Attachment D

architecture | interiors | planning

Date:
April 17, 2023

Attn:
Brandon Siracuse
Planner
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, Iowa 51503

Subject:
Letter of Intent - Lakin Campus Building

Dear Brandon:

The Charles E. Lakin Human Services Campus Foundation Board (Lakin Campus Foundation) is constructing this building to allow additional non-profit agencies, who align with the beliefs and philosophies of the existing non-profits already on the Lakin Campus, to be able to have a physical presence and collaborate as well. The idea is to provide a one-stop campus of non-profit organizations that will actively pursue the betterment of the community.

With that being said, the Lakin Campus Foundation Board needed to take a critical look at the construction costs and long-term effects of the previous design. Once construction costs and energy analysis were completed, it became apparent that in order to abide by their mission of providing non-profit organizations an extraordinary space that they can fulfill their missions and thrive, the construction cost needed to be minimized. The Lakin Campus Foundation Board, architects, and general contractor worked diligently and collaboratively to reduce the construction cost and long-term energy and environmental costs, while still providing the best possible aesthetics. The solution was to remove the glass curtain wall and replace it with an EIFS wall system with punched openings. While this was a significant cost savings, it also provided additional exterior insulation which will assist to keep the long-term energy costs down for all of the tenants.

The redesign of the exterior cladding was needed to ensure that the Campus could provide a Class A space that non-profit organizations could afford.

Sincerely,
Slate Architecture

Jeremy L. Carlson, AIA, NCARB
Registered Architect
Principal
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