

Project Data

Original Budget: \$48,000,000
Original Contract: \$47,820,000
MEPT: \$17,974,875=\$46.57/sf
New: \$9,840,000
Reno: \$8,130,000
Final Contract: TBD
Original Completion: 8/15/2020
Actual Completion: TBD
Type: Renovation, Infrastructure
Upgrade, Addition
Size: 386,000 sf
Referendum: SUCCESSFUL
MEP Change Orders: \$16,485
Chapter 573 Claims: None
Litigation: None

Energy Performance

Utility Rebate: \$71,000
EUI: 50 kBtu/sf/yr
ECI: \$0.75 \$/sf/yr
% Better Than Code: 29%
\$ Saved: \$119,398/yr
\$0.31/sf/yr

Owner

College Community School District
Dr. John Speer
Superintendent
319 848-5202

Duane Carver, Dir. Operations
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Team

Principal in Charge
Dwight Schumm, PE, LEED AP

Project Manager
Jonathan Gettler, PE

Mechanical Engineer
Kelly Harrer, PE, LEED AP
Adam Bunnell, PE, LEED AP

Electrical Engineer
Jonathan Gettler, PE

Architect
OPN Architects
200 5th Avenue SE #201
Cedar Rapids, Iowa 52401
319 363-6018



Teaming with OPN Architects to Empower Student Success

In 2016 College Community School District hired Design Engineers and OPN Architects to complete a series of major additions and comprehensive HVAC upgrades to the existing high school. The 1960s-era school had improved infrastructure and support spaces several times, growing from 52,000 square feet to 330,000 square feet. After the completion of the addition and renovation project the facility will exceed 400,000 square feet.

The project includes a cafeteria/kitchen/district services addition to the south and a band/music/science room addition to the north. The central section of the building will be demolished and rebuilt to serve new administration and a student commons.

As is typical with growing schools, this facility was constructed in multiple phases over the decades and had outdated equipment from multiple eras. Renovation included upgrades to all lighting and the majority of HVAC systems, extending air conditioning to all areas of the school. A new boiler, chiller and cooling tower were included as part of the renovation. Technology systems in the facility were beyond their useful lives and a complete technology replacement was included throughout.

College Community School District is unique in having a central campus with multiple buildings sharing some systems. The lack of independent systems makes phasing complex, as major changes to the utilities could disrupt the entire campus if not planned perfectly.

Construction phasing was a major factor in the design of this project. Change-overs had to occur during tight windows to ensure summer programs and administrative functions (like payroll processing) were not interrupted. Service interruptions for water, gas, and electricity were staggered and redundant throughout the process.

A campus-wide metering project, installed simultaneously, allows the District to monitor energy use across all facilities and included a small grid-tied photovoltaic array to supply laptop charging stations with green power.