City of Cedar Rapids
City Council Meeting

August 9, 2022

School Resource Officer (SRO) Program Update

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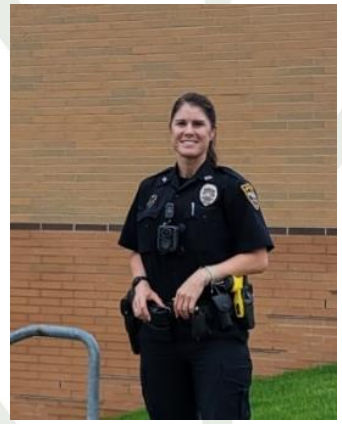
Overview

- Structure
- Benefits
- Timeline
- CRCSD Data
- Negotiation Update



Structure

The Cedar Rapids Police Department believes in the philosophy of Community Policing:

- Neither the police nor citizens can solve the problems of every neighborhood alone.
- Community policing means that the police and residents (where a problem exists) must work together and use all resources available to them to solve challenges.
- Regardless of the challenges, working together we can make a difference, and we have made a difference with a community policing mentality.
- This may include neighbors identifying quick-win innovations, like enhanced lighting in dark alleys — or providing information to our investigative officers to stop crimes before they happen.
- Our SRO program and Gun Violence Intervention Initiative are examples of Community Policing in action.

Structure, Continued

- Mission of the SRO Program
  - **Establish and maintain positive relationships** with students, staff, families and community to build an environment where all students feel safe and supported
  - **Provide guidance** as a positive and trusted role model or mentor; instill a sense of belonging for all
  - **Bridge the gap** as a liaison between law enforcement and youth
  - **Educate students and staff** regarding safety topics and appropriate behaviors/responses through a restorative and trauma-informed lens
  - **Protect students' right to safety and security** by responding to various needs, typically when called upon by school administrative staff — including in crisis and safety emergencies as they arise — and providing a conduit for additional services that youth/families might need

Structure, Continued

- Members of NASRO
  - School-based policing experts
- Certification & Ongoing Training
  - SROs are uniquely trained, equipped and empowered to see behavior changes in behavior in students. This leads to frequent interactions that prompt minor corrections in behavior before they become larger issues.
  - 40 hours of SRO School with NASRO
  - Training continues several times annually, topics include: implicit bias, diversity training, mental health, de-escalation
- Selection Process
  - Needs police supervisor recommendation(s)
  - Memo explaining interest and experience with youth
  - SRO selected in collaboration with CRPD/School

Benefits

- SROs work closely with school administrative staff to determine the approach to resolve an issue.
- SROs are uniquely trained, equipped and empowered to see changes in behavior in students. This leads to frequent interactions that prompt minor corrections in behavior before they become larger issues. SROs can often speak casually with a struggling student and make suggestions about behavior, conflict resolution or encouragement.
- Patrol officer responses will likely result in calls-for-service being handled in a more expedient manner than those addressed by SROs with the time, resources and mandate to work long-term with students.

Benefits, Continued

- Permanently located SROs are able to develop long-term connections to address issues. Floating SROs and patrol officers do not share this benefit.
- School “infiltration” by unauthorized students is not unheard of and SROs can often spot an unfamiliar face in the crowd. SROs have stopped fights and thwarted malicious intents before they happen because of their familiarity with the student body. They are trained to observe groups in this manner.
- SROs are critical applications of community-based policing. The program results in positive relationships formed at an early-age, especially for students facing challenging situations at critical decision-making junctures.

Timeline

- **2010** — SRO Program begins as a partnership with CRCSD in **Jefferson High School**
- **2011** — Following the program's success, SRO position is established at **Kennedy** and **Washington High Schools**
- **2014** — SRO added at **Polk Alternative School** & **Prairie High School**
- **2015** — SROs added to **McKinley** and **Roosevelt Middle Schools**
- **2016** — SRO added to **Kirkwood Community College**
- **2018** — SRO added to **Metro High School**
- **2020** — SRO added to **Prairie Point Middle School**

Timeline, Continued

- **2020+** | Community Discourse
  - Increased attention to racial disparities in nationwide arrest data
  - Concerns regarding Police Use of Force
  - Cedar Rapids responds to requests of local advocates, establishes Citizen Review Board
  - Concerns regarding number and demographics of arrests at CRCSD Schools
  - Increased efforts to expand arrest diversions, beginning in 2020

Timeline, Continued

- **Fall 2021** | Program Modifications
  - Middle School SROs transitioned to serve all schools (floaters)
  - SROs wear soft uniforms
  - Provide safety drills and training for faculty and staff (run, hide, fight; lock-down drills)
  - Diversion of first-offense violations
  - Increased data review and collection
  - Additional training including restorative disciplinary practices, intercultural development inventory, de-escalation strategies, and CRCSD-determined topics. All SROs certified in Crisis Intervention Training.

Timeline, Continued

- **FY23 CRCSD Agreement Negotiations**
  - **May 25 |** 28E Agreement Presented to CRCSD, Renewal of Last Year's Program
  - **June 13 |** 28E Agreement on School Board Meeting Agenda, Tabled for Further Discussion
  - **June 14 |** City Council Vote to Negotiate Contract with Seven (7) SROs
  - **July 6 |** School Board Work Session
  - **July 11 |** School Board Amendment to Agreement with Five (5) SROs
  - **July 27 |** City Offer to Pay for Two Additional SROs at Middle Schools, Offer Rejected
  - **Aug. 2 |** CRPD Proposes Amendments to Agreement to Account for Reduction in SROs

CRCSD Data

Panorama Survey Response Rates

Survey	Total in Population	# of Responses	Response Rate
High School Students	4836	527	11%
High School Staff	602	165	27%**
**Jefferson staff did not take the survey			
High School Families	4836	102	3%

