Local Historic Landmark

February 13th, 2018
Local Historic Landmark

• Formal designation that a single property has local historical significance.

• Requested by the property owner.

• Provides enhanced historic preservation protections to the building.
Local Historic Landmark

- Two local historic districts
- Three local historic landmarks
Grace Episcopal Church

- 525 A Avenue NE
- Originally completed in 1856.

Proposed Local Landmark
Grace Episcopal Church

• Significant due to events and persons.
• Staff recommends listing this property as a local historic landmark.
Actions to Date

• June 8, 2017 - HPC recommends approval.
• November 29, 2017 - SHPO comments received.
• January 11, 2018 - CPC recommends approval.
• February 13, 2018 - Public hearing and possible first reading of the ordinance.
• February 27, 2018 - Possible 2\textsuperscript{nd} and 3\textsuperscript{rd} reading of the ordinance.
Public Hearing for Right-of-Way Vacation and Disposition

February 13, 2018
- Dedicated for future right-of-way
- No plans for utilization as street right-of-way
- Proposed single family new construction site
- Granting City an Easement for Utilities
Public Works Recommendation

Vacation and disposition of parcel to Signature Homes

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Supervisor
r.rasmussen@cedar-rapids.org
319-286-5807
Public Hearing for Public Access Easement

February 13, 2018
Key Facts

• City acquired frontage road for Collins Road Project
• New easement grants access to parking lot
• Public Hearing to consider an Easement for Public Access
• Access easement to be granted at a later date
Next Step

February – March 2018: Grant Public Access Easement to CMM, LLC

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Supervisor
r.rasmussen@cedar-rapids.org
319-286-5807
Public Hearing to Continue the Acquisition of Easements from Agricultural Property

February 13, 2018
Proposed sewer alignment and access

Sanitary Sewer Easements

Access Easement

C Avenue NE

St. Mark’s Church

E Robins Rd

Alburnett Rd

City of Cedar Rapids
Project Overview

• 6 ag land parcels on this project
• Acquisitions include: permanent easements
• Public Hearing required due to the project affecting ag land
• Next Steps: appraise easements and meet with property owners to begin negotiations
• Construction proposed to begin Fall 2018
Recommendation

The Public Works Department recommends adopting the resolution brought before you on today’s agenda.

Presented by:
Rita Rasmussen, SR/WA
Real Estate Services Manager
r.rasmussen@cedar-rapids.org
319-286-5802
FY18 Sanitary Sewer Lining

February 13, 2018
Key Facts about Project
• Rehabilitate sanitary sewer with cured-in-place liner
• Lining 6,500 feet of 6 inch to 18 inch pipe
• Lining of 70 service taps
Multiple Sites
Key Facts about Project

• Estimated construction cost = $460,000
• Bid Letting – February 21, 2018
• Construction: April through June 2018
• Minimal Traffic Impacts
Memorial Drive SE from McCarthy Road to Mount Vernon Road Roadway and Utility Improvements
Road and Utility Improvements

Scope of Work Includes:
• Curb and gutter replacement
• Mill and resurface Mt Vernon Rd to 14th Ave
• Crack and seat with asphalt overlay 14th Ave to McCarthy Rd
• Water main replacement
• Storm sewer improvements
Neighborhood Improvements

- **2016**
  - McCarthy Rd – 19th St to Memorial Dr
  - Roadway Rehabilitation

- **2018**
  - Memorial Dr – Mt Vernon Rd to Bever Ave
  - Roadway Reconstruction

- **2018**
  - Memorial Dr – Mt Vernon Rd to Bever Ave
  - Roadway Rehabilitation

- **2019-2022**
  - 12th Ave – 7th St to 19th St
  - Roadway Reconstruction
Key Facts about Project

• Estimate - $1.8 M
• February 14th – Bid opening
• Summer 2018 – Begin construction
• Fall 2018 – Construction complete

Presented by:
Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141
Midway Drive NW from West Post Road to Wiley Boulevard Rehabilitation
Road and Utility Improvements

Scope of Work Includes:
• Curb and gutter replacement
• Mill and resurface
• Intersections and Zelda Drive reconstruction with concrete
• ADA Sidewalk Ramps
• Storm sewer and water main work
Neighborhood Improvements

