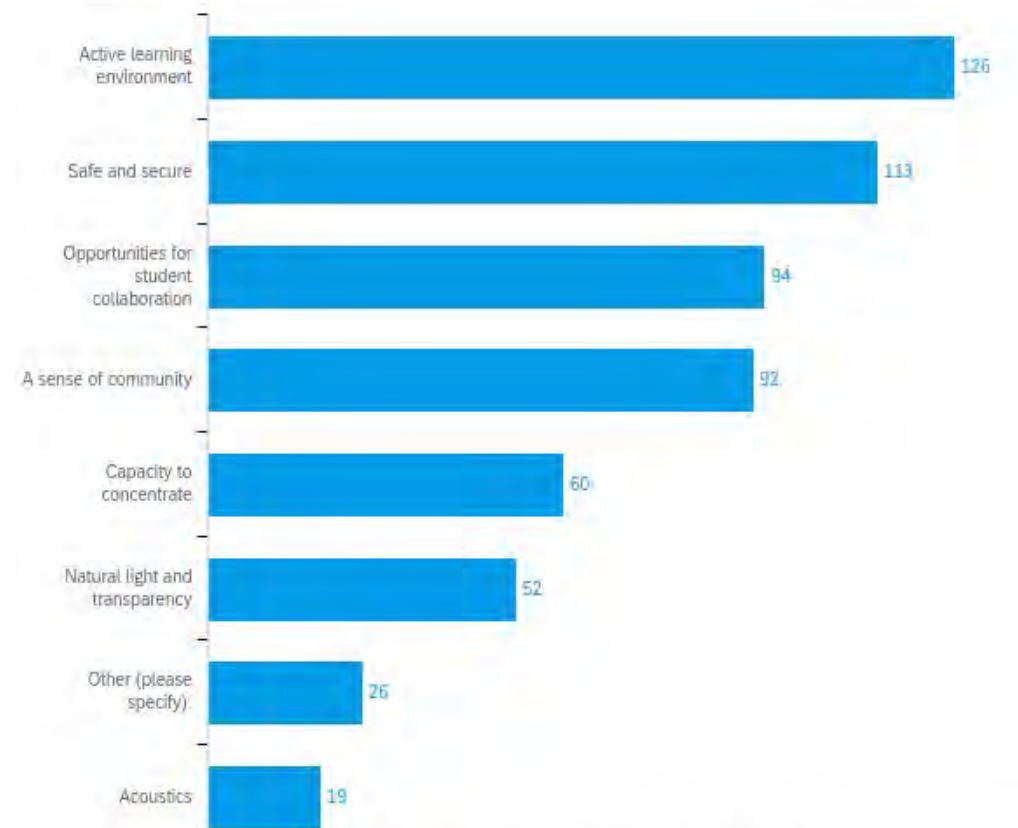
Appendix 5: Parking Lot Diagrams



■ 3 ADA Violations
 ■ 2 ADA Violations
 ■ 1 ADA Violation
 ■ Fully ADA Compliant

Appendix 6: Survey Results

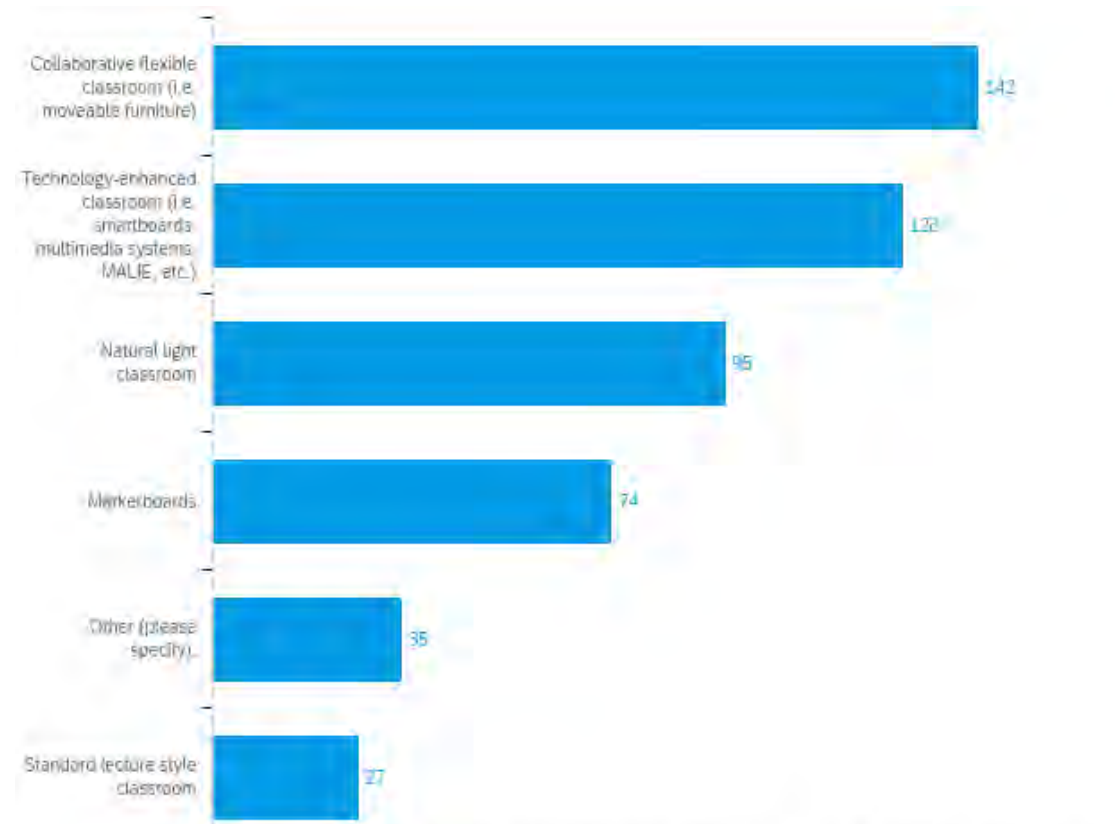
Q13 - What are the most important features of your instructional environment? (select up to 3)



