

IOWA

Adaptive Reuse of Industrial Building

May 8, 2025



OUR TEAM



Hayden Hoxmeier
Project Manager



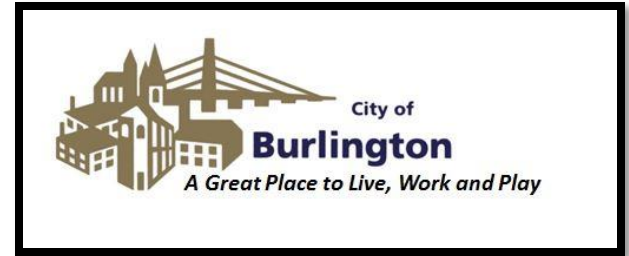
Carter Smith
Site Design



Mason Loete
Structural Engineer

OUTLINE

Site Location



Project Description

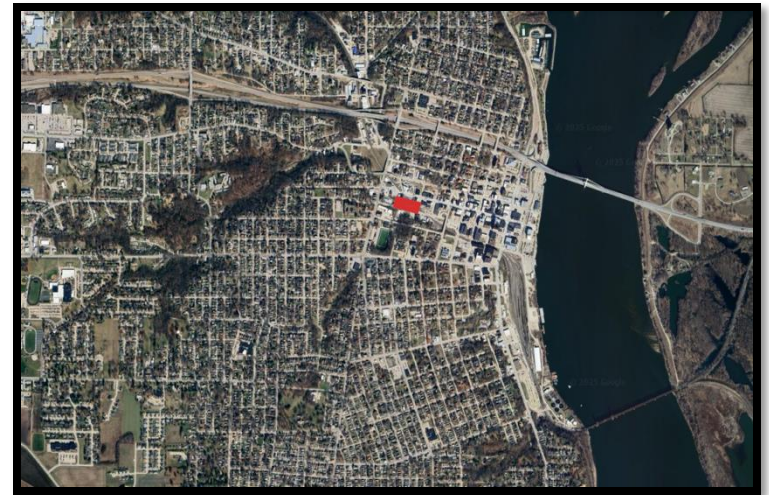


Final Design

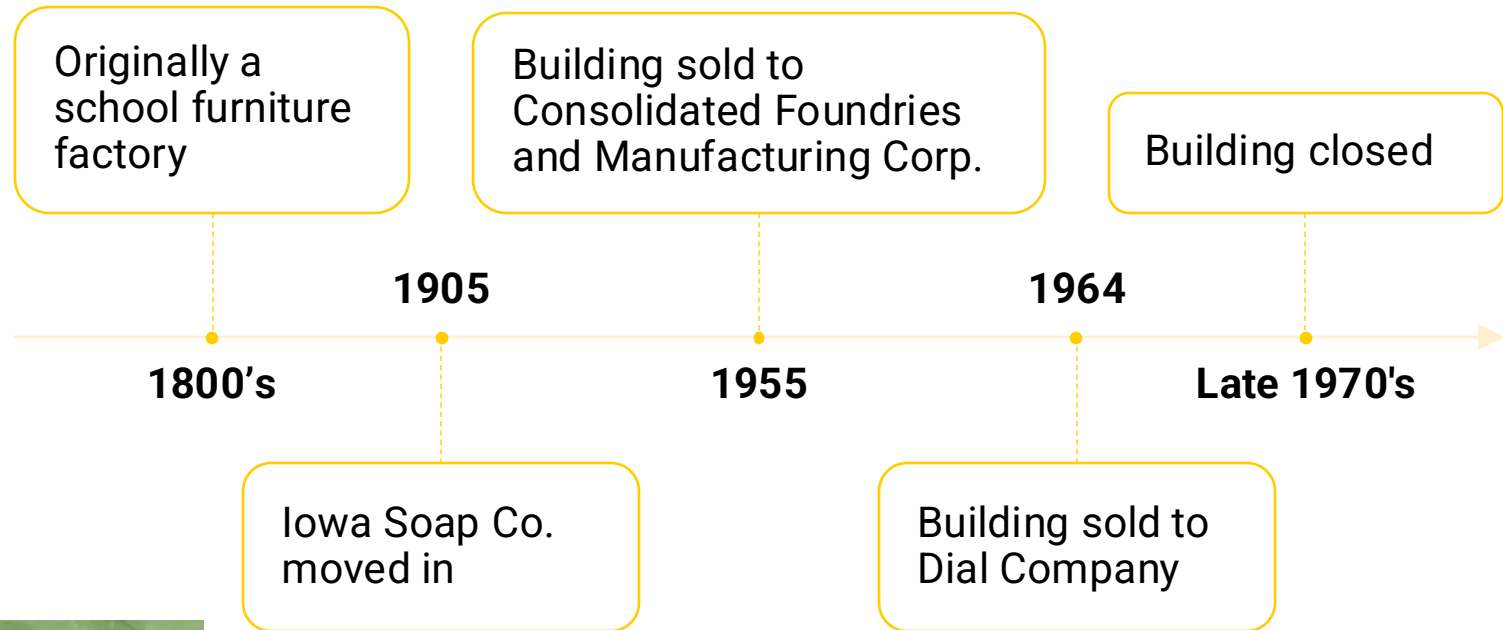


Cost Estimate

SITE LOCATION



SITE HISTORY



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Adaptive Reuse of Industrial Building

