



City of Cedar Rapids City Council Meeting

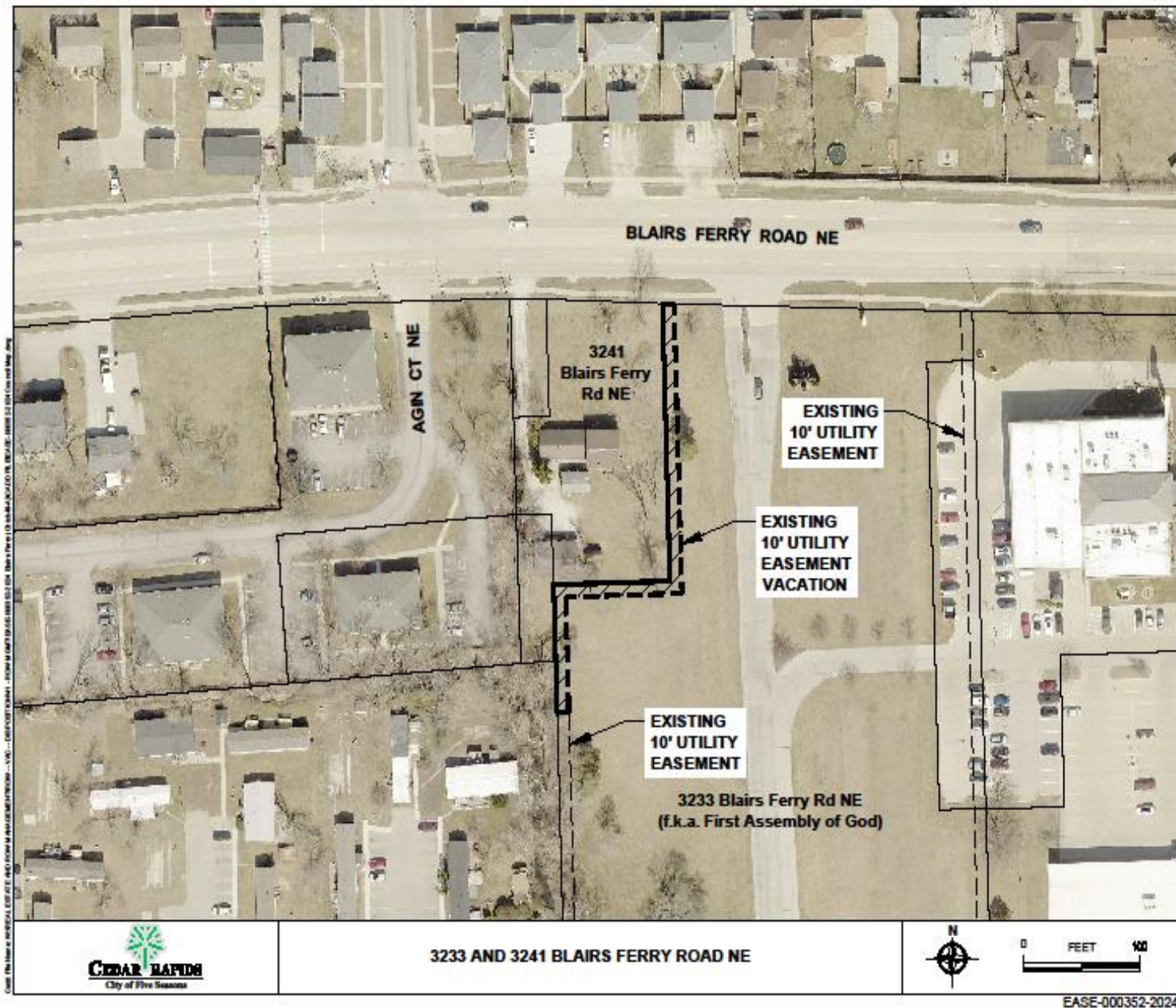
August 13, 2024

Agenda Item #1

Public Hearing

Public Utility Easement Vacation