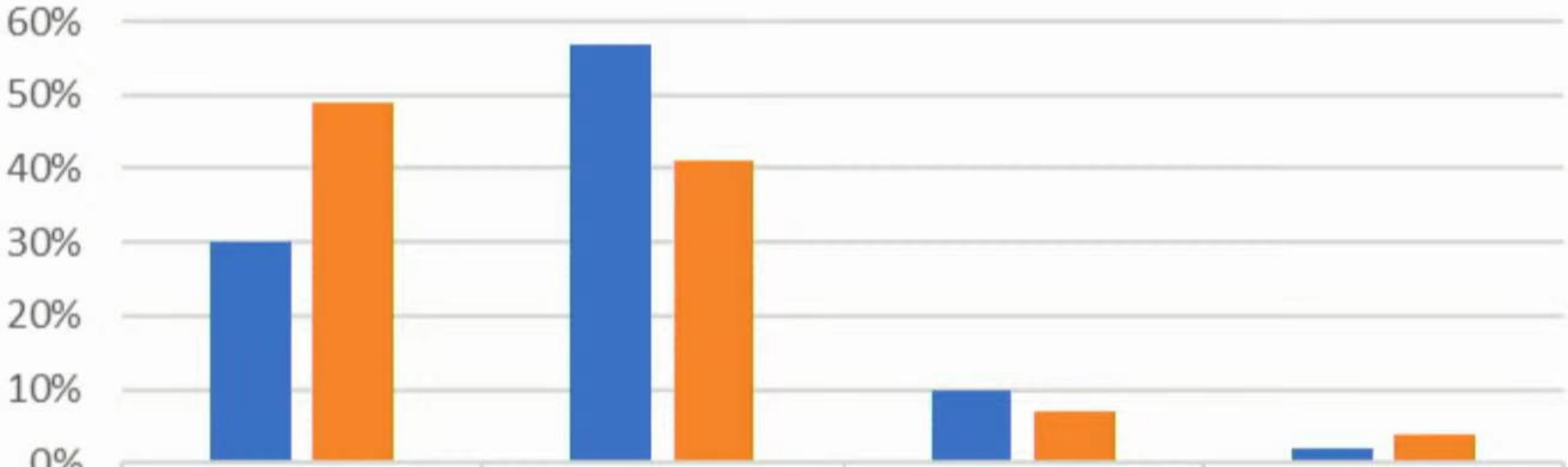
Cedar Rapids Community School District
Every Learner: Future Ready

Student Data

Comparison of HS Response Rates 20-21 vs 21-22

Year	High School Enrollment	# of Responses	Response Rate
20-21	4792	1854	39%
21-22	4834	527	11%

How safe or unsafe do you feel having an SRO at your school?



	Very Safe	Somewhat Safe	Somewhat Unsafe	Very Unsafe
20-21	30%	57%	10%	2%
21-22	49%	41%	7%	4%

20-21 21-22

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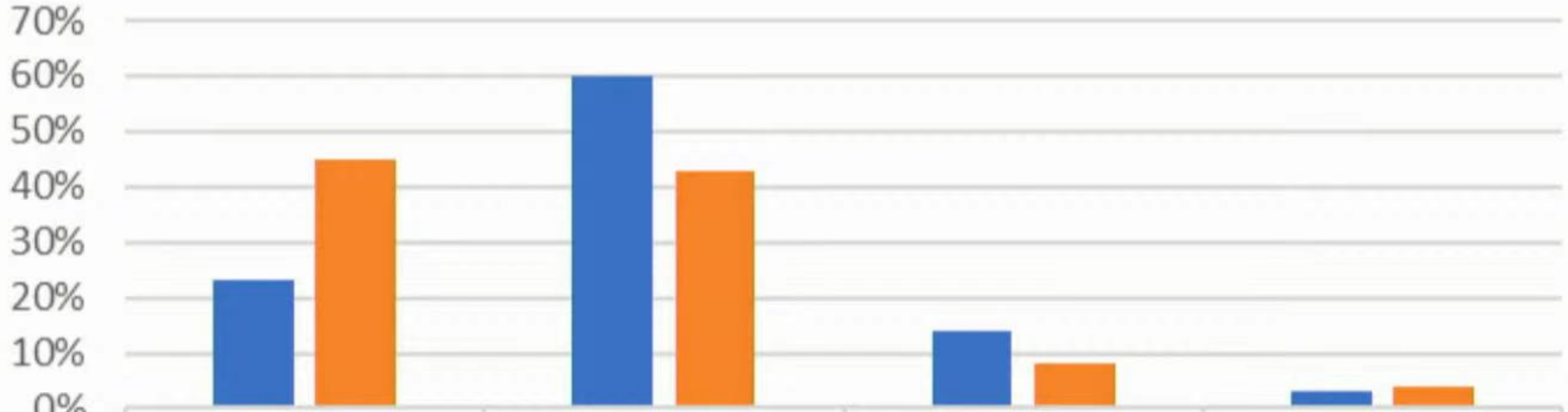
Every Learner: Future Ready

What is your level of comfort being around your SRO?

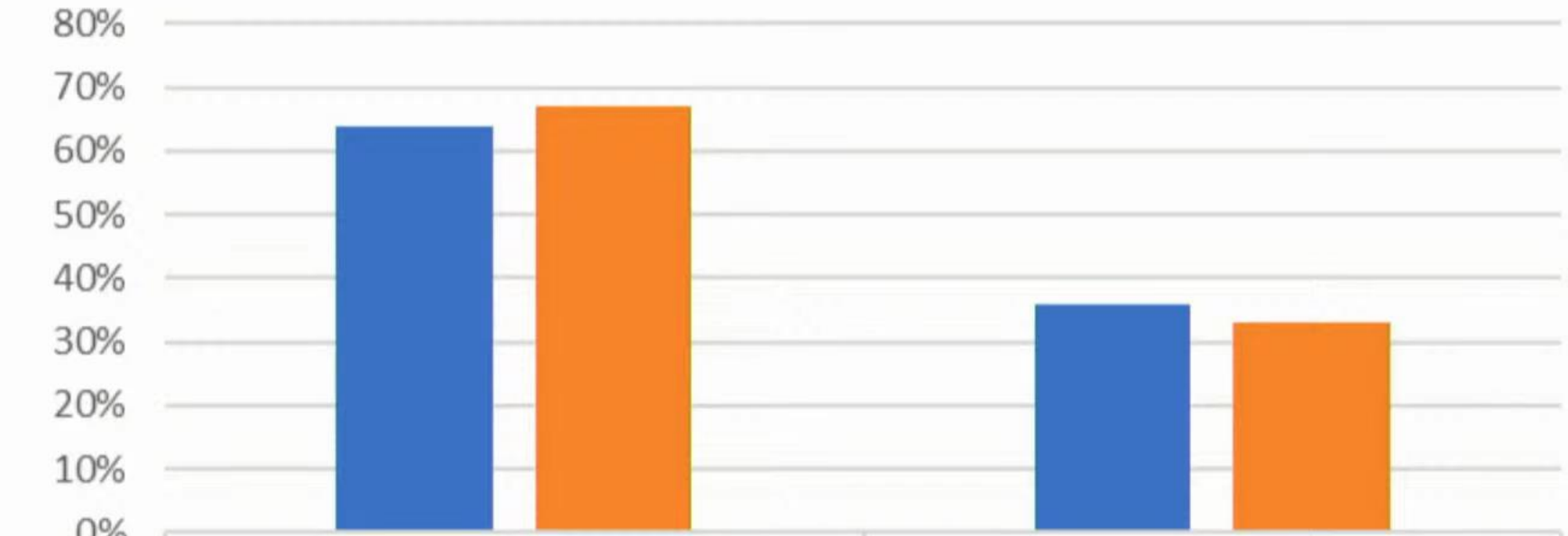


	Very Comfortable	Somewhat Comfortable	Somewhat Uncomfortable	Very Uncomfortable
20-21	23%	60%	14%	3%
21-22	45%	43%	8%	4%