PROJECT OBJECTIVES

New Site Layout



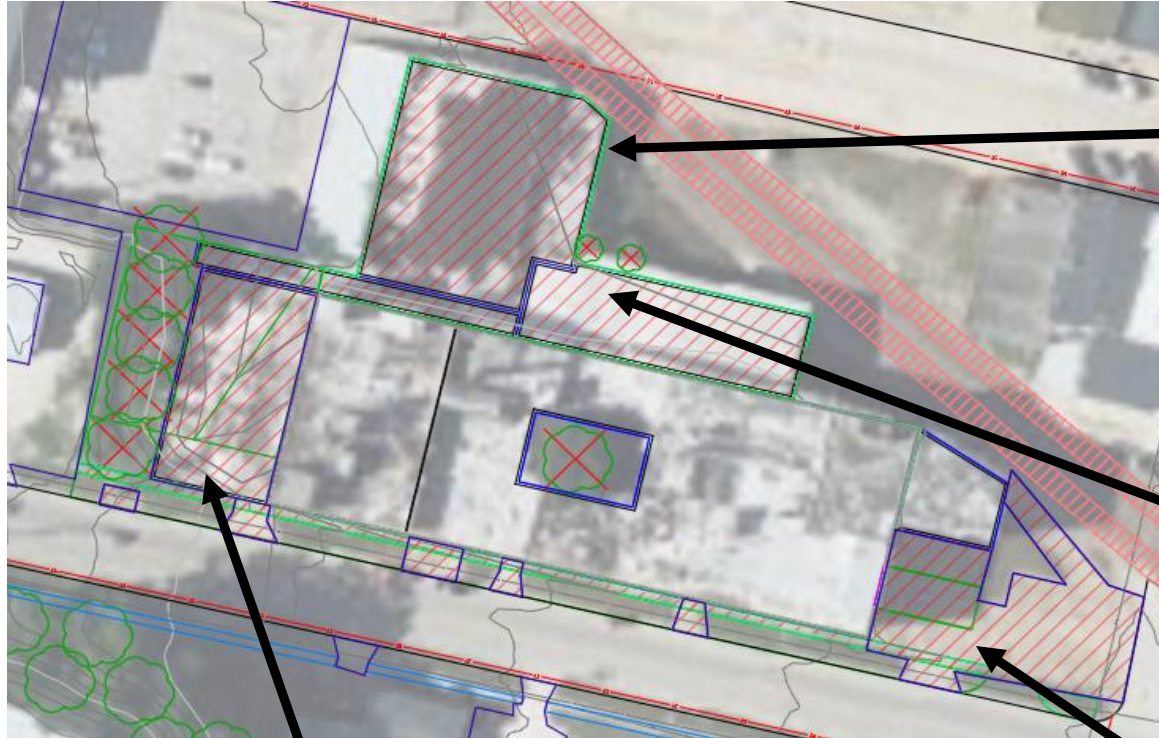
Building Envelope Rehabilitation



Interior Remodel



PROPOSED DEMOLITION



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SITE DESIGN



4" PCC Sidewalk



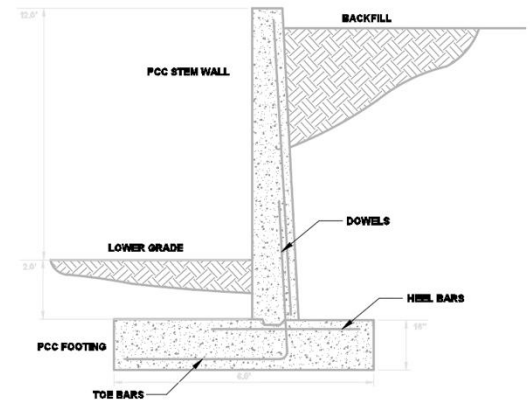
Typical Sidewalk Section

8" PCC Drive



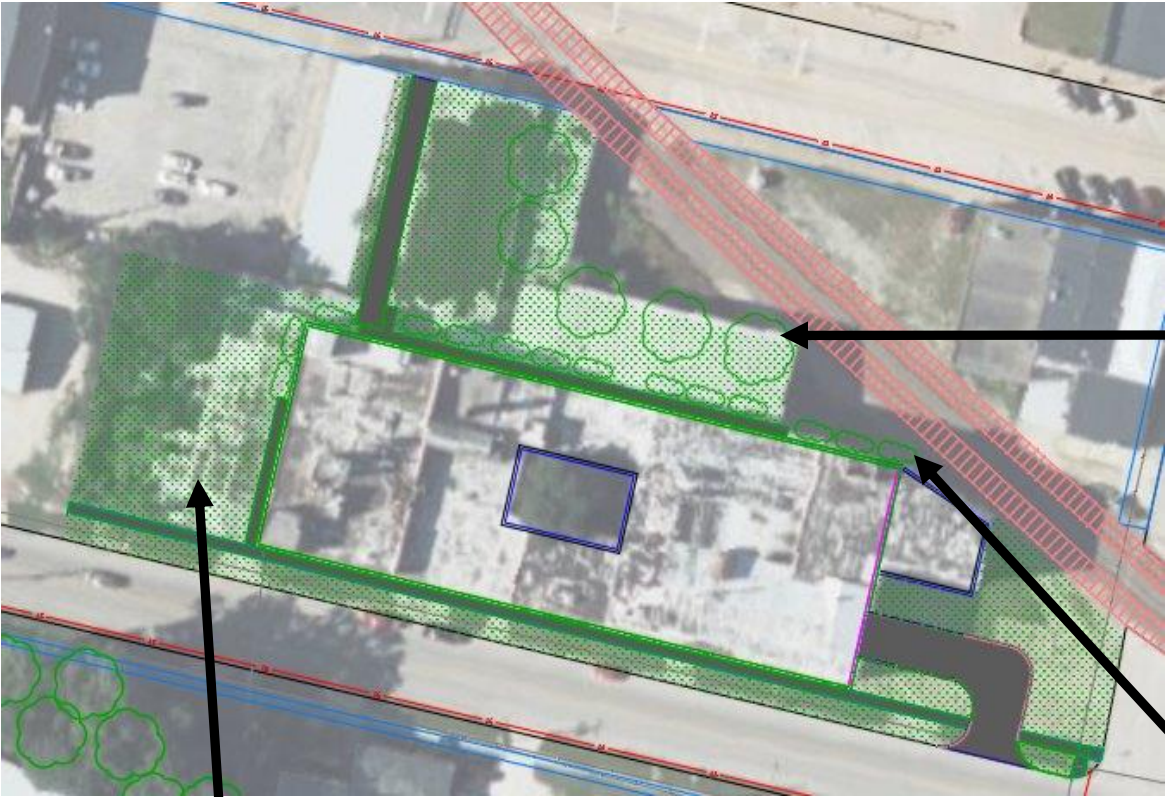
Typical Driveway Section

12' Retaining Walls



Typical Retaining Wall Section