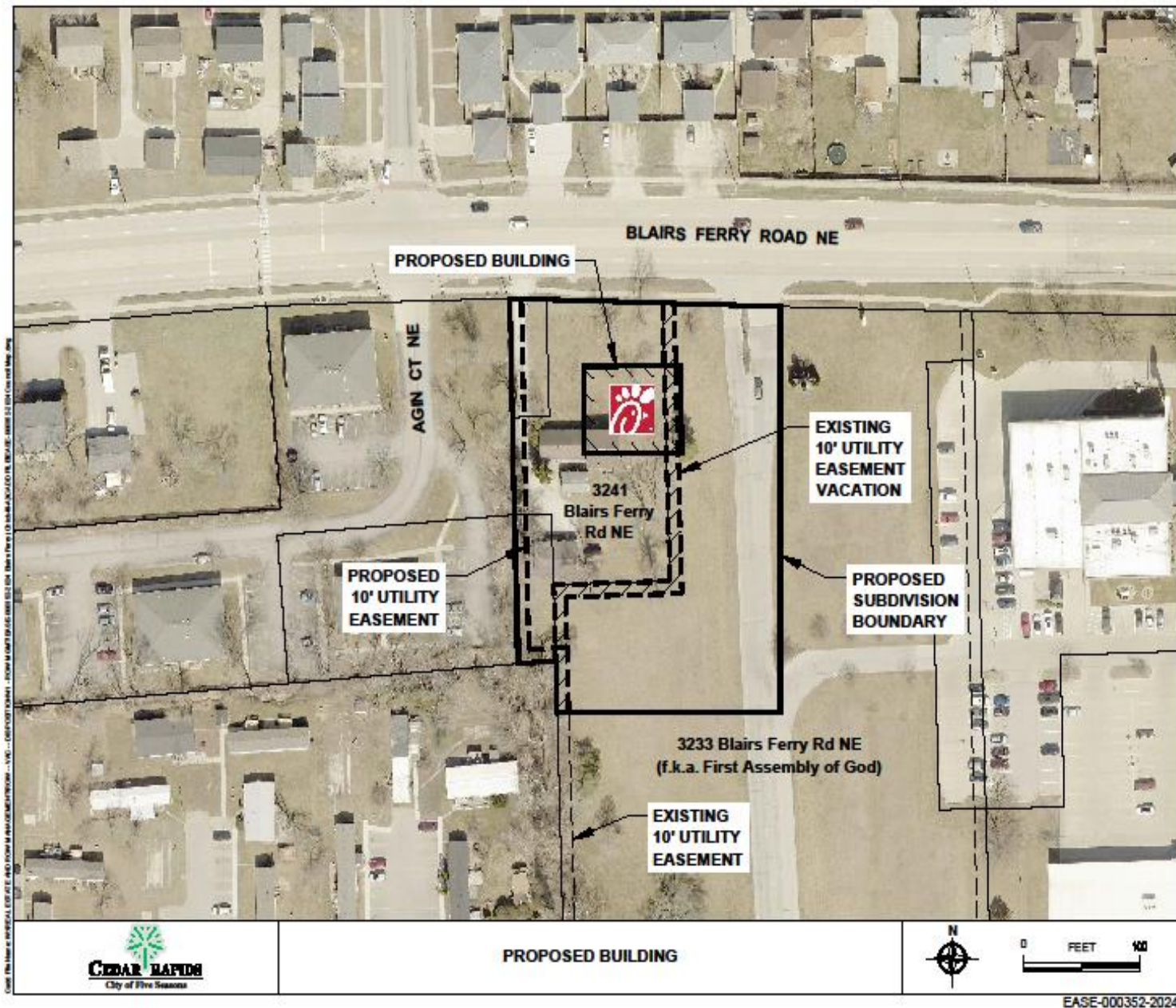
At 3233 Blairs Ferry Road NE



EXISTING CONDITIONS

- First Assembly of God owns both properties on either side of the existing 10-foot Utility Easement.

