

Project Owner

Cedar Falls Community School District
Craig Hansel, Business Manager
1002 West First Street
Cedar Falls, IA 50613

Design Professional

Struxture Architects PLC
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The Project

The New Lincoln Elementary School project consists of construction of a new 72,745sf building with 47,274sf on the first floor and 25,471sf on the second floor. Occupancy and operations continue in a nearby existing 1922 building until new construction is complete and then demolition and removal of the old three-story building will occur. The school property is bordered and intersected by a street between the two blocks. Struxture Architects, the design firm, sought approval to close the street, and although this was a controversial subject, the city approved permanent closure of the street and rerouting of street utility services, thereby providing a new playground area for younger children in this three section K-6 school. With the demolition of the 1922 building this area will become a playground for the older children.

Bid Statistics

As this was Struxture Architect's first AEPlans project (and one of the first in Iowa), to create awareness contact was made with the contractor associations and Struxture Architects sent out notices regarding project availability on AEPlans. In addition, a reduced number of paper sets were printed and supplied to qualified plan rooms at no charge and to qualified prime bidders on a refundable deposit basis. Five printed sets were also made available for one-week checkout as needed by sub-contractors. Returned printed sets (about 55) will be used to then construct the project.

Four General Contractors from Waterloo and Independence, IA bid the project; 3 others were registered to bid, but didn't submit a bid. 229 interested parties who also received addenda notifications reviewed the project on AEPlans including 27 General Contractors and over 120 Sub-Contractors and Suppliers from 10 States and 16 Plans Rooms.

Project Budget was \$9,000,000

Low Bid was \$8,281,600

Project bid \$718,400 below budget.

The Benefits Derived from Use of AEPlans

As a result of the excellent response by interested parties to the instantaneous and free availability of project documents on AEPlans over the Internet, Struxture was able to reduce the owner's printing costs (estimated 175 sets normally printed for a project this size) from \$16,000 to \$8,000. The hard copy plan room sets and prime contractor sets will be used for construction. Only two subcontracting firms checked-out the hard copy sets that were available.

Dale Port said, "AEPlans provided better and wider distribution to suppliers and sub-contractors with numerous unexpected requests received for approval of athletic equipment, gym floor and other specific school building materials from out of state suppliers. With instant notification directly from the website, distribution of addenda is very slick and significantly reduced clerical and mailing cost." Mr. Port stated they were very pleased with the results and look forward to decreasing paper distribution even further or eliminating it entirely for future projects.

Struxture has since listed and bid the Central City High School addition on AEPlans and has now listed another new High School project- Vinton-Shellsburg CSD- for distribution on AEPlans.

Struxture Architects was formed in 1934 and has offices in Waterloo and Des Moines, Iowa. The firm currently employs 21 people with 6 Principals, 13 in the CAD department and 2 administrators. Dale Port joined the firm in 1972 and became a partner in 1976. School district projects have been a mainstay of the company since its formation and represents 65% of Struxture Architect's design work. The firm also does all types of recreational, business and commercial building project design work, with the exception of hospitals.

Waterloo and Cedar Falls, adjoining cities in Iowa, voted in a 1% option tax (sales tax), which is expected to bring in \$32 Million for Cedar Falls and \$100 Million for Waterloo over a 10-year period. Struxture Architects has a 50% split of the upcoming construction projects with another architectural firm. Cedar Falls currently has one High School, two Junior High Schools and six Elementary Schools.