2015-2016
West Post Rd – Gordon Ave to E Ave
Water Main Replacement

2016
West Post Rd – Plainview Dr to E Ave
Roadway Reconstruction

2015
Midway Dr – Peace Ave to Bezdek Dr
Roadway Reconstruction

2016-2017
West Post Rd – Gordon Ave to Plainview Dr
Roadway Reconstruction

2018
Midway Dr – West Post Rd to Peace Dr and Bezdek Dr to Wiley Blvd
Roadway Rehabilitation
Key Facts about Project

• Estimate - $1.467 M
• February 21st – Bid opening
• Summer 2018 – Begin construction
• Fall 2018 – Construction complete
Key Facts about Project

• Construction of ADA compliant parking stalls
• Concrete sidewalk replacement
Key Facts about Project

- Estimated construction cost = $136,000
- Bid Letting – February 14, 2018
- Construction scheduled for early spring 2018
Quaker Oats Flood Control System – Bid Results
Quick Facts about the Quaker Oats Project

• Floodwall
  • 2,150 Feet Long
  • 13 to 18 Feet High
• Two Pump Station Upgrades
• Water Transmission Main
  • 2,000 Feet of 36” Water Main Relocation
  • Serves over 25% of City Usage
Quick Facts about the Quaker Oats Project

• Accommodates Railroad Closure Gate (to be bid separately)
• Published Cost Opinion = $17 million (this contract)
  • $1,729,500 from US EDA Grant
  • Balance from Iowa Flood Mitigation Funds (GRI)
• Construction = August 2018 through April 2021
QUAKER OATS

PROJECT SITE

- FLOODWALL UNDER ANALYSIS TO EXTEND AND PROTECT DOWNTOWN FROM FLOODING BEHIND QUAKER OATS
- MITER GATE CLOSURE OF U.P. RAILROAD (SEPARATE BID)
- 2,100 FEET OF FLOODWALL AND WATER TRANSMISSION MAIN
- CONNECT TO HESCO BARRIERS IN INTERIM

City of Cedar Rapids
View looking from Quaker Oats Plant
Quaker Oats Flood Insurance during Construction

- Quaker’s Policy with Factory Mutual Remains Valid
- New Floodwall Construction exposes Plant to Risk
- City Project Responsible for Quaker’s $5M “deductible” for losses Including Operations – River Stage 20 to 27.
- City Plans to Self-insure this $5M.
Construction Plan Minimizes Flood Risk

1. Adopted Flood Emergency Response Plan
2. Start Construction after Typical High Water, 2018
3. One Pump Station at a Time
4. Pump Station work only in Fall/Winter
5. 170ft Max of Existing Wall Open at a Time
6. Hesco Barriers behind Wall Opening
7. Double Hesco Barriers during a Flood
8. Extra Hesco Barriers & Sand On-Site
9. Annual Flood Training Exercises
10. Work Around Elevator “G” Required in Winter
11. Finish Work Prior to Typical High Water, 2021
# Project Bid Results from February 7, 2018:

- **WRH, Inc.** $14,200,000.00
- **Peterson Contractors** $14,270,533.90
- **Lunda Construction** $15,680,925.01
- **Cramer & Associates** $17,410,495.00
- **Tricon Construction** $17,438,000.00
- **Meyer Contracting** $17,466,955.60
- **Structural Assurance** $29,106,166.81

Presented by:

**Rob Davis**  
*Flood Control Program Manager*  
RobD@Cedar-Rapids.org  
319-286-5808
Elevator Repair Project
Parking Ramps at 3rd Avenue SE, 4th Avenue SE, and GTC
February 13, 2018
<table>
<thead>
<tr>
<th>Company</th>
<th>Location</th>
<th>Base Bid</th>
<th>Alternate 1: 3rd Ave Demo of Machine Room</th>
<th>Alternate 2: 4th Ave Demo of Machine Room</th>
<th>Alternate 3: GTC Demo of Machine Room</th>
<th>Total Bid</th>
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<tbody>
<tr>
<td>Garling Construction, Inc., Belle Plaine, IA</td>
<td></td>
<td>$1,413,000</td>
<td>37,000</td>
<td>37,000</td>
<td>19,000</td>
<td>$1,506,000</td>
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<tr>
<td>Tricon General Services, Inc., Cedar Rapids, IA</td>
<td></td>
<td>$1,411,100</td>
<td>52,000</td>
<td>52,000</td>
<td>35,500</td>
<td>$1,550,500</td>
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<tr>
<td>Unzeitig Construction, Cedar Rapids, IA</td>
<td></td>
<td>$1,690,000</td>
<td>39,000</td>
<td>38,000</td>
<td>21,000</td>
<td>$1,788,000</td>
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</table>
2018 Curb Ramp Repair: Bid Package #1