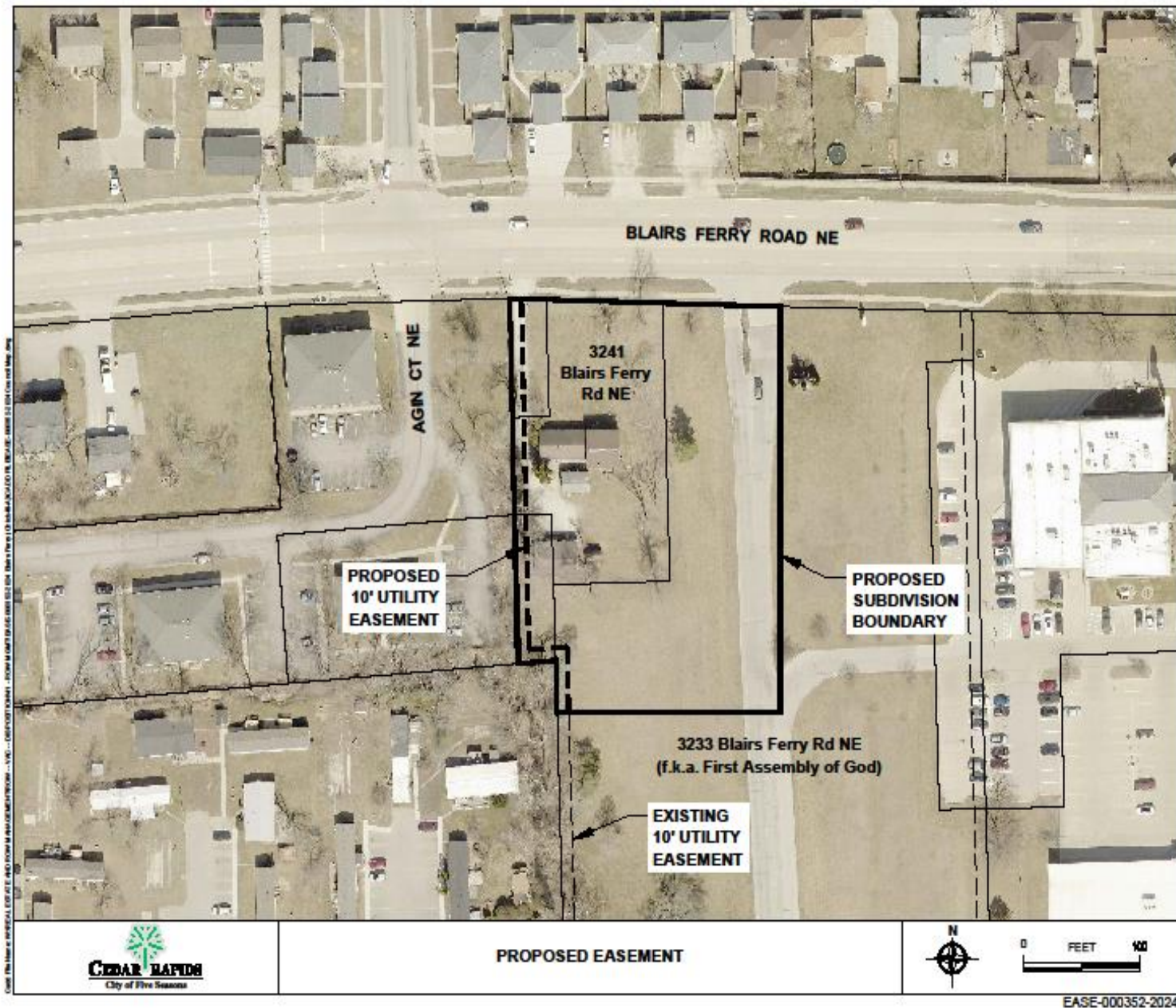




UTILITY EASEMENT CONFLICT

- The 10-foot Utility Easement is not used and in conflict with development plans for a proposed Chick-fil-A.
- A new subdivision will expand the boundary of 3241 Blairs Ferry Road.
- The existing 10-foot Utility Easement is proposed to be vacated and relocated as shown.





POST UTILITY EASEMENT VACATION

- A new 10-foot Utility Easement will be re-established with the subdivision.
- Remainder of the 10-foot Utility Easement lining the perimeter of the 3233 Blairs Ferry Road property will remain in place.



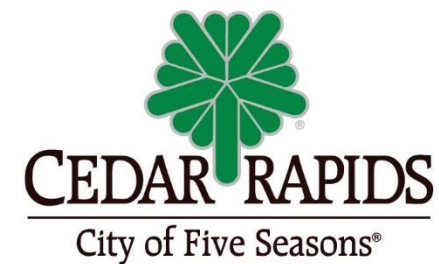
Public Works Recommendation

Approve resolution to authorize vacating the 4223-square feet Utility Easement.