LANDSCAPING



Kentucky Coffee Tree



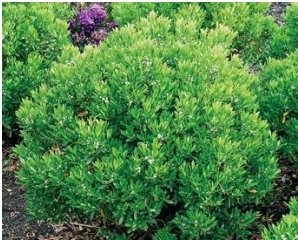
Ginkgo Tree



Tulip Tree



.94 acres Kentucky Bluegrass Seeding



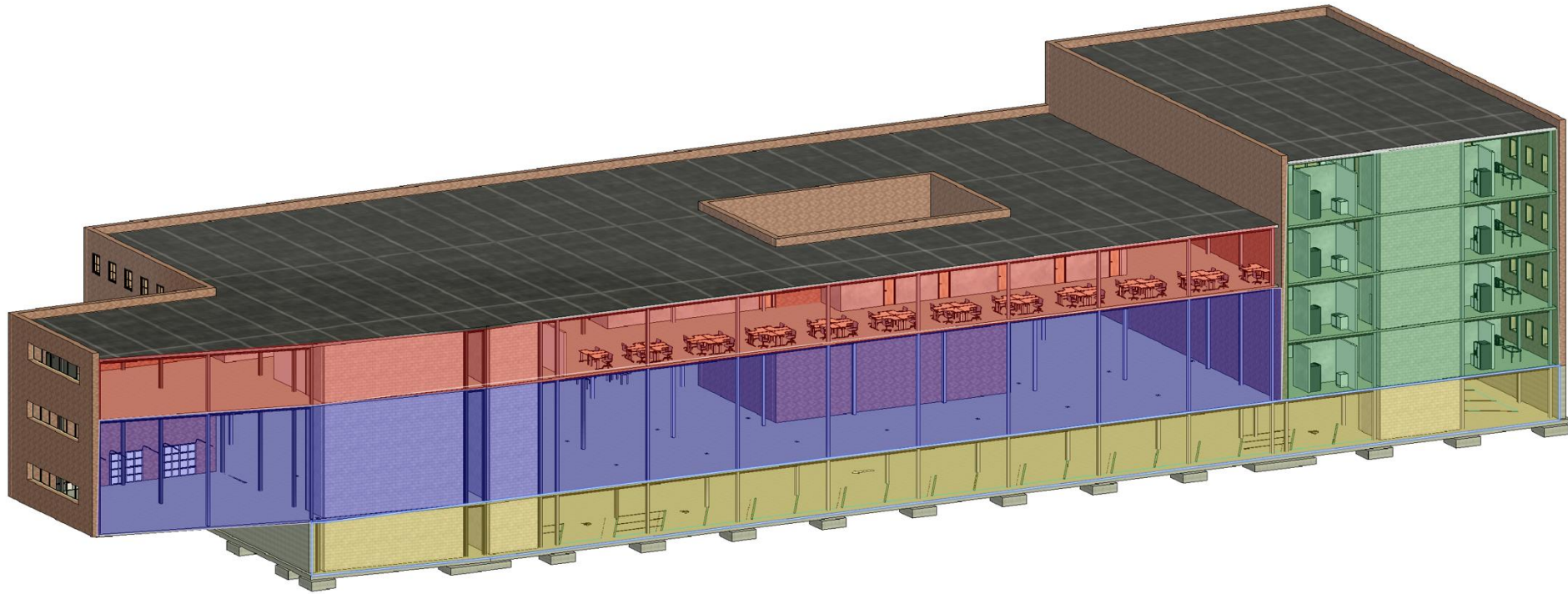
Inkberry



Buttonbush



Green Velvet Boxwood



Office



Event Space



Residential



Parking

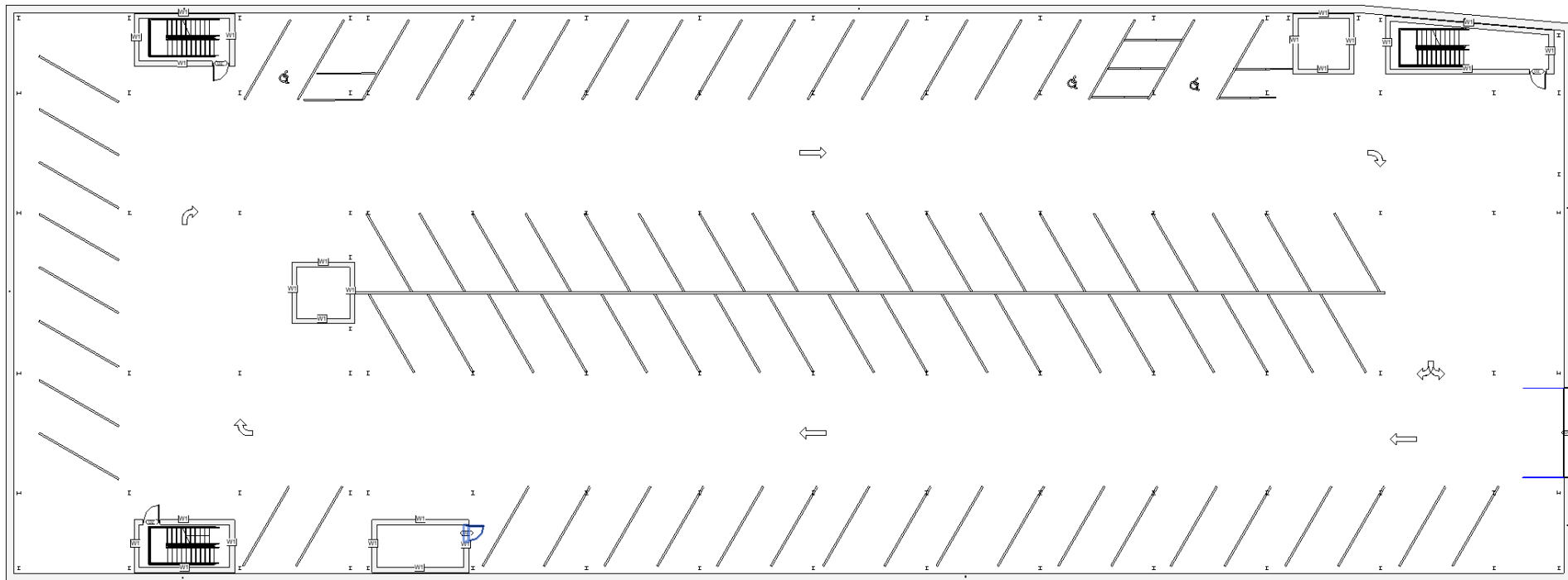
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Adaptive Reuse of Industrial Building

