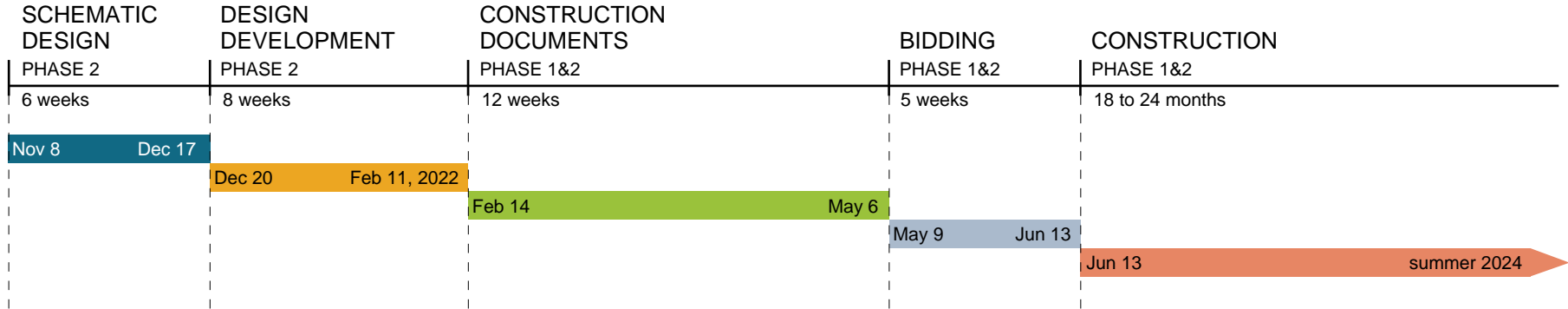


INDIAN HILLS COMMUNITY COLLEGE  
CENTERVILLE ACADEMIC BUILDING

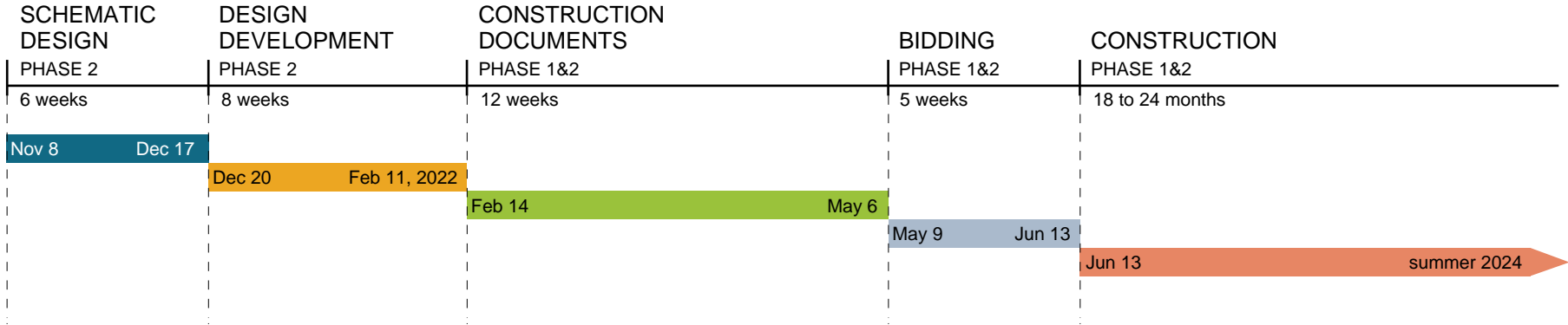
11/9/2021



# IHCC CENTERVILLE NEW ACADEMIC BUILDING - SCHEDULE (PHASES 1 & 2)



Key Milestones	Duration	Milestone Date
<b>Schematic Design Confirmation</b> A. <i>Kick Off Meeting with Steering Committee</i> <ul style="list-style-type: none"> <li>▪ Review schedule</li> <li>▪ Review progress to date and updates needed</li> <li>▪ Confirm next steps</li> </ul> B. <i>Space Needs Confirmation Meetings with user groups</i> <ul style="list-style-type: none"> <li>▪ Meet with user groups to confirm space needs                             <ul style="list-style-type: none"> <li>○ CTE</li> <li>○ Liberal Arts &amp; Sciences</li> <li>○ Food Service</li> <li>○ Administration</li> <li>○ IT</li> <li>○ Facilities &amp; MEP</li> </ul> </li> </ul> C. <i>Review updated design with Steering Committee</i> <ul style="list-style-type: none"> <li>▪ Site &amp; Building Concept Refinement</li> <li>▪ Floor Plan Updates</li> </ul> D. <i>Updated Schematic Design Pricing Set to Estimator</i>	6 weeks	11/8/21 – 12/17/2021  week of Nov 8  week of Nov 15  week of Nov 29  week of Dec 13
<b>Design Development</b> A. <i>Review Estimate with Steering Committee</i> B. <i>Review/Confirm layout and room details with user groups</i> C. <i>Design Update with Steering Committee</i> D. <i>Pricing Set to Estimator</i>	8 weeks	12/20/21 – 2/11/22  week of Jan 3 week of Jan 17 week of Jan 31 week of Feb 7