Presented by:

Robert Davis, PE, ENVSP
Real Estate Services Manager
Flood Control System Manager
r.davis@cedar-rapids.org
319-286-5808



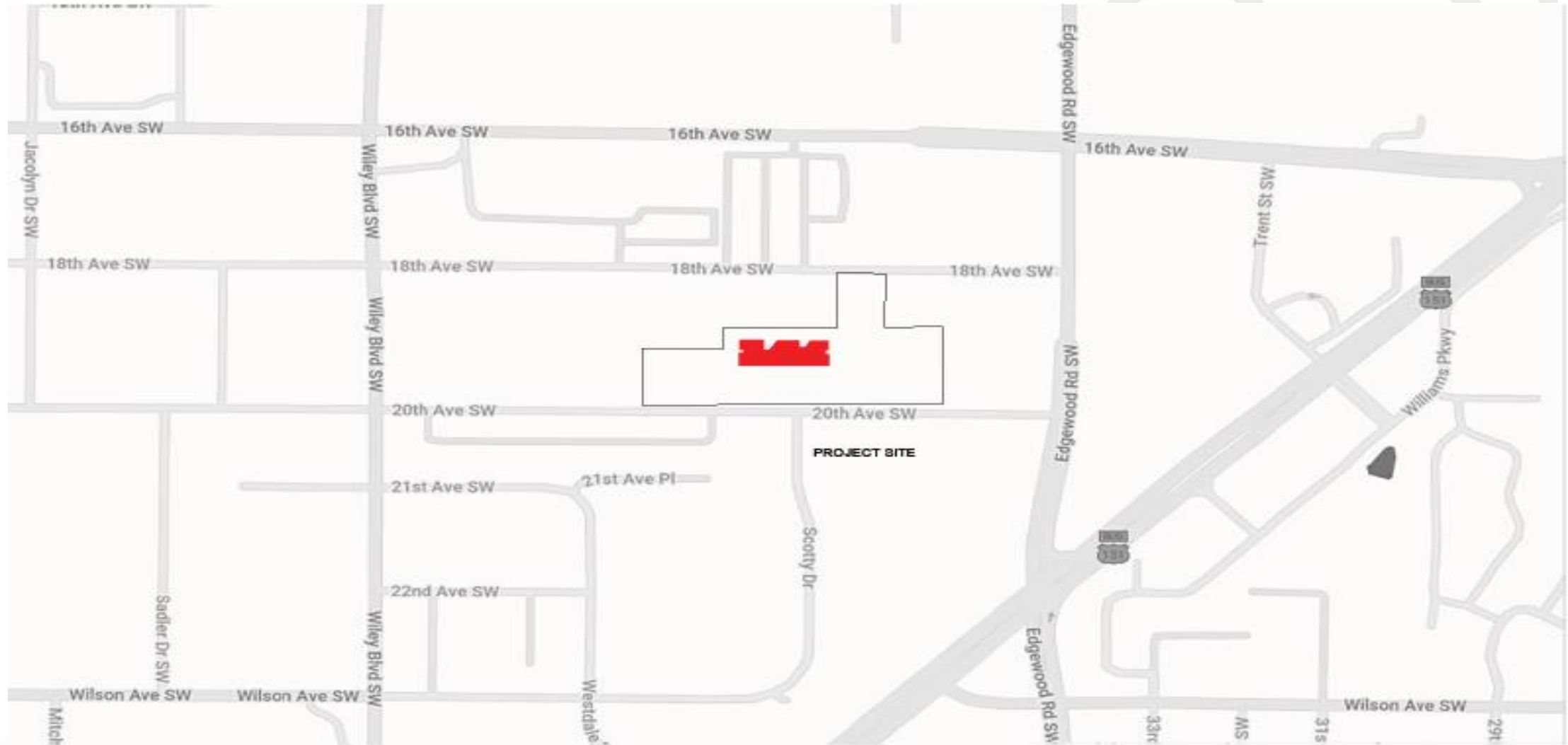


Agenda Item #2

Public Hearing

Westside Library Construction Project

Westside Library Location



Westside Library Rendering



Westside Library Construction Project

Project Details and Recommendation:

- The work generally consists of construction of a new Westside Library, 3700 20th Avenue SW, Cedar Rapids, Iowa.
- Bids were issued on July 24th, 2024.
- A Pre-bid Meeting was held at City Services Center on July 30th, 2024.
- Bid questions deadline was August 2nd, 2024.
- The bids are due in on August 14th, 2024, by 11:00AM
- The estimated cost for the project is \$17,850,000.00

FMS recommends adoption of plans and specifications, form of contract and estimated cost as in the resolution.