BASEMENT LEVEL - PARKING STRUCTURE

Regular Sized Stalls: 72

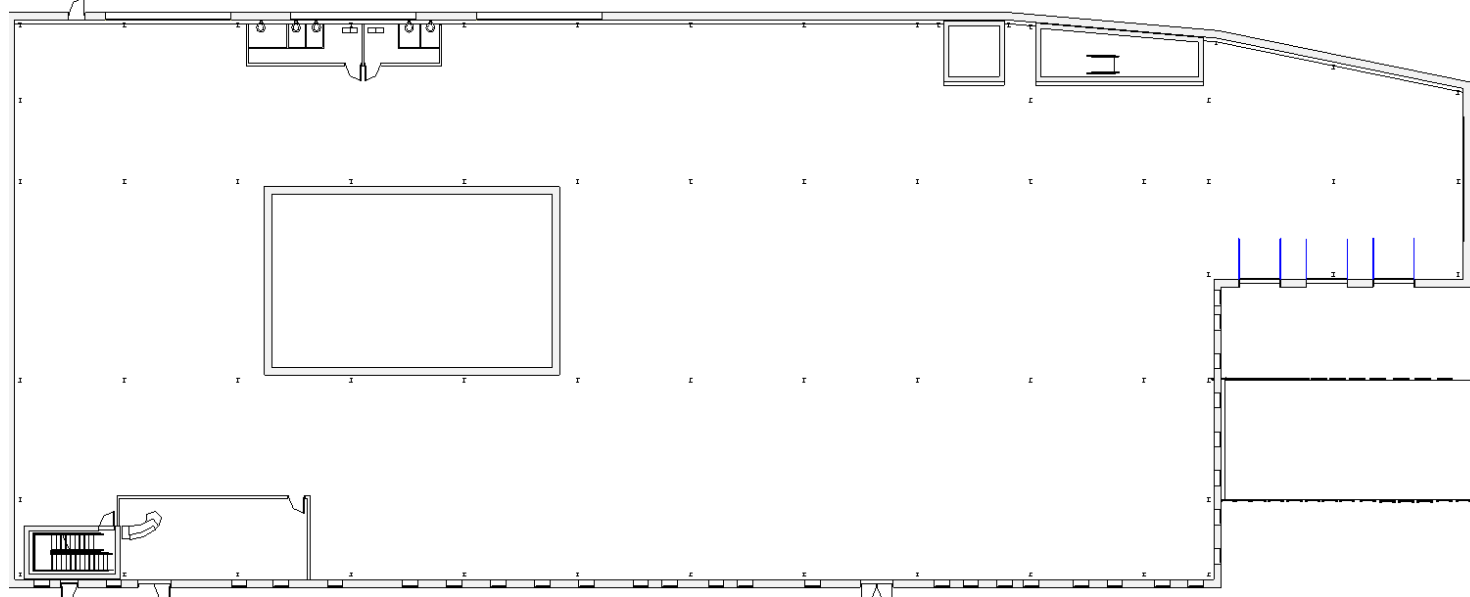
ADA Parking Stalls: 3



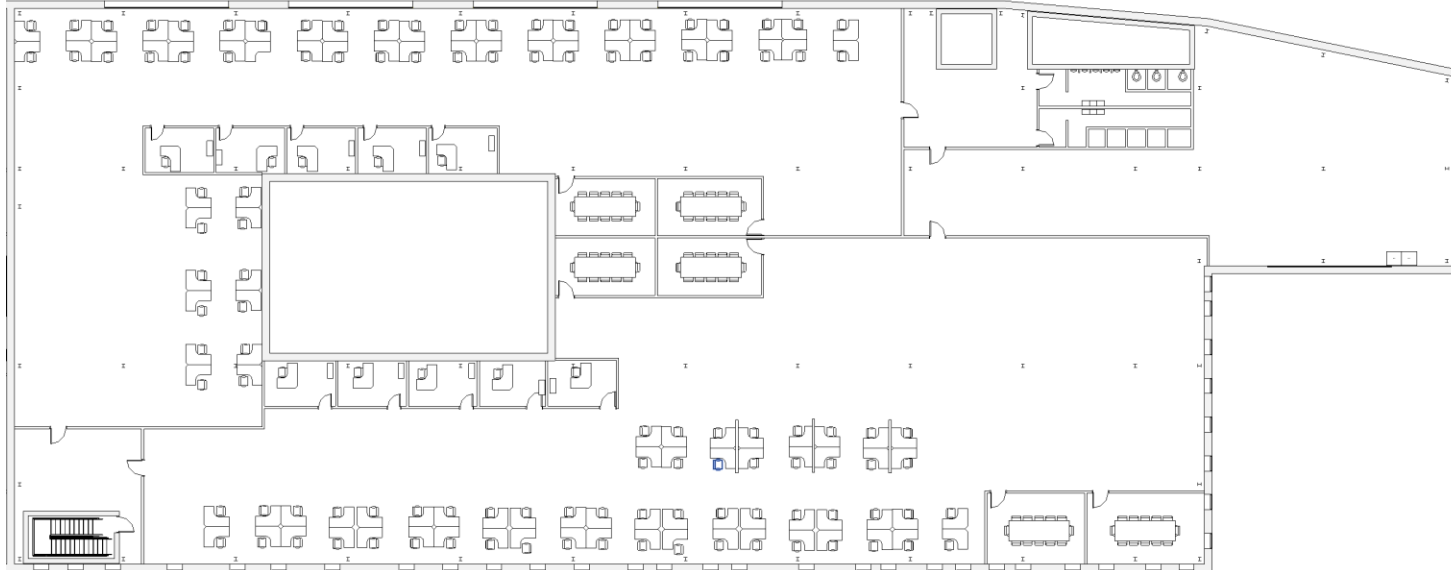
INTERIOR REMODEL - RESIDENTIAL



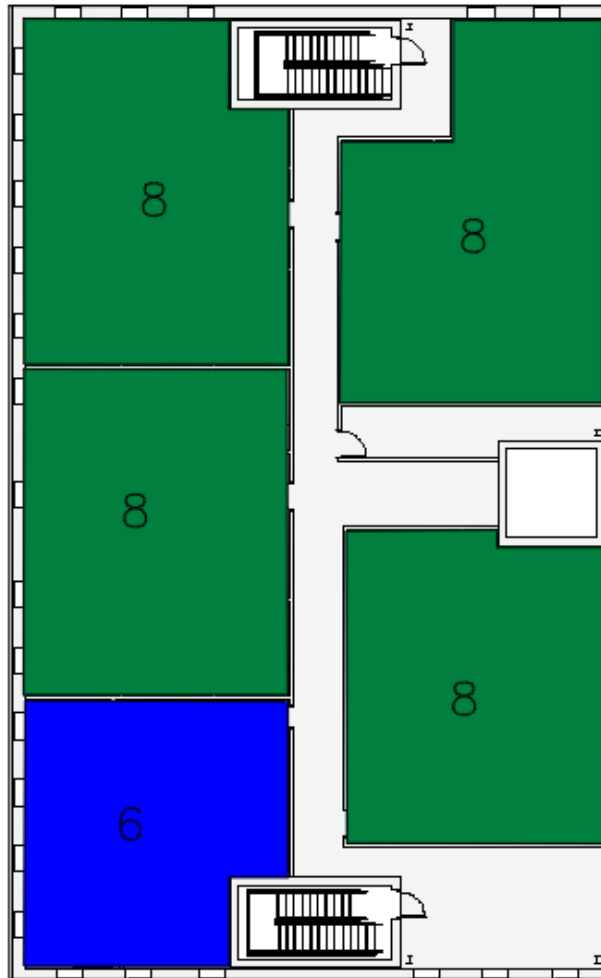
INTERIOR REMODEL – COMMERCIAL



INTERIOR REMODEL - OFFICE



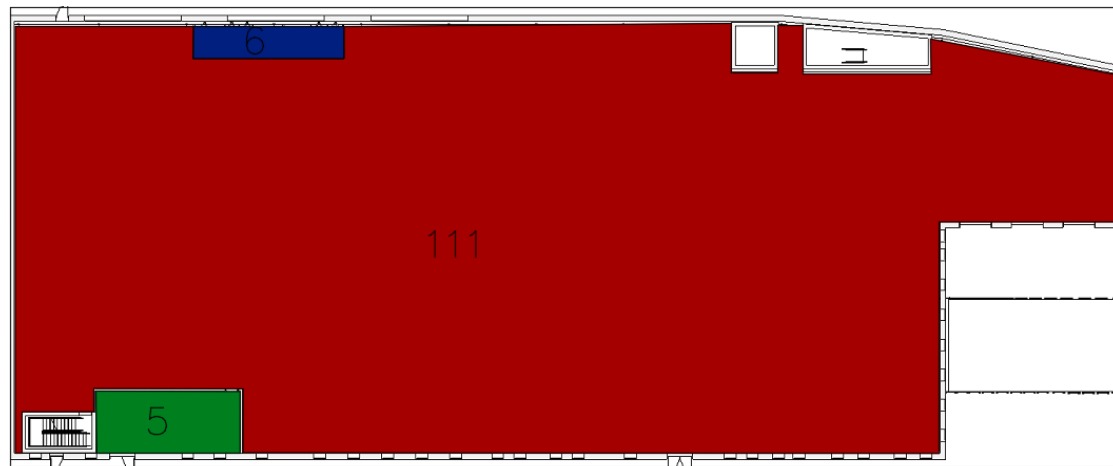
MAXIMUM OCCUPANCY