20-21 21-22

Cedar Rapids Community School District
Every Learner: Future Ready

I have had interactions with the SRO at my school



	Yes	No
20-21	64%	36%
21-22	67%	33%

20-21 21-22

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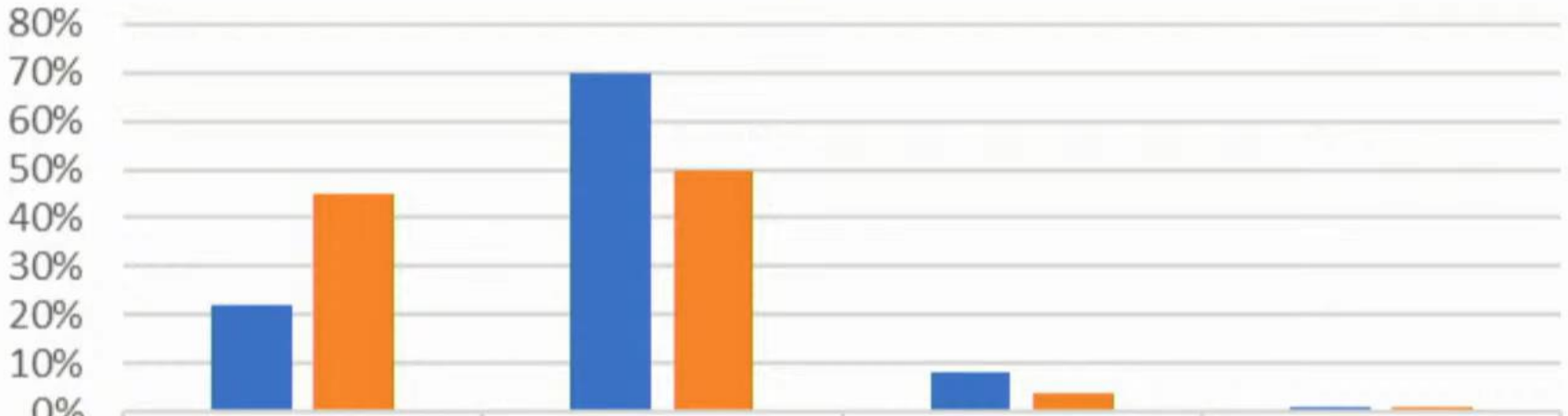
Every Learner: Future Ready

How positive or negative have your experiences been with the SRO in your school?



	Very Positive	Somewhat Positive	Somewhat Negative	Very Negative
20-21	22%	70%	8%	1%
21-22	45%	50%	4%	1%

20-21 21-22

Cedar Rapids Community School District
Every Learner: Future Ready

Staff Perception Data - Represents 27% of Staff

Question (Staff)	Percent Favorable
How physically safe do SRO's make students feel?	92%
How do SRO's affect the relationship between students and police?	94%
How do SRO's make students feel at school?	91%
How would you rate your personal experience with the SRO in your school?	94%
Do you feel SRO's are needed in our schools?	93%

Family Data - Represents 3% of families at HS

Question	Percent Favorable
How physically safe do SRO's make students feel?	94%
How do SRO's affect the relationship between students and police?	93%
How do SRO's make students feel at school?	90%
How would you rate your personal experience with the SRO in your school?	94%
Do you feel SRO's are needed in our schools?	90%

Goals for Success Starting the Academic Year (AY) 2021–22

- Reduction in charges filed of all students by 50% or greater
- 50% or greater reduction of the disproportionality of charges for student of color
- SRO's taking on shared leadership with some of district safety initiatives such as lock down drills and run, hide, fight training for staff

Exceptional Progress

- Comparing AY 2018–19 to AY 2021–22, there has been an **81% reduction** in charges overall for all high school students.
  - 84% reduction in charges for Black students
  - 73% reduction in charges for White students

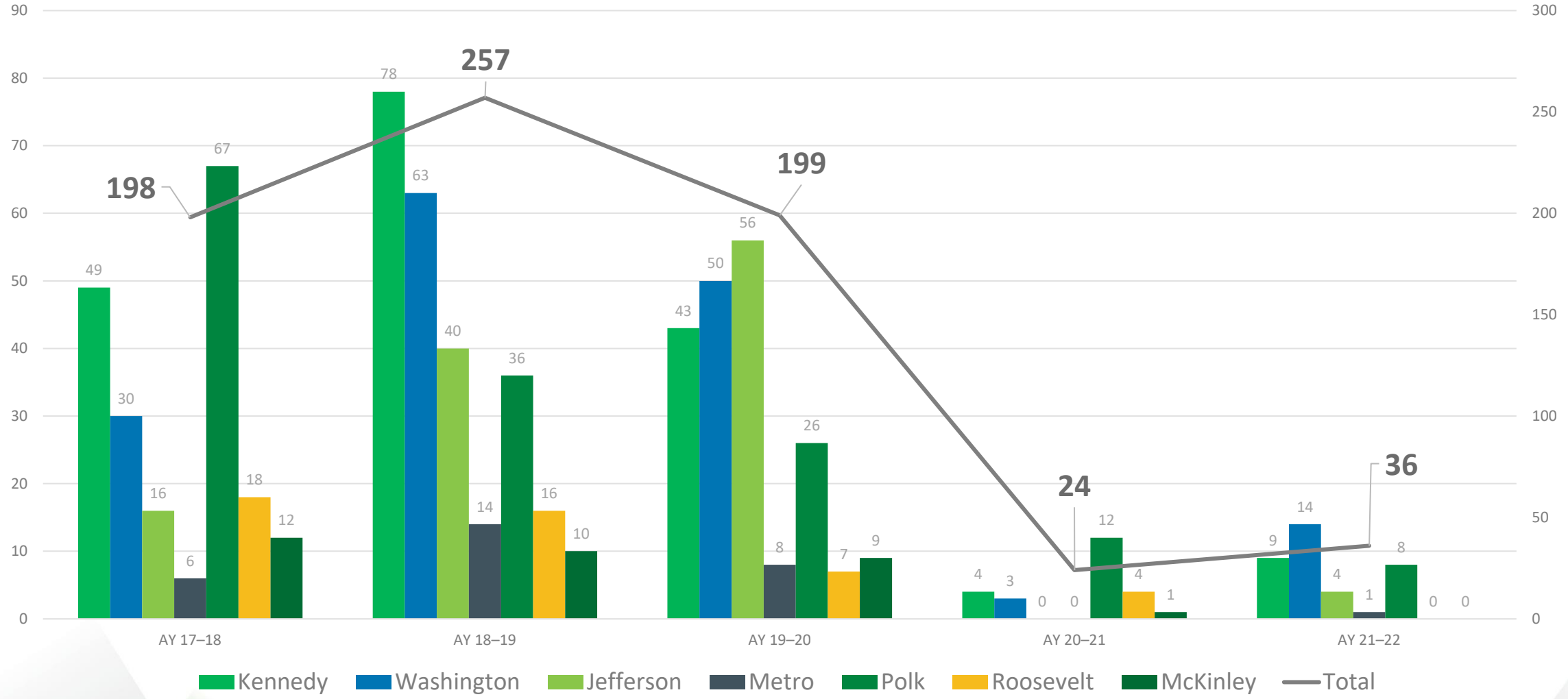
- Comparing AY 2018–19 to AY 2021–22, there has been a **50%+ reduction** in charges overall for all middle school students.