Presented by:

Jason Stancliffe
Facilities Manager
j.stancliffe@cedar-rapids.org
319-286-5892



Agenda Item #23

WPCF Process Improvements – Contract 2

Contract 6150059-01

Brief History

- WPCF Constructed in late 70's, Operational in 1980
- Service Area Population: 180,000 (Cedar Rapids, Marion, Hiawatha, Robins, Palo, and part of Linn Co)
- Industrial pretreatment not required (High Strength Waste)
- Population Equivalent = 1,900,000
- Disposal of Septage



CIRCA 1980's



2008 Flood

- Recovery extended life of portions of the facility
- Flood recovery deemed complete in October 2014
- Flood wall and pump station
- Full site protected to 3 feet above the 2008 level



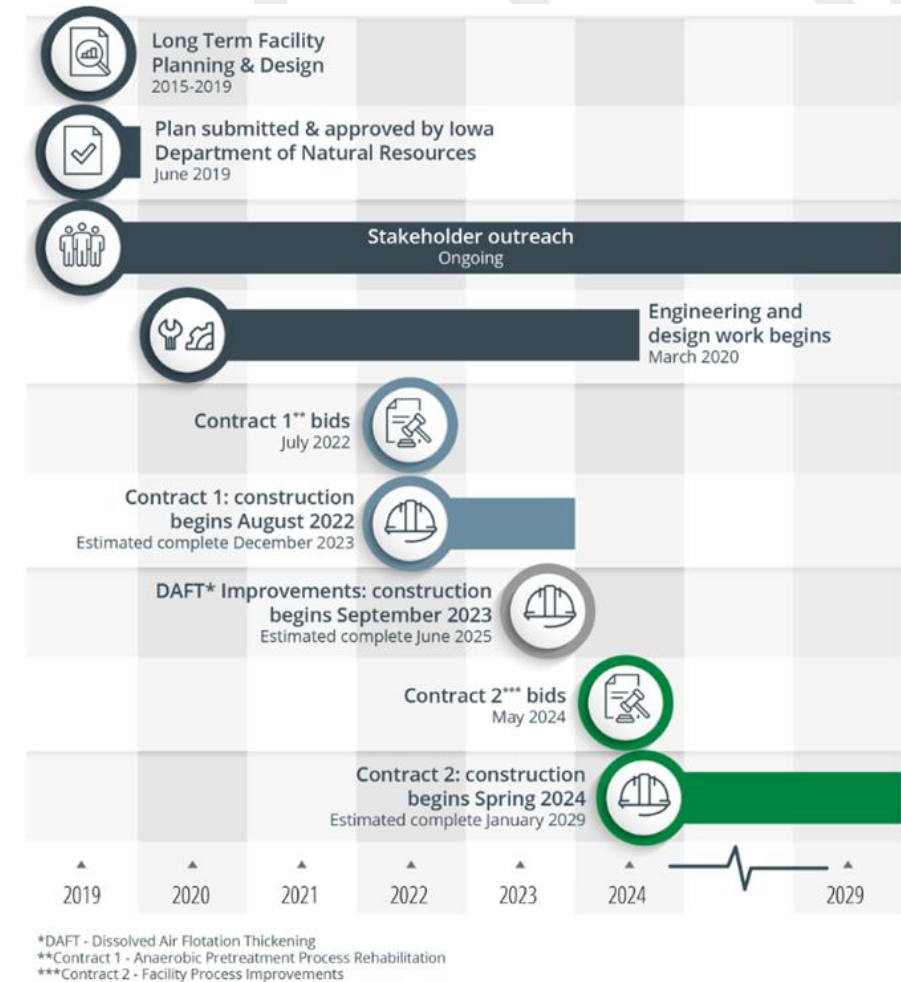
Major Improvements Since 1980

- Anaerobic Pre-treatment
- C4 & D4 Clarifier
- Lime Stabilization
- Ash Lagoons
- Disinfection Upgrades
- Odorous Air Scrubbing
- PLC and Electrical