■ Two Bedroom Unit

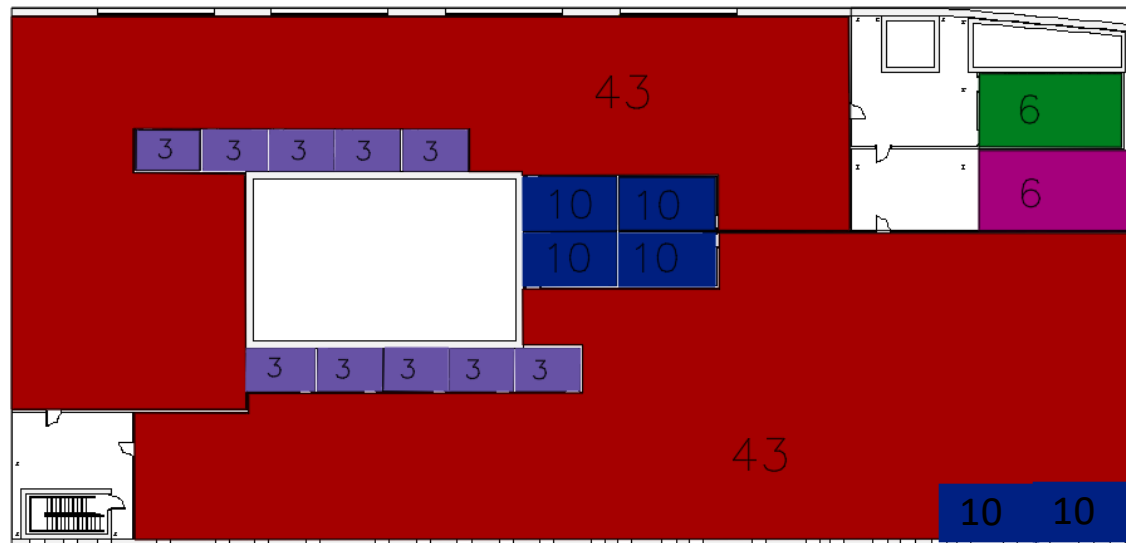
■ One Bedroom Unit

MAXIMUM CAPACITY



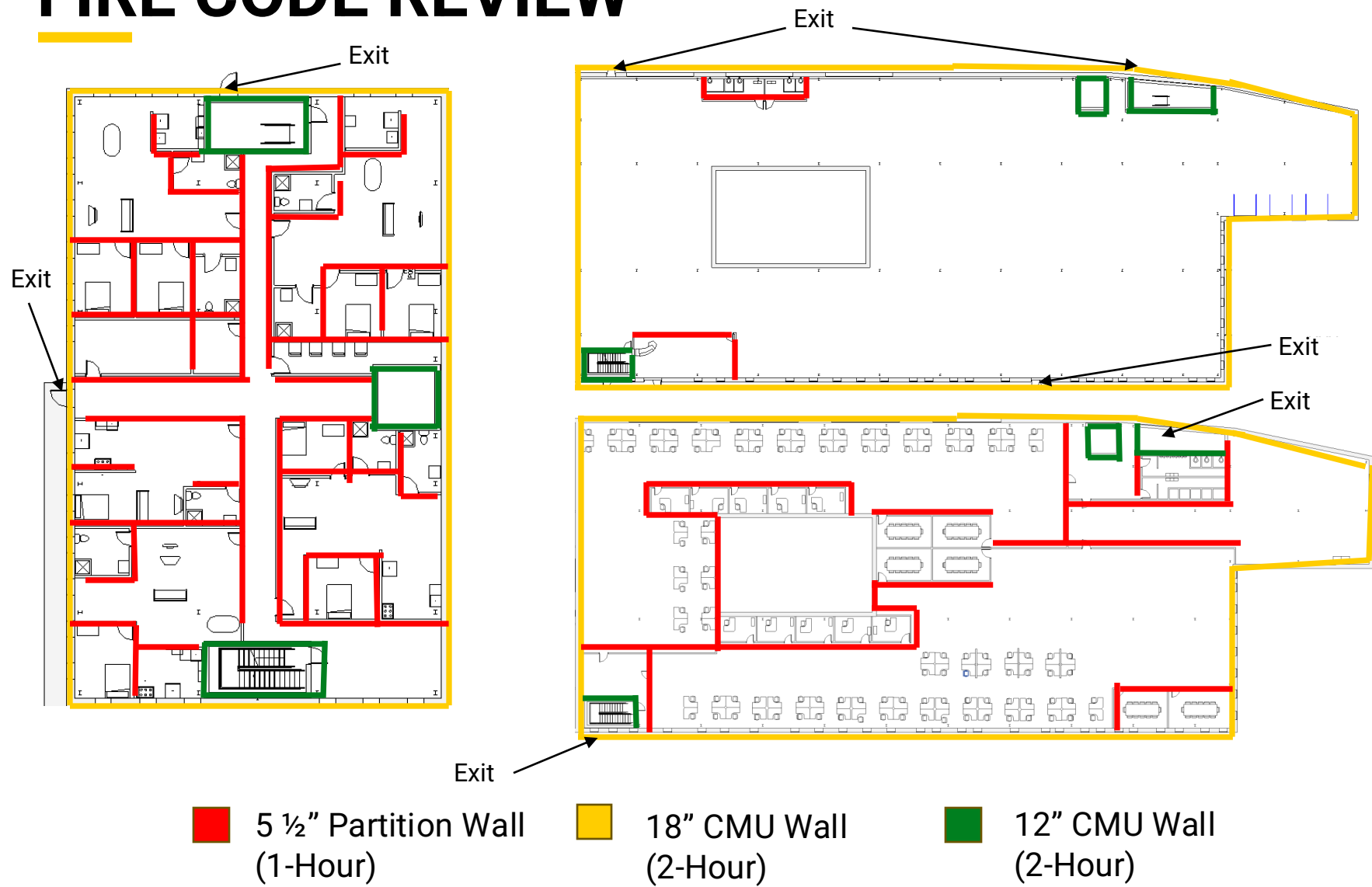
-  Open Community Space
-  Restrooms
-  Reception Area

MAXIMUM CAPACITY

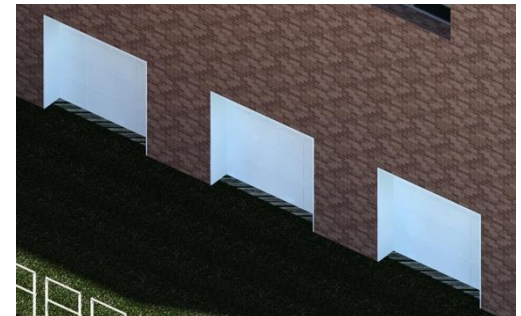
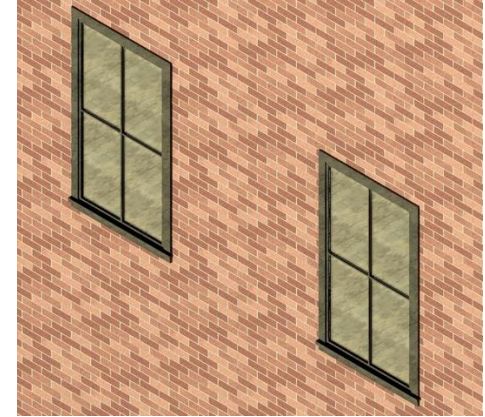


- Open Office Space
- Conference rooms
- Shared Kitchen
- Restrooms
- Private Office