Key Milestones	Duration	Milestone Date
<b>Construction Documents</b>	<b>12 weeks</b>	<b>2/14/22 – 5/6/22</b>
A. <i>Design Update with Steering Committee</i>		<i>week of Feb 14</i>
B. <i>Review DD Estimate with Steering Committee</i>		<i>week of March 7</i>
C. <i>75% Construction Documents Page Turn</i>		<i>week of April 11</i>
D. <i>Steering Committee Meeting</i>		<i>week of April 18</i>
E. <i>100% Construction Documents Complete</i>		<i>May 9, 2022</i>
<b>Bidding</b>	<b>5 weeks</b>	<b>5/9/22 – 6/13/22</b>
A. <i>Board: Approval of project to bid &amp; set public hearing</i>		<i>May 9, 2022</i>
B. <i>Documents released for bid</i>		<i>May 10, 2022</i>
C. <i>Pre-Bid Meeting</i>		<i>week of May 16</i>
D. <i>Bid Opening</i>		<i>May 31, 2022</i>
E. <i>Board Meeting: Bid Award &amp; Public Hearing</i>		<i>June 13, 2022</i>
<b>Construction</b>	<b>18 months (single phase)</b>	<b>6/13/22 – 12/31/2023</b>
	<b>24 months (multi-phase)</b>	<b>6/13/22 – 6/30/2024</b>
A. <i>Contracts</i>		<i>6/13/22 – 6/17/2022</i>
B. <i>Pre-Con Meeting</i>		<i>week of June 20</i>
C. <i>Site Mobilization</i>		<i>June 27, 2022</i>
D. <i>Substantial Completion</i>		<i>To be confirmed</i>



PROJECT: **Centerville Academic Building**  
 OWNER: **Indian Hills Community College**  
 ARCHITECT: **OPN Architects, Inc.**

LOCATION: **Centerville, IA**  
 DATE: **7/22/2021 (rev. 8/18/21)**  
 STATUS: **EDA Grant Submittal**

**OPN Review**

**Summary**

<b>Building Area</b>	34,279 sf	<i>% of Total</i>	
<b>Sitework</b>			<b>\$820,449</b> 9.7%
<b>Demolition &amp; Removal</b>			<b>\$148,306</b> 1.7%
<b>General Construction</b>			<b>\$4,456,422</b> 52.6%
<b>Mechanical Construction</b>			<b>\$2,144,032</b> 25.3%
Fire Protection	\$156,568		
Plumbing	\$524,096		
HVAC	\$1,264,186		
Integraged Automation	\$199,181		
<b>Electrical Construction</b>			<b>\$905,750</b> 10.7%
Electrical	\$750,792		
Communications	\$95,112		
Electronic Safety and Security	\$59,846		
			<hr/> <b>Cost of Construction Sub-total</b> <b>\$8,474,960</b>
<b>General Requirements</b>			<hr/> <b>\$477,632</b> 5.6%
			<b>\$8,952,592</b>
<b>Contractor Overhead &amp; Profit</b>			
Mark up on net General cost of	9.0%	\$531,253	
Mark up on net MEP cost of	4.0%	\$121,991	
			<hr/> <b>\$9,605,836</b>
<b>Construction Contingency</b>	5.0%	\$480,292	
			<b>Cost Estimate Total</b> <b><u>\$10,086,128</u></b>
	<i>Cost/SF</i>	<b>\$294.24</b>	
	<i>Bldg. Cost/SF</i>	<b>\$251.96</b>	
<b>Annual escalation factor (range):</b>	4%	\$403,445	<b>\$10,489,573</b>
<i>June 2022 Construction</i>	10%	\$1,008,613	<b>\$11,094,741</b>

<b>Phase 2 - Schematic Cost Estimate</b>	\$318.11 / sf	<b>\$9,821,264</b>	
	Total 65,153 sf		
	Phase 2 30,874 sf		
		<b>Total Construction Costs Ph 1 &amp; 2</b> <b>\$19,907,392</b>	
<b>Annual escalation factor (range):</b>	4%	\$796,296	<b>\$20,703,688</b>
<i>June 2022 Construction</i>	10%	\$1,990,739	<b>\$21,898,131</b>























- ACADEMIC
- ADMIN
- CIRCULATION
- ELEVATOR
- MAINTENANCE
- RESTROOM
- STUDENT SUPPORT SPACE