Answer	%	Count
Active learning environment	21.65%	126
Safe and secure	19.42%	113
Opportunities for student collaboration	16.15%	94
A sense of community	15.81%	92
Capacity to concentrate	10.31%	60
Natural light and transparency	8.93%	52
Other (please specify):	4.47%	26
Acoustics	3.26%	19
Total	100%	582

Appendix 6: Survey Results

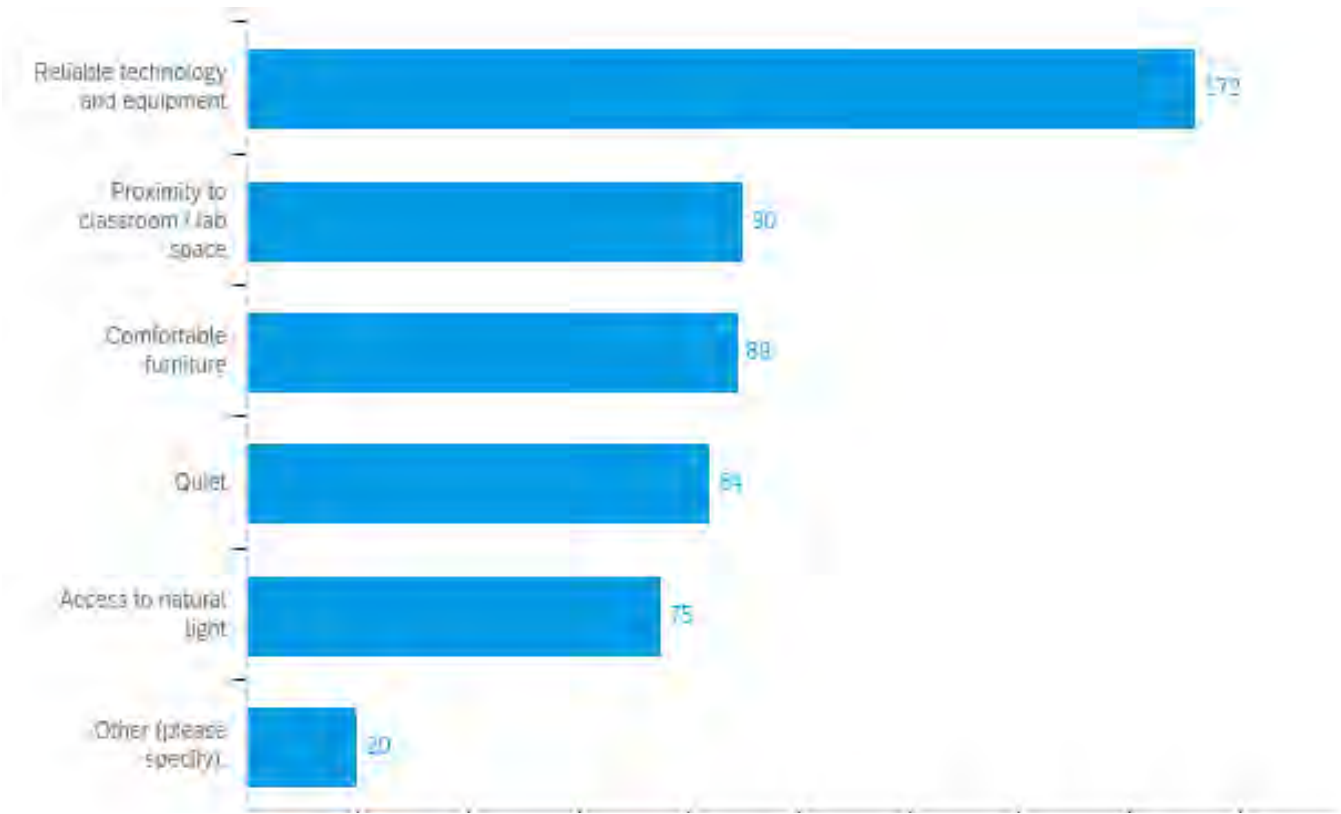
Q14 - What features are most important for future classroom spaces? (select up to 3)