FIRE CODE REVIEW



BUILDING ENVELOPE REHABILITATION



BUILDING ENVELOPE REHABILITATION



Brick and mortar replacement



Expansion joints

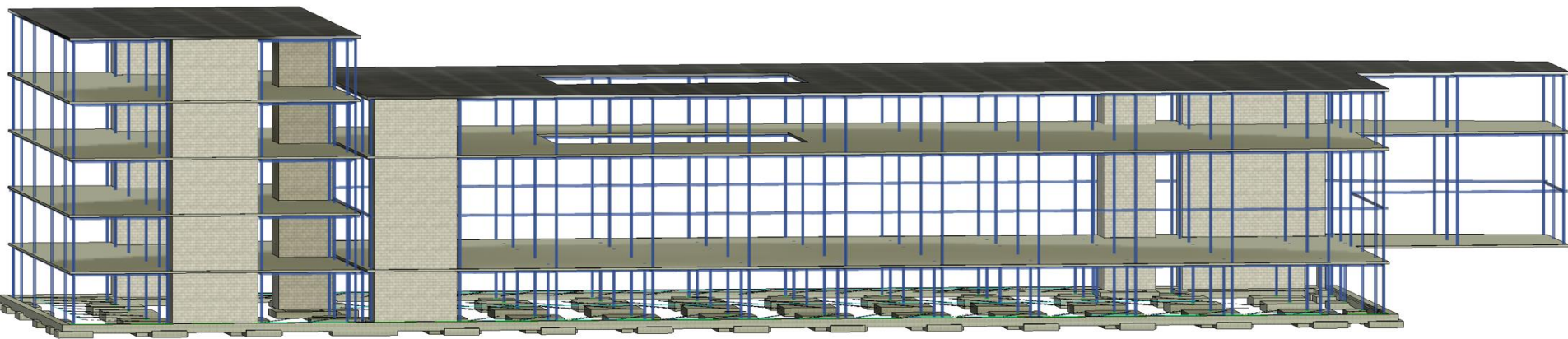


Foundation rehab

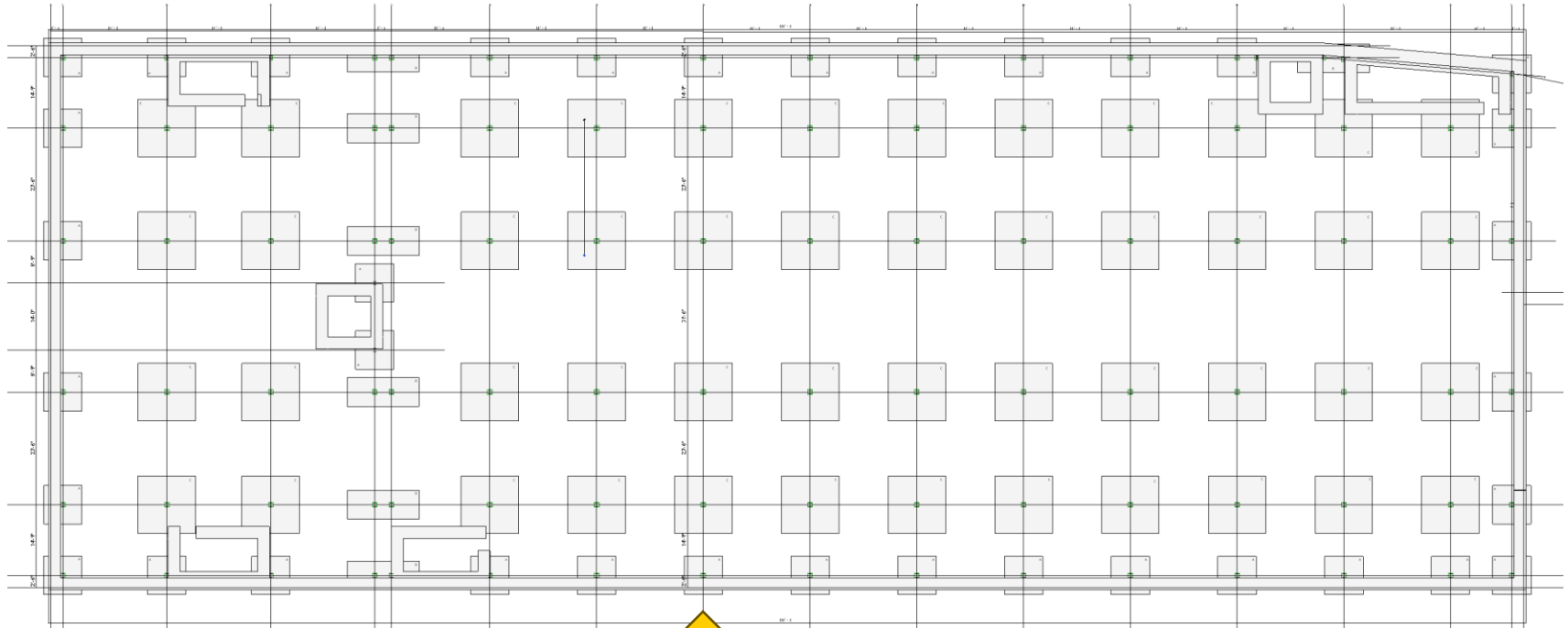
EXTERIOR IMPROVEMENTS



SELECTION OF STRUCTURAL SYSTEM

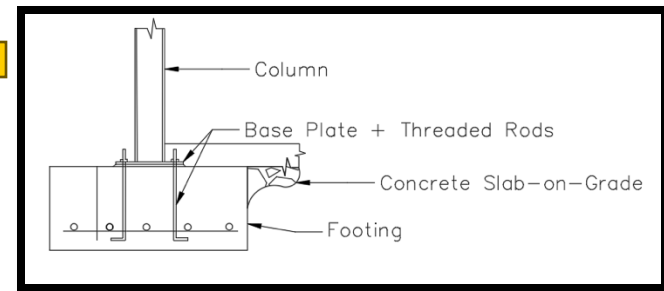


STRUCTURAL FOUNDATION DESIGN



FOOTING SCHEDULE

TYPE	SIZE
A	8'-0" x 8'-0" x 1'- 6"
B	6'-0" x 15'-0" x 2'- 0"
C	12'-0" x 12'-0" x 2'- 0"