**SRO's and building administrators work together on making charging decisions on students in almost every case.

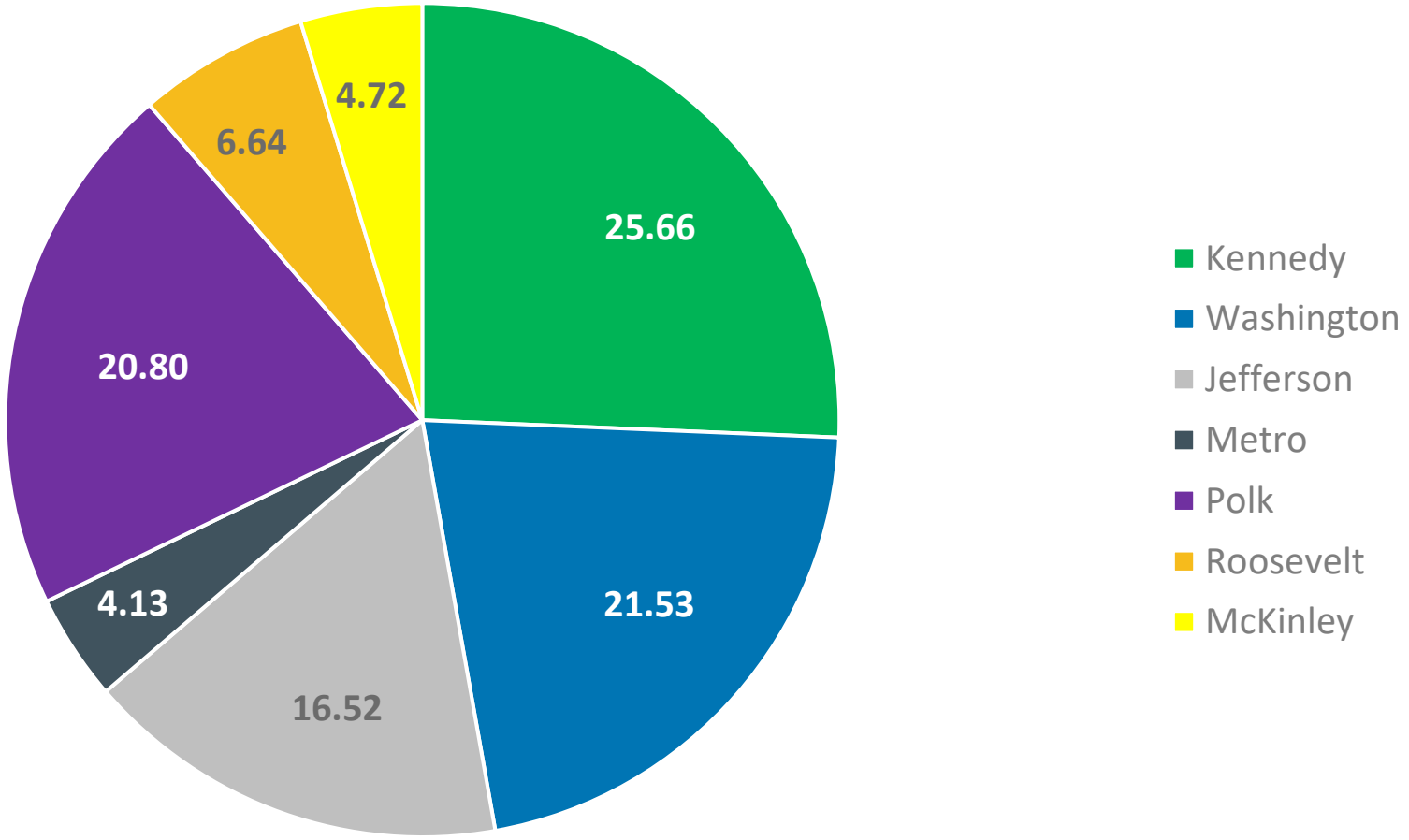
Statistical Data Overview

- We used arrest data from our Records Management System for schools with School Resource Officers (SROs) for Academic Years 2017-2018, 2018-2019, 2019-2020, and 2020-2021
  - We pulled data by the SROs' specific ID numbers
  - We used the start dates listed on the CRCSD's calendar for each academic year
    - AY 20-21 used the in-person dates for each school due to COVID-19 and derecho recovery
  - We used the last inclement weather makeup day as the end for each academic year
  - We used 7:00 AM to 4:00 PM as limits to the school day
  - We used age 19 to set the upper limit for students' ages
  - All population rates are based on demographics provided to CRPD by CRCSD for the schools with SROs only

