Request for Proposal
Vacant City-owned Property
115 6th St SW
Public Hearing
August 14, 2018
Background

- City staff received a request to initiate the standard competitive disposition process from the Neighborhood Development Corporation
- 5,200 square feet of vacant City-owned property
- Property acquired using Federal disaster recovery funds
  - Sale Price at Fair Market Value
  - Proceeds are reimbursed to Federal Program
- On July 17, Development Committee provided a recommendation to initiate the standard competitive disposition process and accept development proposals
Site Plan
First Avenue Elevation
Sixth Street SW Elevation
East Facing Elevation
Alley Facing Elevation
Development Objectives

- Financially viable redevelopment based on current market conditions
- Design that enhances the character of the neighborhood
- Project consistent with the Kingston Village plan
- Project results in a community benefit
Draft Evaluation Criteria

1. Capacity and Project Feasibility
2. Community Benefit
3. Economic Impact
# Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 17, 2018</td>
<td>City Council Development Committee</td>
</tr>
<tr>
<td>August 14, 2018</td>
<td>Public Hearing &amp; Resolution inviting proposals</td>
</tr>
<tr>
<td>August 16, 2018</td>
<td>Informational Meeting</td>
</tr>
<tr>
<td>August 31, 2018</td>
<td>Proposal Deadline</td>
</tr>
<tr>
<td>September 3, 2018</td>
<td>Proposal Selection</td>
</tr>
<tr>
<td>Sept./Oct., 2018</td>
<td>City Council consideration of recommended proposal</td>
</tr>
</tbody>
</table>

*Bold items denote City Council action*
Staff Recommendation

Staff recommends initiating the standard competitive disposition process.

Presented by:

Bill Micheel
Asst. Director, Comm. Dev.
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319-286-5405
Public Hearing to Consider Continuation of Disposition

August 14, 2018
• 2,800 square-foot nonconforming vacant lot
• To be offered for sale by sealed bid to adjacent parcel owners
Public Works Recommendation

Public Works Department recommends passing a resolution to continue with the disposition of this excess City-owned property.

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
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319-286-5807
2018 Downtown Sidewalk Repair Project – Contract No. 2

August 14, 2018
Project Details

- Construction Cost Estimate = $89,000
- Bid opening on August 15, 2018
- Anticipated completion in Fall 2018
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:
Brenna Fall, P.E.
CIP Program Manager
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319.286.5732
Bender Pool HVAC Project
Bender Pool HVAC

- This project is to replace the 20+ year old system and furnish and install a new indoor pool dehumidification unit with accompanying remote outdoor air-cooled condensing unit, including all duct, piping, electrical and refrigeration fittings.
Bender Pool HVAC Project

- Bids were issued on July 25th
- A prebid Meeting was held on August 1st
- The bids are due August 15th
- The estimated cost for the project is $243,500
- FMS recommends adoption of plans and spec’s, form of contract and estimated cost as in the resolution

Presented by:
Brent Schlotfeldt
Facilities Maintenance Manager
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319-286-5809
Trail and Sidewalk Repairs

• Removing three old seating areas
• Repairing and replacing existing damaged trail
• Repairing and replacing damaged sidewalk sections
Westside Riverfront Parks
Trail and Sidewalk Repairs
Next Steps

• Bids will be received on Wednesday, August 15 at 11:00 a.m.
• Engineers cost opinion for this project is $150,000.
8th Avenue Bridge Repairs

August 14, 2018
Bid Results

- Bid Date: July 25, 2018
- Minturn, Inc., Brooklyn, IA $78,474.00
- Cramer & Associates, Inc., Grimes, IA $98,769.00
- Peterson Contractors, Inc., Reinbeck, IA $109,591.50
- Cost Opinion: $95,000
The Public Works Department recommends award of the contract to Minturn, Inc. in the amount of $78,474.00.

Presented by:
Brenna Fall, P.E.
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Earhart Lane SW Extension

From Walford Road to Wright Brothers Boulevard – Phase I

August 14, 2018
Bid Results

• Bid Date: August 1, 2018

Boomerang Corp., Anamosa, IA $497,807.00
Schrader Excavating & Grading, Inc., Walford, IA $520,398.56
Rathje Construction Co., Marion, IA $552,511.25
Dave Schmitt Construction Co., Inc., Cedar Rapids, IA $565,899.15
Pirc Tobin Construction, Inc., Alburnett, IA $586,710.37
Tschiggfrie Excavating, Dubuque, IA $723,539.70*

*As corrected; bid contained minor addition error.

• Cost Opinion: $720,000
The Public Works Department recommends award of the contract to Boomerang Corp. in the amount of $497,807.00.

Presented by:
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