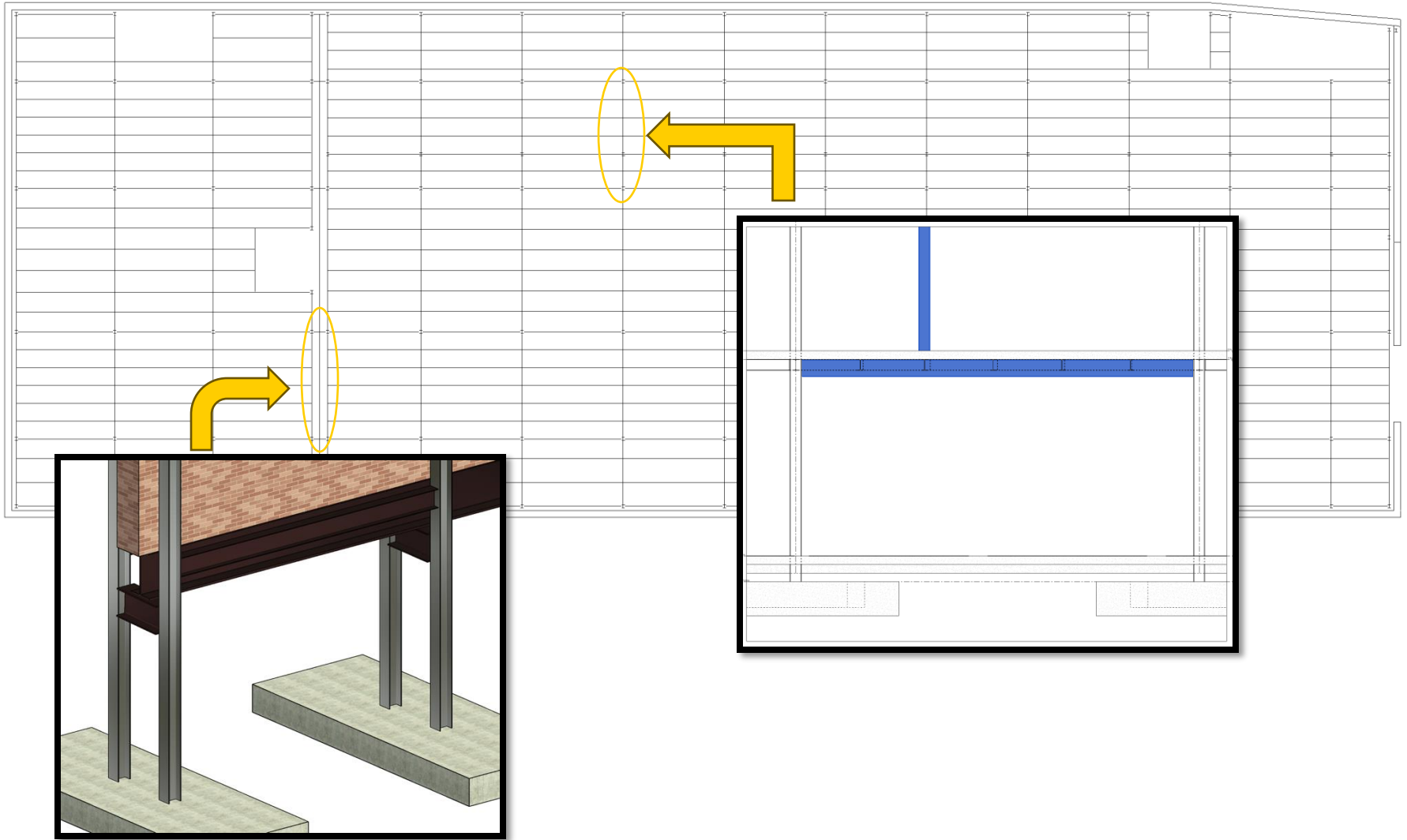


FIRST FLOOR FRAMING PLAN

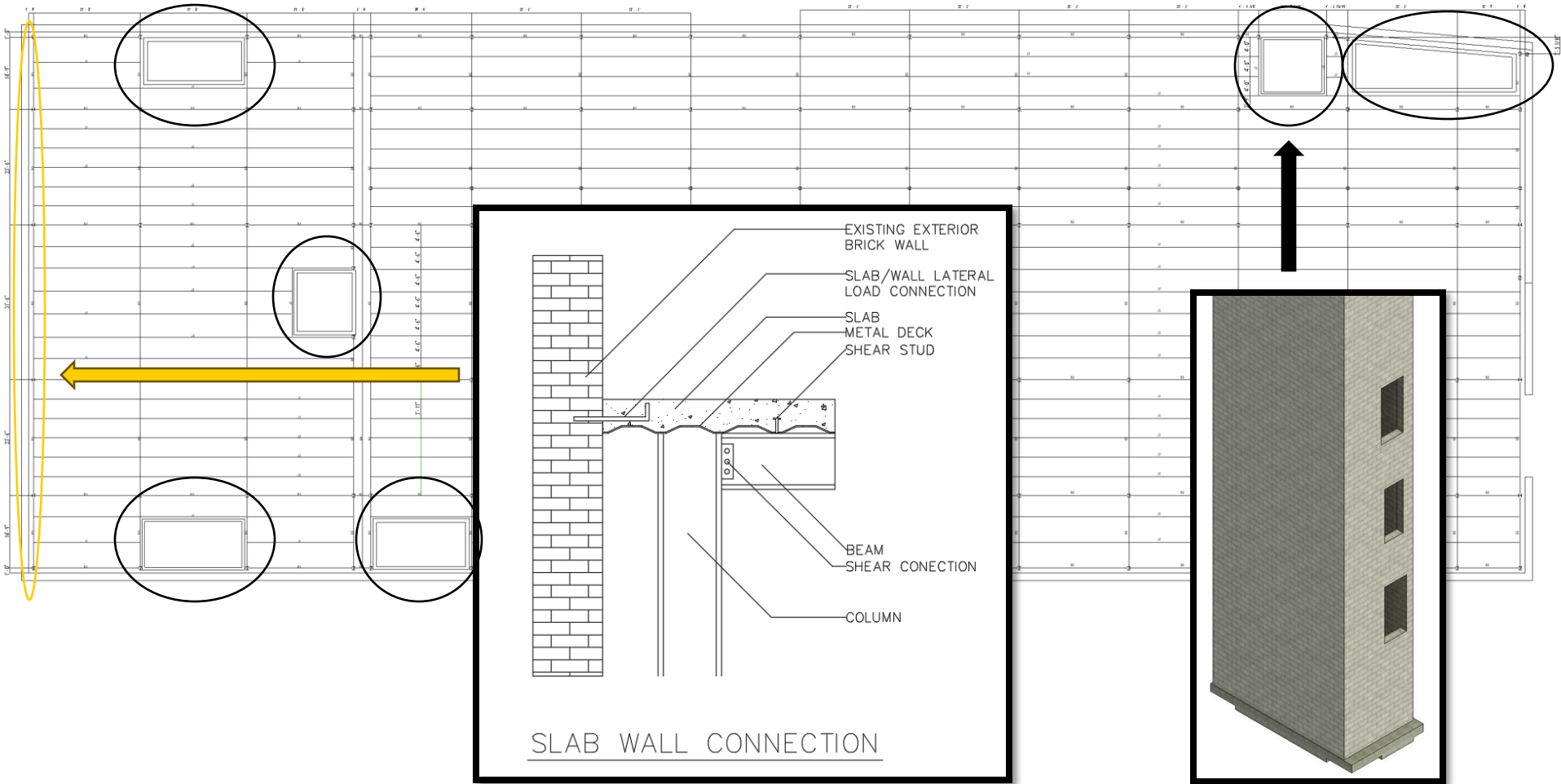


FRAMING SCHEDULE		
TYPE	SIZE	QUANTITY
B1	W24x68	140
B2	W24x104	130
B3	W30x108	238
B4	W36x135	5
J1	W12x19	59
J2	W14x34	213