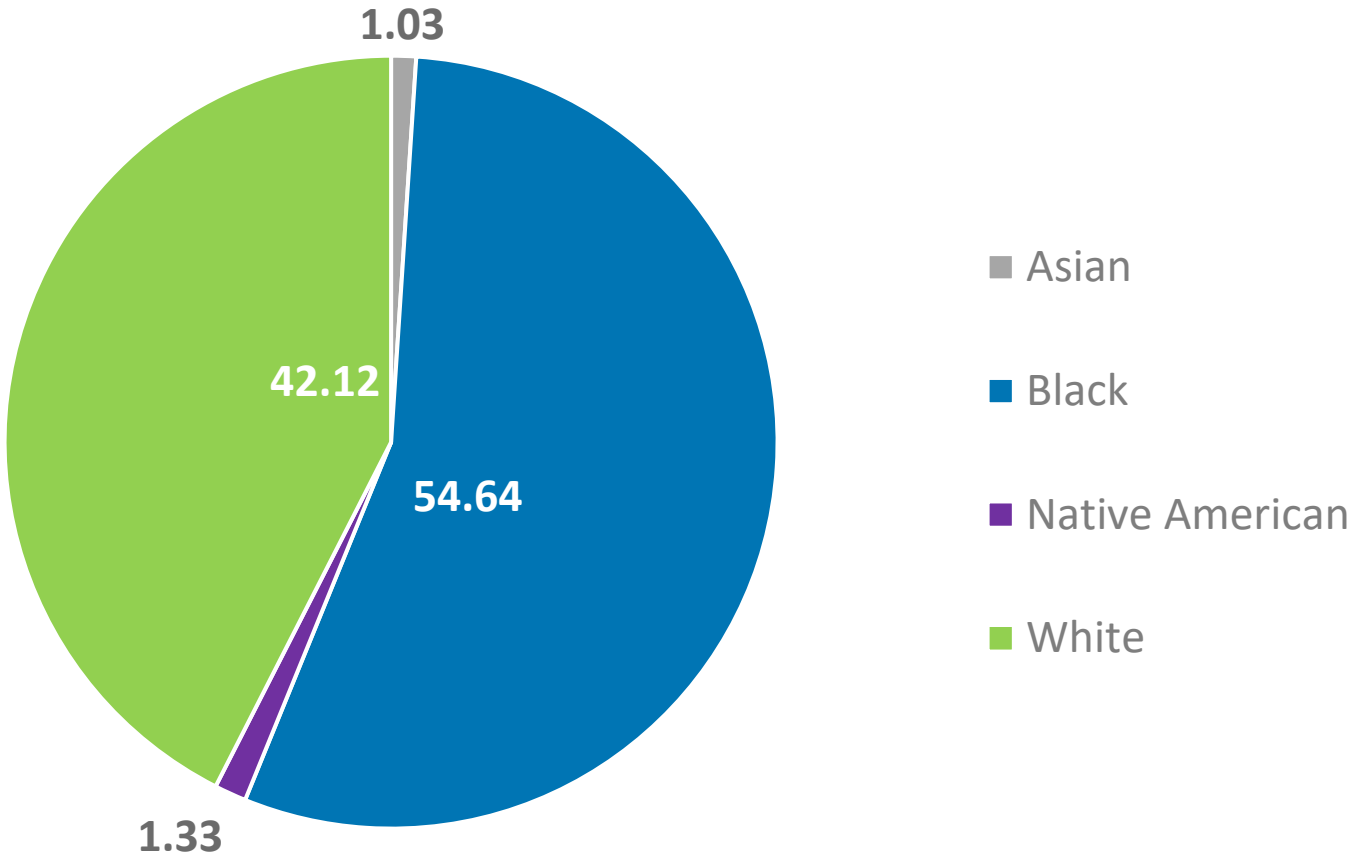
SRO Arrests by School, by Academic Year



Percentage of SRO Arrests by School, 4-Year History



Percentage of SRO Arrests, All Schools, by Race, 4-Year History



Diversion Program

- The diversion program began around 2006
- Greatly expanded the program in 2020
  - Diversions now include Assault, Criminal Mischief, Theft, Alcohol, Tobacco, PCS, PDP, Curfew, Vaping, Carrying Weapons
  - **54 diversions in AY 2021–22**
  - **Represents over a 400% increase in diversions from past years**

**SRO's and building administrators work together on making diversion decisions on students in almost every case

Conduit to Services

- Approximately 150 referrals to additional services (Foundation 2, Four Oaks, Mental Health, CIT, WayPoint, school services) since AY 2018–19
- Approximately 150 school safety drills in schools since AY 2018–19
- SRO's update all School Emergency Plans

Negotiation Update

- Modifications to agreement to account for reduction in SROs
- Current Status

Thank you.

Presented by:

Chief Wayne Jerman
Cedar Rapids Police Department
w.jerman@cedar-rapids.org
319-286-5374

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Marking the 2nd Anniversary of the 2020 Derecho

Carole Teator
ReLeaf Program Manager

Jennifer Pratt
Community Development Director

ReLeaf Cedar Rapids

- 10-year plan to replant trees lost during the August 10, 2020 derecho
  - Replanting goal for City-owned trees = 42,500
- Total trees planted by City along streets and in parks since derecho = 2,470

  + approximately 100 planted by residents in the ROW
- ReLeaf adopted by City Council February 8, 2022
  - Replanting goal for street trees, Year 1: 1,711
  - # of street trees planted, 1st half Year 1: 977
  - Replanting goal for park trees, Year 1: 414
  - # of street trees to be planted, 2nd half Year 1: 420

Gravel Bed Nursery

Recognition for ReLeaf Cedar Rapids

National Media:

National Awards:

USDA FOREST SERVICE US DEPARTMENT OF AGRICULTURE

America IN BLOOM
GROWING VIBRANT COMMUNITIES

APA

State and Regional Conferences:

Housing Response - Local

One Point of Contact – Coordinated Entry System

- Waypoint Services
- 2,250 households were entered into list for debris clean-up
- 508 referrals for housing needs

Housing Response - Local

PATCH Program – Housing Rehabilitation

$1,300,000 Private Funding

$1,000,000 Cedar Rapids

$1,000,000 Linn County

$2,500,000 obligated

Assisted over 180 households

- Greater CR Community Foundation
- Neighborhood Finance Corporation
- Habitat for Humanity
- HACAP
- Matthew 25
- Waypoint
- CRBT
- United Way
- Cedar Rapids
- Linn County
- Marion
- ECICOG
- Housing Fund for Linn Co.