February 13, 2018
2018 Curb Ramp Repair: Bid Package #1
3016016-15
1/24/18
BIDS AS READ

Ti-Zack Concrete, Inc., LeCenter, MN  $674,145.00
Jasper Construction Services, Inc., Newton, IA  $705,608.00
Lodge Construction, LLC, Clarksville, IA  $731,117.00
Midwest Concrete, Inc., Peosta, IA  $768,472.00
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA  $809,784.15
Kirkwood Boulevard SW
Pedestrian Improvements

February 13, 2018
**Kirkwood Boulevard Pedestrian Improvements**  
301936-02  
**January 31, 2018**  
**BIDS AS READ**

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Midwest Concrete, Inc., Peosta, IA</td>
<td>$288,686.85</td>
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<tr>
<td>Pirc-Tobin Construction, Inc., Alburnett, IA</td>
<td>$304,774.00</td>
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<tr>
<td>Ti-Zack Concrete, Inc., LeCenter, MN</td>
<td>$304,802.00</td>
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<tr>
<td>Howrey Construction, Inc., Rockwell Center, IA</td>
<td>$312,939.90</td>
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<tr>
<td>BWC Excavating, LC, Solon, IA</td>
<td>$336,659.75</td>
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<tr>
<td>Central States Concrete, LLC, Marion, IA</td>
<td>$337,073.75</td>
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<tr>
<td>Jasper Construction Services, Inc., Newton, IA</td>
<td>$357,217.60</td>
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<tr>
<td>Lodge Construction Inc., Clarksville, IA</td>
<td>$372,224.00</td>
</tr>
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</table>
Background

- Received an application for City participation from Progression, LC
- Project qualifies under the Urban Housing – Economic Development Program
  - Walkable urban environment
  - Near workplaces and amenities
  - provides 10-years, 100% reimbursement of increased taxes resulting from the project
Project Overview

- $4.2 million capital investment
- 12 two-story row house units (for sale or lease)
  - 2,200 sq. ft.
  - 2-bedroom, 2-bath
  - Market rate
- Project was awarded brownfield/grayfield redevelopment tax credits through Iowa Economic Development Authority
Standard Housing Incentive

- 10-years, 100% reimbursement of increased taxes resulting from the project
- Estimated post-development value $3.12 million
  - $711,600 in total taxes paid over 10-year period
  - Property tax reimbursement projected to be $590,000 over a 10-year period
Recommendation

- Staff recommends approval of Resolution authorizing City participation & negotiation of a Development Agreement
- Development Agreement would be brought back to City Council for approval

Presented by:
Caleb Mason
Economic Development Analyst
c.mason@cedar-rapids.org
319-286-5188
Resolution of Support
Dows Building
City Council
February 13, 2018
Background

- Received an application from Dows Opportunity, LC for City participation
- Developer is applying for Workforce Housing Tax Credits through State and requires local participation
- Project qualifies under the Local Match – Economic Development Program – 10-year, 100% exemption of increased value
Project Overview

- $6 million capital investment
- Historic preservation & adaptive reuse of 35,000 sq. ft. vacant office space (4th to 8th floors)
- 24 market rate apartments
  - 1-Efficiency, (21) 1-Bedroom, (2) 2-Bedroom
  - 600-650 sq. ft. units
- Project was awarded brownfield/grayfield redevelopment tax credits through IEDA
- Applying for Workforce Housing Tax Credits & Historic Preservation Tax Credits
Dows Building

- Built in 1930
- Contributing structure in Central Business District Commercial Historic District
Standard Housing Incentive

- 10-years, 100% exemption of increased taxes resulting from the project
- Estimated post-development value $3.5 million
  - $552,600 in total taxes paid
  - $498,200 in taxes exempted over a 10-year period
Recommendation

- Staff recommends supporting the Workforce Housing Tax Credit application and authorizing City participation
- WHTC application submitted to the State for consideration

Presented by:
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319-286-5188