FIRST FLOOR FRAMING PLAN



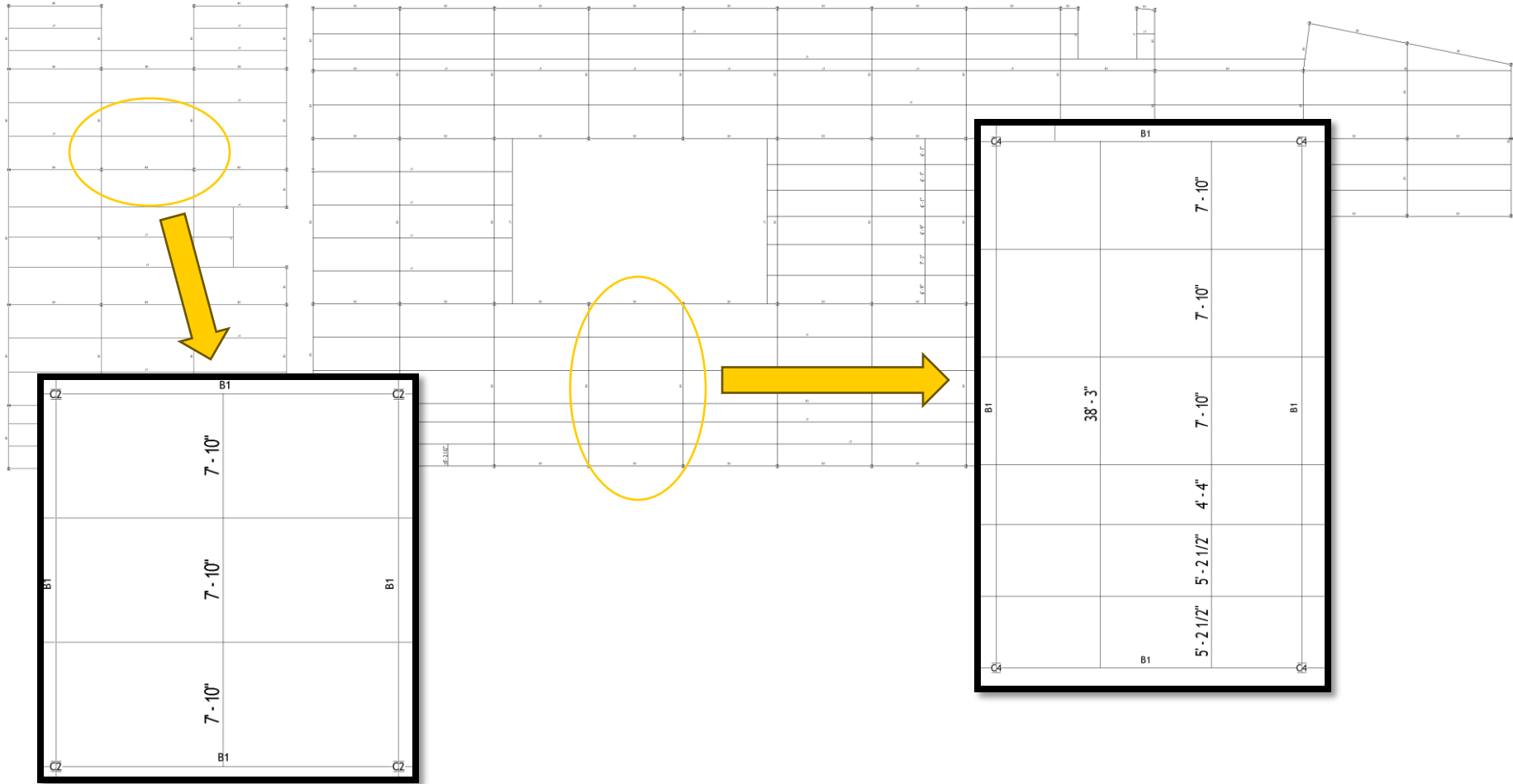
FIRST FLOOR FRAMING PLAN



ROOF FRAMING PLAN

LEVEL 5

LEVEL 4



INTERIOR DEMOLITION

Asbestos



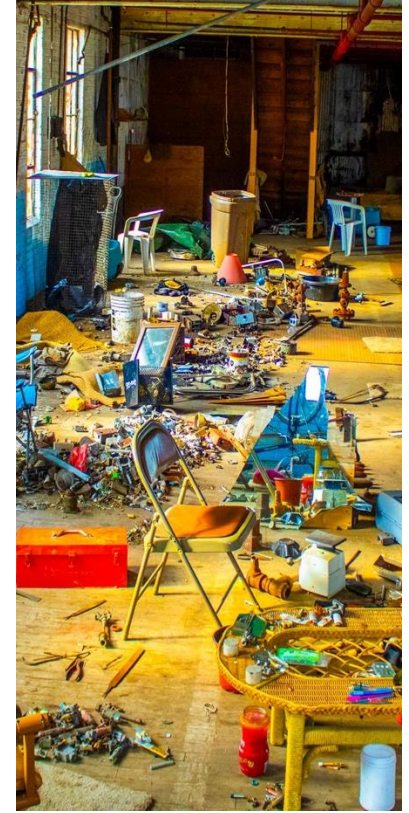
Lead Paint



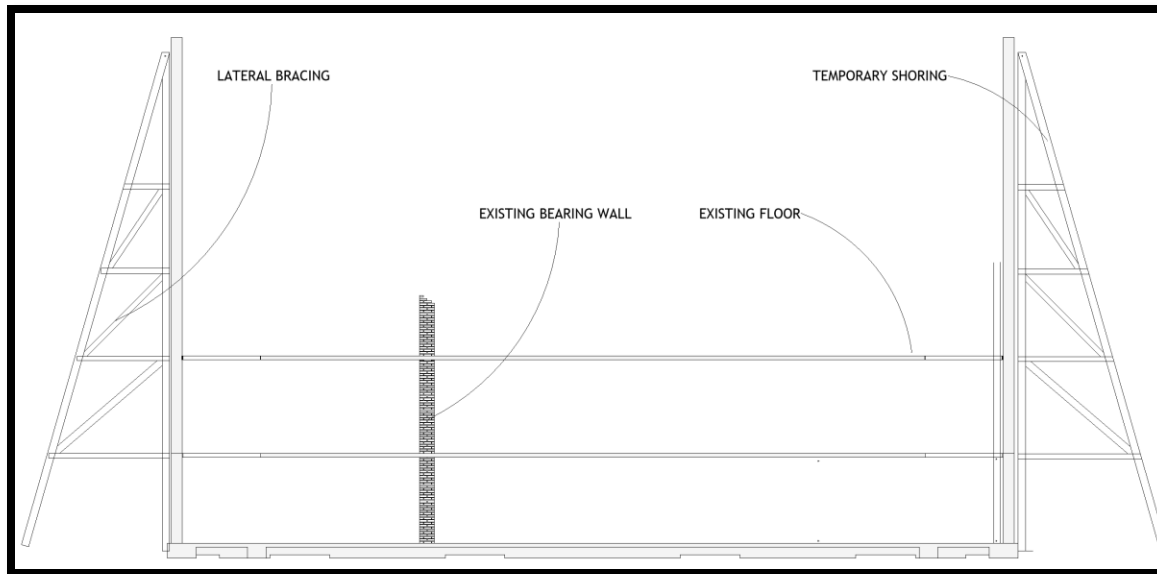
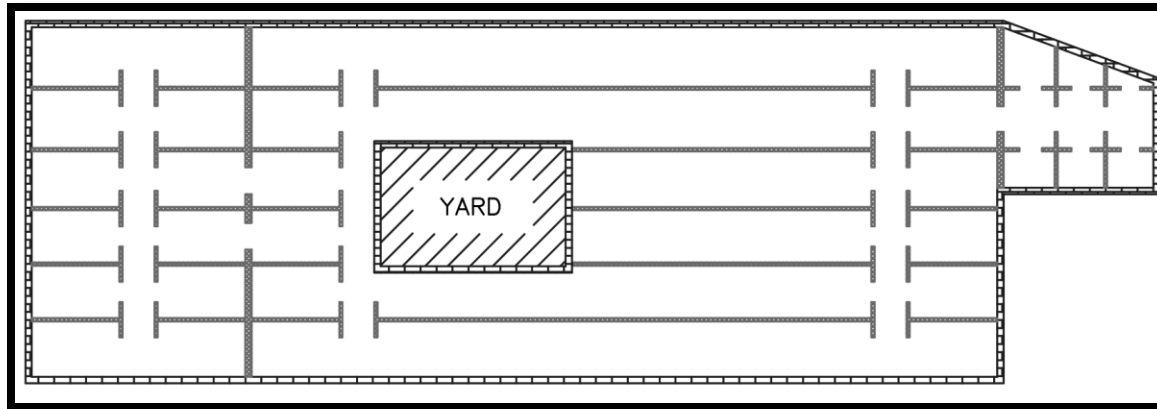
**Chemical/
Industrial Waste**



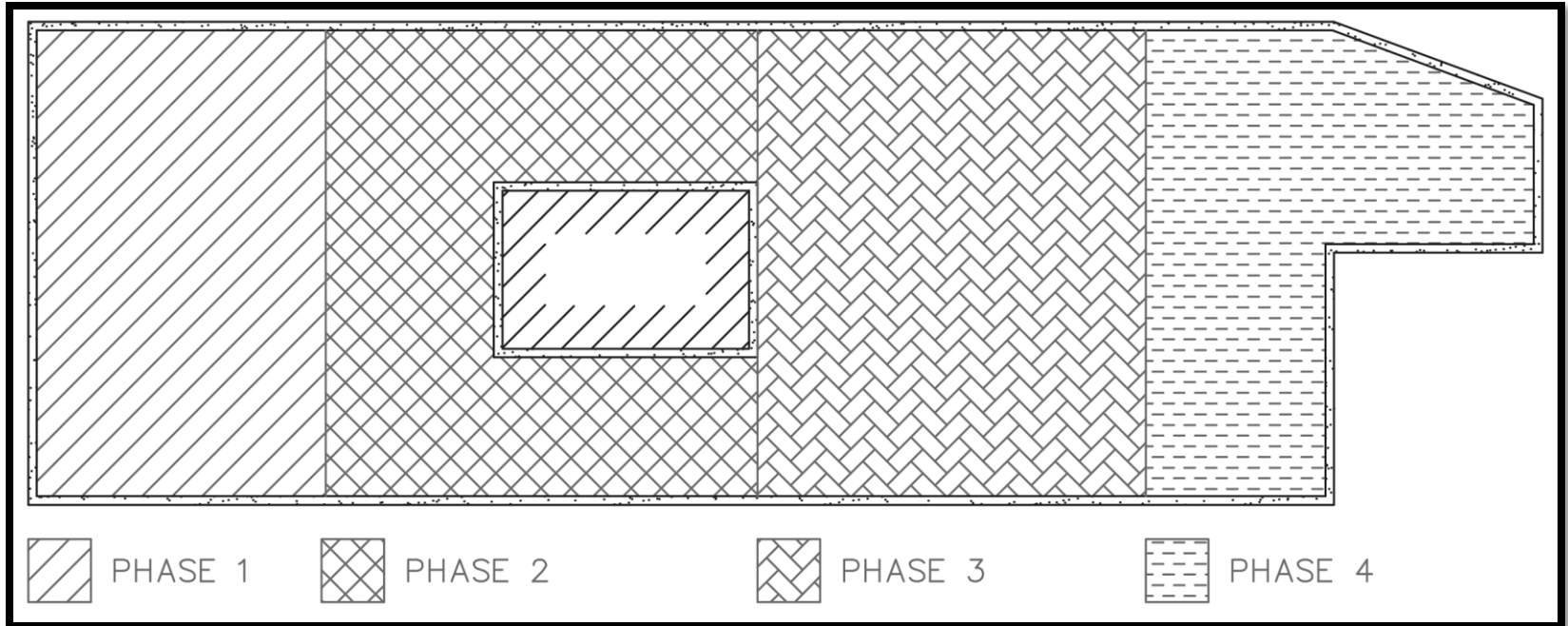
Waste



INTERIOR DEMOLITION



CONSTRUCTABILITY PLAN



POTENTIAL GRANT OPPURTUNITIES



Historic Tax Credit

Federal Historic Preservation Tax Credit
Iowa's Historic Preservation Tax Credit



Facade Rehabilitation

Main Street Challenge Grant
The Heritage Trust Historic Preservation Grant



FEMA

Safe Room Funding



Energy Efficiency

Iowa Energy Center Grant

OPINION OF PROBABLE CONSTRUCTION COST

Discipline	Cost (USD)
Demolition	\$1,000,000.00
Site	\$1,000,000.00
Structural	\$4,000,000.00
Shoring	\$1,500,000.00
MEP	\$5,500,000.00
Architectural	\$2,000,000.00
Materials and Labor	\$15,000,000.00
Construction and Administration (20%)	\$3,000,000.00
Contingency (20%)	\$3,000,000.00
Total Construction	\$21,000,000.00

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QUESTIONS