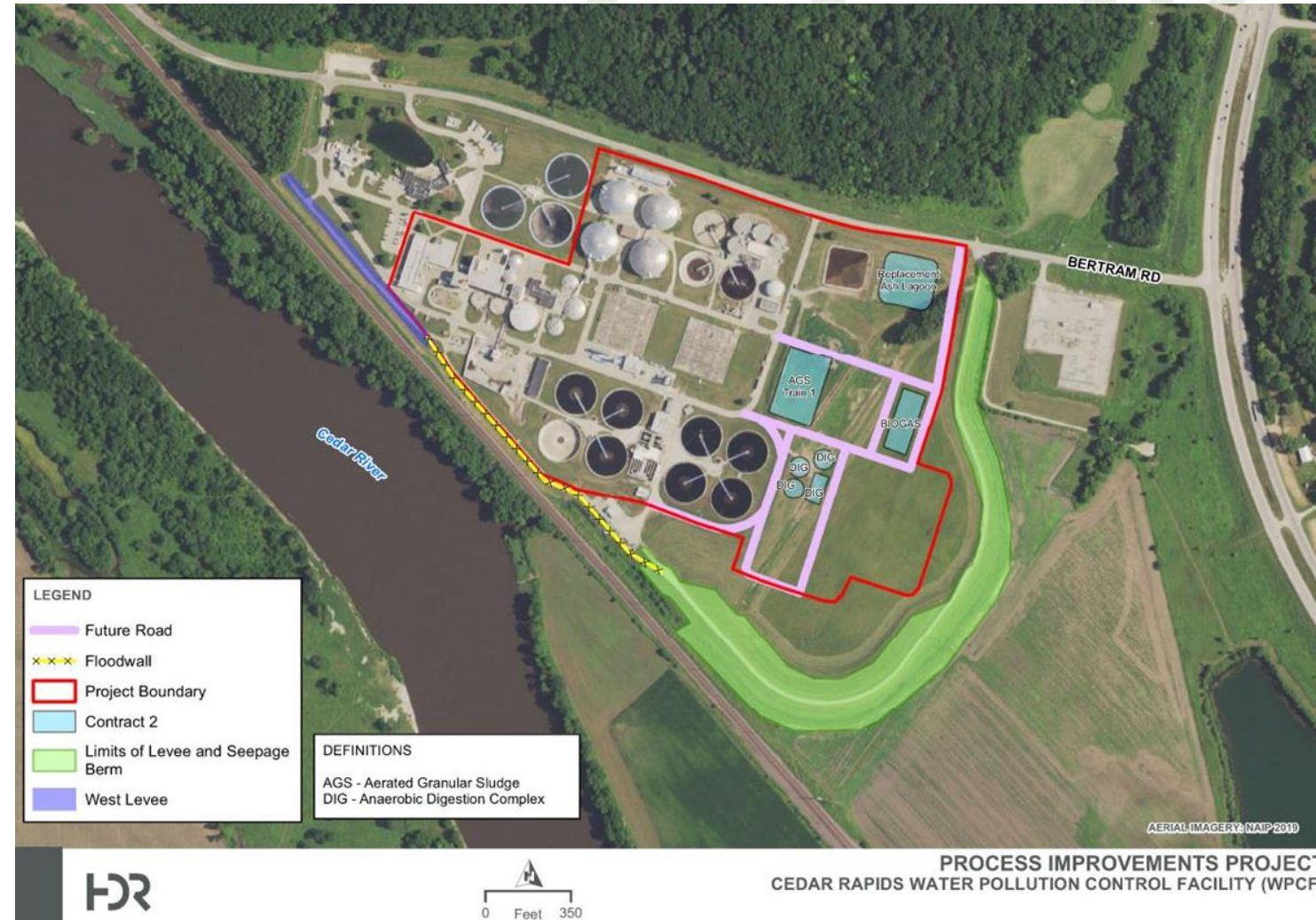
Contract 2 Solids Processing Improvements