State/Federal Resources

Community Development Block Grant – Disaster Recovery (CDBG - DR)

- $46,052,800 within Linn County
  - Multi-Family New Construction $15,725,000
  - Single-Family New Construction (similar to ROOT's) $16,000,000
  - Infrastructure (housing projects) $ 4,950,160
  - Homeowner Rehabilitation $ 2,500,000
  - Generators for Critical Facilities $ 1,300,000
  - Tree Removal/Planting (public property) $ 4,400,000
- Anticipate availability late fall/winter 2022

Agenda Item #1

2000 Mt Vernon Road SE (Ambroz Building) Property Disposition

HIGLEY AVE SE
MT VERNON RD SE
20TH ST SE
21ST ST SE
Ambroz Recreation Center
825
834
833
850
839
849
855
857
861
1933
1937
1943
1947
1951
1924
1926
1946
1954
1956
2000
2100
2108
2114
2107
2111
2117
2123
868
2108
2114
2120
1923
1925
1927
1931
1935
1951
1957
917
921
2001
2005
2009
2011
912
916
915
921
2101
914
920

Background

- In April 2017, the City issued an RFP to invite developers to redevelop the Ambroz Recreation Center. An initial proposal was submitted but later withdrawn.
- In April 2019, the City issued a second RFP and received two proposals. City Council selected a proposal to renovate the building and construct a new building for senior housing. That proposal was withdrawn due to the COVID-19 pandemic.
- Issuing an RFP now would allow prospective proposers to apply for Community Development Block Grant (CDBG) disaster funds from the State to assist with funding projects.

Building & Site Characteristics

- Built in 1903 as the Buchanan School (addition in 1962)
- Acquired by City in 1975
- Parcel is 71,520 square feet (1.64 acres)
- Existing building is 17,000 square feet
- Future Land Use is U-MI
  - Compatible land uses are single-unit to multi-unit residential (4 – 24 units an acre) and commercial
- Zoning will need to be changed as it is currently P-IN (Public Institutional)
- City utilities are all available

20TH ST SE
135
135
30
20
30
58
659
135.24
120
122.97
50
122.97
50
2000
135
42.82
120
15
20
135.2
50.72

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PARKS & RECREATION
AMBROZ RECREATION CENTER
WEMOVE TO THE
NW RE CCENTER
OM E VISIT US
13 40 IITH ST NW
BUCHANAN SCHOOL

AMBROZ
RECREATION CENTER

Development Objectives

- Financially viable redevelopment based on current market conditions
- Encourage investment consistent with the goals of the Mt. Vernon Road Corridor Action Plan
- Preference for retaining a unique sense of place through renovation and/or new construction

Recommendation

- Staff recommends the approval of the resolution and the initiation of the competitive disposition process by City Council.

Timeline

- June 15, 2022 – Supported by Development Committee
- August 9, 2022 – City Council Public Hearing
- August 26, 2022 – Informational Meeting & Open House
- October 18, 2022 - Proposals Due
- October/November 2022 – Recommendation by Review Team
- November 8, 2022 - City Council Consideration & Selection
- Fall/Winter 2022/2023 – Negotiation of Development Agreement

Presented by:

Adam Lindenlaub
Planner – Community Development & Planning
a.lindenlaub@cedar-rapids.org
319-286-5064

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Agenda Item 2
1105 Wright Brothers Blvd. SW

Rezoning

RZNE-033009-2022

1105 Wright Brothers Blvd. SW

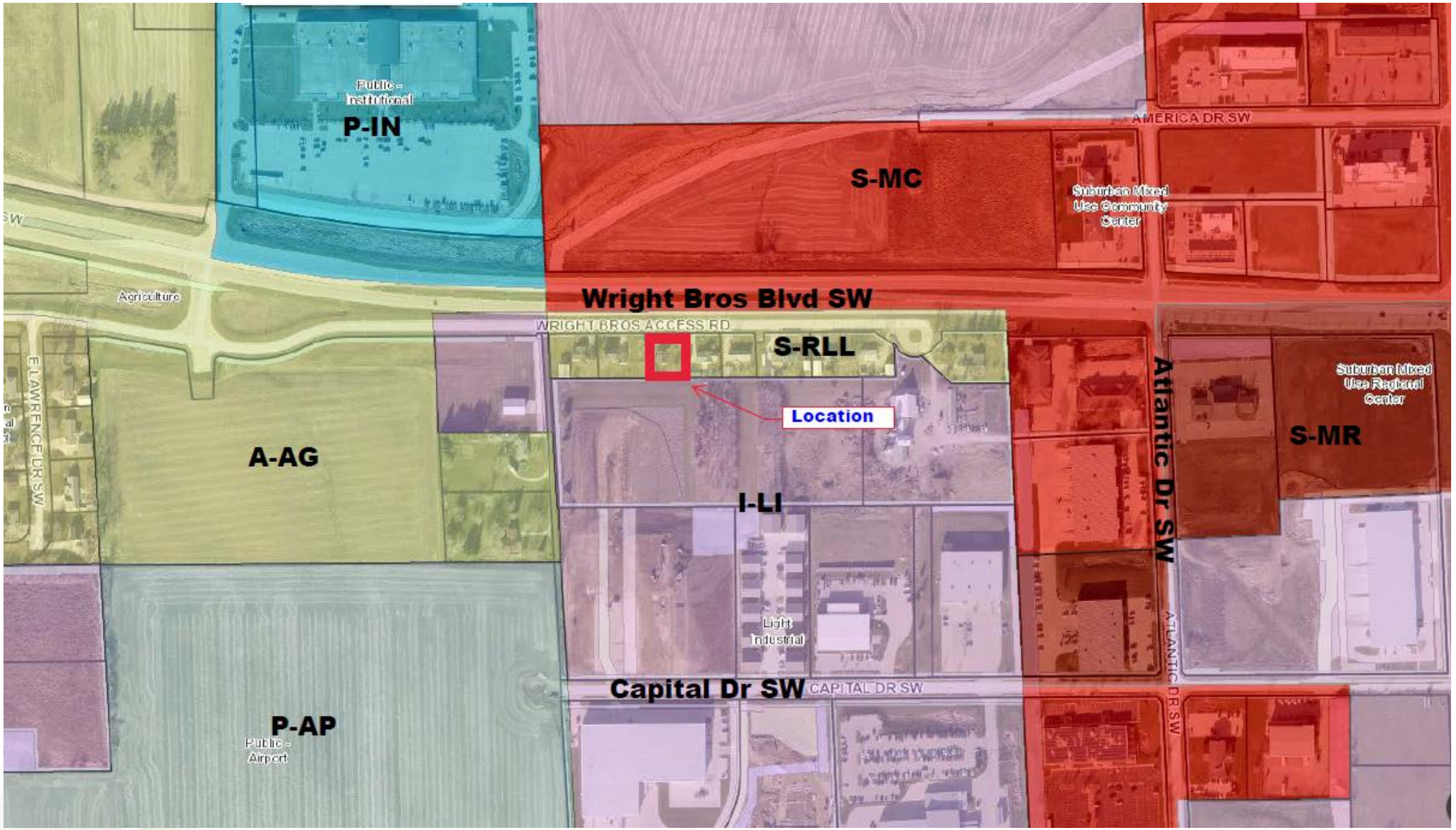
GENERAL INFORMATION:

- A request to rezone a parcel from Suburban Residential Large Lot (S-RLL) to Light Industrial (I-LI)

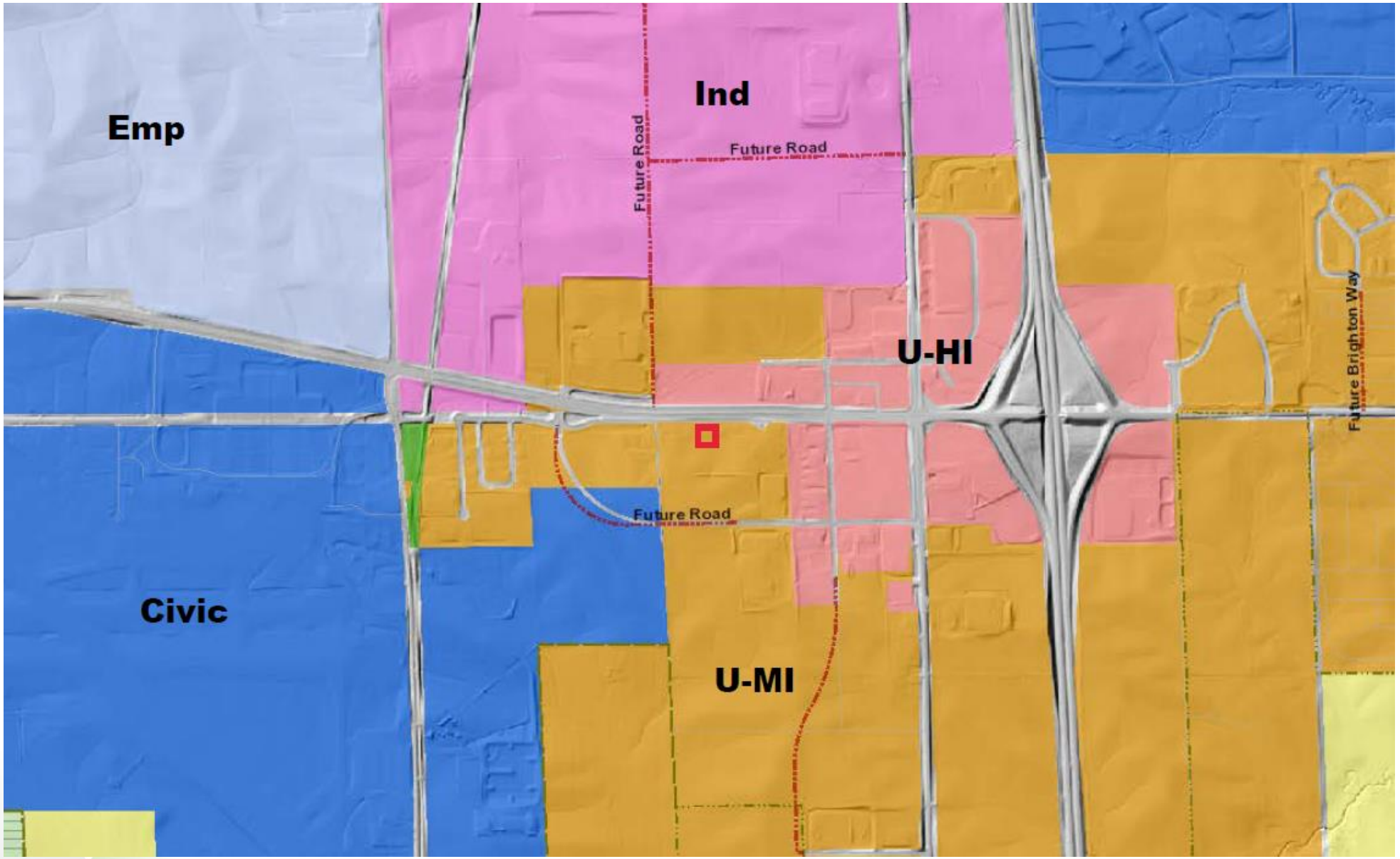
- Purpose of rezoning is to provide street access for proposed industrial development