Answer	%	Count
Reliable technology and equipment	32.45%	172
Proximity to classroom / lab space	16.98%	90
Comfortable furniture	16.79%	89
Quiet	15.85%	84
Access to natural light	14.15%	75
Other (please specify):	3.77%	20
Total	100%	530

Appendix 6: Survey Results

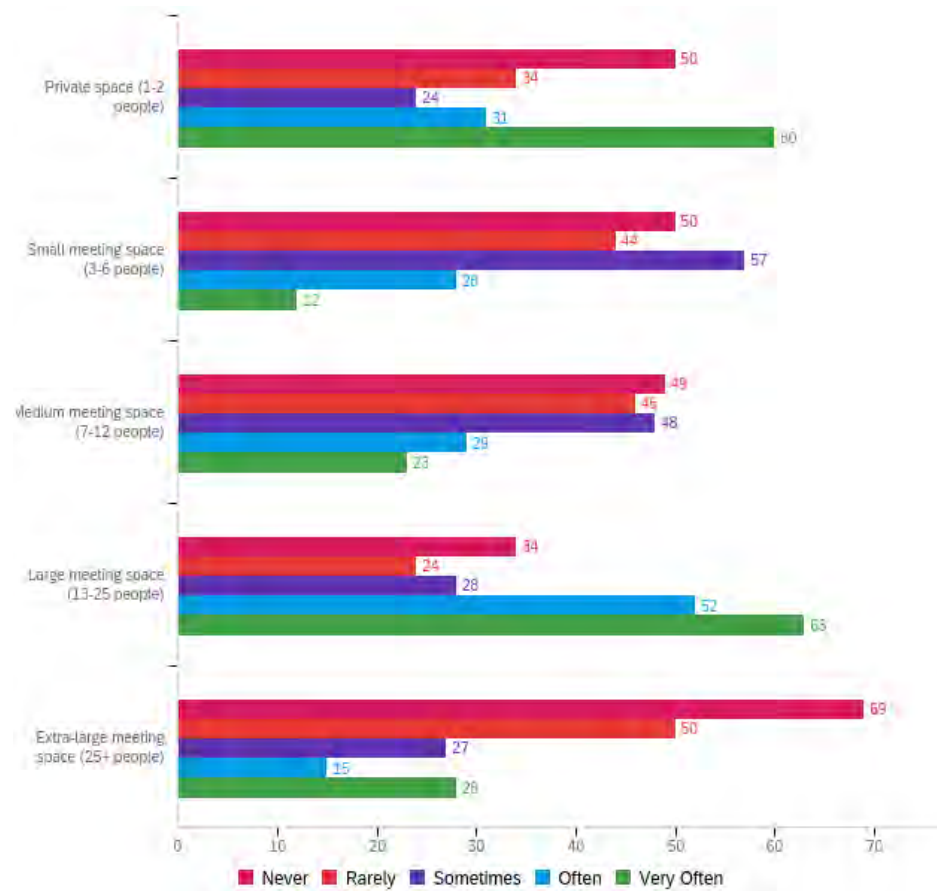
Q15 - Which of the following allow you to do your best instructional work? (select up to 3)



Answer	%	Count
Reliable technology and equipment	32.45%	172
Proximity to classroom / lab space	16.98%	90
Comfortable furniture	16.79%	89
Quiet	15.85%	84
Access to natural light	14.15%	75
Other (please specify):	3.77%	20
Total	100%	530

Appendix 6: Survey Results

Q16 - In an average work week, how often do you use these space sizes?



Question	Never		Rarely		Sometimes		Often		Very Often		Total
Private space (1-2 people)	25.13%	50	17.09%	34	12.06%	24	15.58%	31	30.15%	60	199
Small meeting space (3-6 people)	26.18%	50	23.04%	44	29.84%	57	14.66%	28	6.28%	12	191
Medium meeting space (7-12 people)	25.13%	49	23.59%	46	24.62%	48	14.87%	29	11.79%	23	195
Large meeting space (13-25 people)	16.92%	34	11.94%	24	13.93%	28	25.87%	52	31.34%	63	201
Extra-large meeting space (25+ people)	36.51%	69	26.46%	50	14.29%	27	7.94%	15	14.81%	28	189