- Timeline of Events:
 - Flood Recovery Completed 2014
 - Planning and Design: 2015 to present
 - Stakeholder Outreach: 2019 to present (industries and contributing cities)
 - Other Related Work (Contract 1, DAFT and Decant Tank Improvements)
 - Contract 2 Improvements



Contract 2 Solids Processing Improvements

- Primary elements:
 - Aerobic Granular Sludge Basins (AGS)
 - Anaerobic Digestion Facilities
 - Renewable Natural Gas Facilities
 - Site Work Including Utilities



Contract 2 Solids Processing Improvements

- Project Benefits:
 - Goal: Continue to provide cost-effective, reliable treatment for industry and residential customers that supports our region's economy
 - Replaces facilities nearing end of useful life
 - Addresses environmental regulations
 - Renewable Natural Gas System
 - Additional Revenue
 - RINs Credits
 - Modular design (AGS system) allows adaptability for future needs
 - Beginning of Nutrient Reduction Requirements
 - Local and regional construction economic benefit



Bid Results

Bid Date: June 26, 2024

Construction Schedule: Summer 2024 to Spring 2029

Engineer's Estimate: \$277,500,000 plus \$5,000,000 allowance

BIDDERS	Bowen Engineering Corporation 8802 North Meridian St Indianapolis, IN 46260	Weitz Industrial 2801 6 th St SW Cedar Rapids, IA 52404
LUMP SUM BID PLUS ALLOWANCE	\$348,307,500	\$430,202,900
BID ALTERNATE 1 – AEROBIC GRANULAR SLUDGE BASIN 5	\$27,131,000	\$33,108,600
BID ALTERNATE 2 – PRIMARY DIGESTER NO. 2	\$11,161,000	\$17,136,210
BID ALTERNATE 3 – BIOGAS TREATMENT BUILDING WITH ROOM FOR FUTURE EXPANSION	\$1,684,000	\$4,578,200



Financing Plan

- Finance Department, in collaboration with the City's financial advisor, PFM Financial Advisor LLC, and the Utilities Department, has conducted a thorough financial analysis of the proposed project.
- **Total Project Cost**
 - \$355 million (est.) that covers engineering, construction, and construction administration expenses.
 - Accounts for approximately \$35 million in value engineering savings through negative change orders.
- **Funding Structure**
 - New debt issuance: \$318.7 million.
 - Cash in hand: \$36.7 million.
 - State Revolving Fund Loan (IA Financing Authority): 20- and 30-years term.
- **Financial Feasibility**
 - As per forecasted revenues and expenditure, the project is financially feasible and meets the City's 1.25x additional bonds test (ABT).
 - This ensures that the City has sufficient revenue covenants in place before issuing the proposed debt.
 - Forecasted rate increases for overall Utilities are aligned with historical trends and we will closely monitor revenues against these projections.



Recommendation

The Utilities Department – Water Pollution Control Division staff recommends awarding the base bid contract to Bowen Engineering Corporation in the amount of \$348,307,500.

Presented by:

Roy Hesemann

Utilities Director

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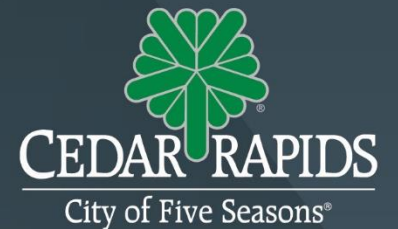
(319) 286-5972

Abhijit Deshpande

Finance Director

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(319) 286-5097



Agenda Item #24

Parking Ramp at 1st and 1st West

Report on Bids

Overview

- Structured parking in the Kingston Yard development along 1st Avenue West
- 463 parking spaces, including 9 accessible and 10 Electric Vehicle spaces, and bike storage
- Public bid August 7, \$20 million cost opinion
- 2024-26 construction
- Discuss funding, parking study and bid report





Funding

- 2013 - Iowa Legislature enacted an “Iowa Reinvestment District Act” to allow state’s hotel, motel, sales and use tax revenues to be returned to Reinvestment Districts.
- 2022 - The Cedar Rapids Central Reinvestment District Plan was approved by Council Resolution 0163-02-22 and an application submitted to the state to receive the reinvestment funds.
- 2022 – Council Resolution 0449-04-22 approved a Development Agreement including City's construction of the parking ramp.
- District includes First and First West, and upcoming River Rec and Festival Grounds.
- \$9 million of reinvestment funds with \$6 million allocated to the parking ramp.
- Remaining budget from Tax Increment Financing (TIF) between FY 23-26.



Kingston Yard Parking Study

- The anticipated parking demand for the Kingston Yard development at build-out is 800 spaces on a peak weekend evening.
- The parking demand will be met by the sum of 337 offsite spaces plus 463 onsite spaces provided by the parking ramp.
- This parking demand does not include other present or future nearby developments, such as River Rec.
- Leverages known space planning information and industry standard resources like the Urban Land Institute's *Shared Parking Model, 3rd Edition*.



Off-Site Parking Supply

Facility ID	Facility Name	Parking Type	Estimated Supply	Estimated Walk Time to Site
A	Lot 3	Surface Lot	55 spaces	3 min
B	May's Island Ramp	Parking Ramp	140 spaces	5 min
C	2 nd Ave Bridge	On-street Angled	74 spaces	3-5 min
D	3 rd Ave Bridge	On-street Parallel	60 spaces	3-5 min
E	1 st Street	On-street Parallel	18 spaces	3 min
F	2 nd Ave	On-street Parallel	39 spaces	3 min
G	3 rd Ave	On-street Parallel	38 spaces	3 min
H	F&M Bank	Surface Lot	28 spaces	3 min
Total Supply			452 spaces	

- There are 452 offsite parking spaces within a 3-to-5-minute walk of Kingston Yard.
- 337 of the 452 offsite spaces will partially meet Kingston Yard's parking demand.
- 337 offsite spaces plus 463 onsite spaces in the parking ramp fully meet the site's total parking demand for 800 spaces.



Figure 7: Off-site Parking Supply



Bid Results

- Two bids received:
 - McComas-Lacina Construction, LC – Iowa City \$17,841,000
 - Tricon General Construction, Inc. – Dubuque \$20,890,000



Recommendation

The Public Works Department recommends approval of the resolution to award the construction contract to McComas-Lacina Construction, LC in the amount of \$17,841,000.

Presented by:

Ken DeKeyser

City Engineer

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319-286-5822



Agenda Item #25

Cedar River Source Water Partnership Edge of Field Projects – Batch #2

Contract PUR0224-227; 6150069

Presented by Justin Schroeder

Background

- Batch #2 Project Details
 - 24 Saturated Buffers
 - 7 Bioreactors
 - 13 participating landowners in counties upstream of Cedar Rapids
 - 2,187 acres of agricultural tile drainage treated for nitrates
 - Average 40-50% nitrate reduction observed at similar projects constructed



Bid Results

Engineer's Estimate: \$320,0000

Bid Date: July 24, 2024

Construction: September 2024 – December 2024

Contractor	Bid Price
Laser Precision (Mt. Auburn, IA)	\$298,179.54
Vieth Construction Corporation (Cedar Falls, IA)	\$769,231.00
Shift Companies, LLC (Cedar Rapids, IA)	\$887,245.00



Project Recommendation

The Utilities Department staff recommends awarding the contract to Laser Precision in the amount of \$298,179.54.

Presented by:

Justin Schroeder

Environmental Manager - Utilities

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319-286-5948



Agenda Item #26

Shakespeare Gardens Phase 1

Report on Bids / Award

Shakespeare Gardens Phase 1

- This project is to revitalize and upgrade the existing Shakespeare Gardens at Ellis Park.
- The Shakespeare Gardens are near the main entrance to Ellis Park adjacent to Ellis Boulevard.
- The Friends of Shakespeare Gardens have raised the funds to pay for the design and installation of this project.
- The City will provide project administration and oversight for the project as well as help with ongoing future maintenance as needed.



Shakespeare Gardens Phase 1

Existing
Shakespeare
Gardens



Shakespeare Gardens Phase 1

- The estimated project cost is \$269,550.
- Bids were opened on July 24, 2024.
- One bid was received.
 - Hardscape Solutions of Iowa \$248,339.49



Shakespeare Gardens Phase 1

Proposed Gardens – Rendered View



Shakespeare Gardens Phase 1

The Parks & Recreation Department recommends awarding the contract to Hardscape Solutions of Iowa.

Presented by:

Stephen Krug

Landscape Architect

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319-286-5740



PUBLIC INPUT