- Recommended for approval unanimously by the CPC

Zoning / Location



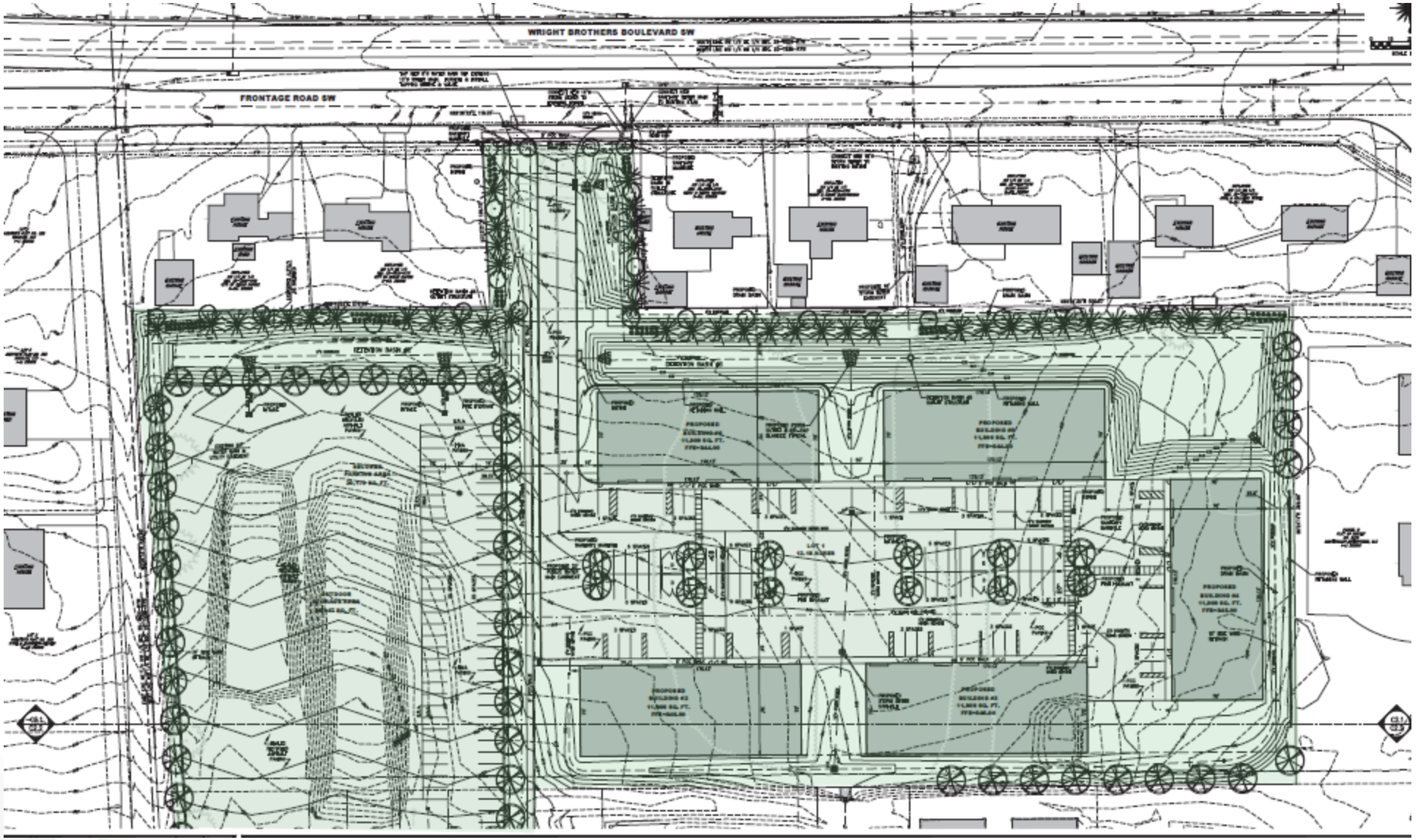
Future Land Use Map



Aerial View

WRIGHT BROS ACCESS RD
1113
1109
1105
1101
1013
1009
1003
1203
1201

Proposed Development



Rezoning Criteria

- Consistency with Comprehensive Plan and other studies

  The Light Industrial Zone District is consistent with the existing Urban Medium Intensity Land Use Typology.

- Public facilities, Services and Suitability

  The lot creates an access for proposed development to the south. Water and sewer services are currently available and would be extended through the lot the southerly development.

- Character

  The proposed district is similar in character to existing and proposed industrial development in this area. Screening will be used to buffer from residential uses.

Staff Recommendation

Staff recommends approval subject to the following condition:

- **The proposed access drive shall be screened from adjacent residential uses per provisions of Subsection 32.04.07.H.1. of the Zoning Ordinance.**

Next Steps

- August 9th – City Council Public Hearing
- August 23rd – Anticipated 2nd and 3rd Reading of Ordinance

Presented by:

David Houg
Development Services Planner
d.houg@cedar-rapids.org
319 286-5168

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Agenda Item 3

Public Hearing
66th Avenue SW from Locust Street to 6th Street Pavement and Drainage Improvements Project

August 9, 2022

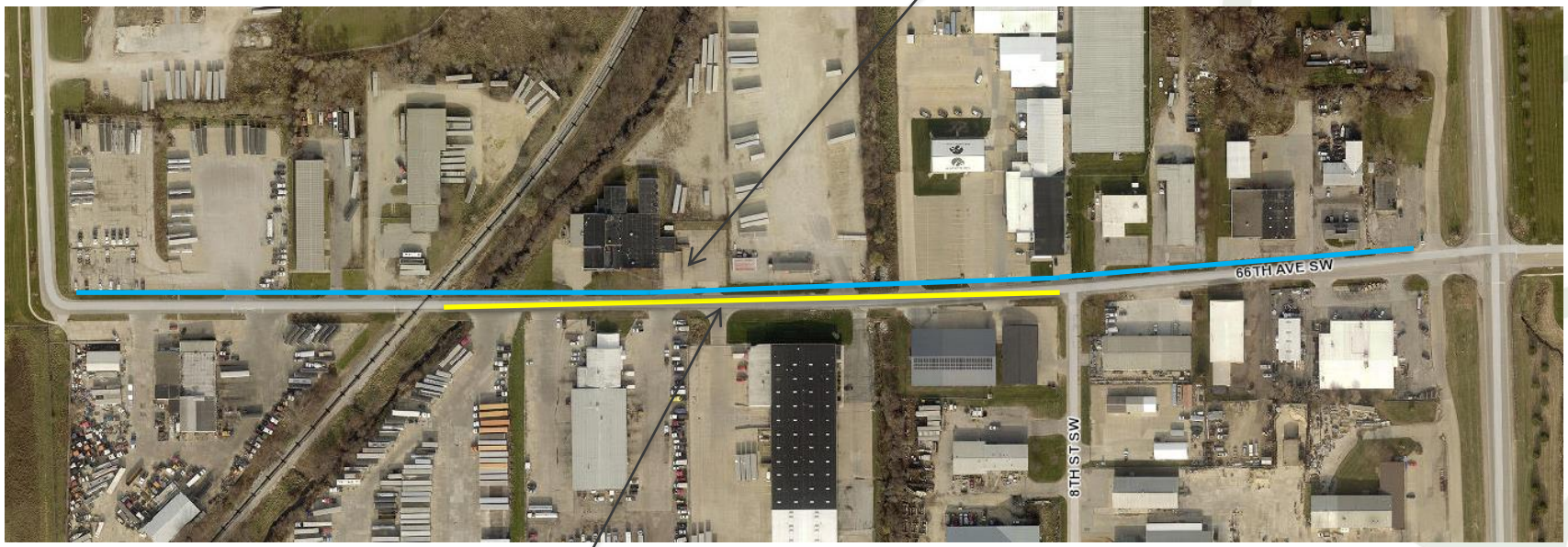
Roadway and Drainage Improvements

Scope of Work Includes:

- Pavement replacement
- New sidewalk on north side
- Storm sewer extension

Corridor Improvements

2016-2017
66th Avenue SW Roadway Improvements from Locust Road to 6th Street
Phase 1 – Utility Improvements



2021
66th Avenue SW from CRANDIC Railroad to 8th Street
Pavement and Drainage Improvements

Key Facts about Project

- **Engineer's Opinion of Probable Cost** – $1,640,000
- **Bid Letting** – August 10, 2022
- **Begin construction** – Possibly Fall 2022; majority of work in 2023
- **Construction complete** – Late-summer 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org

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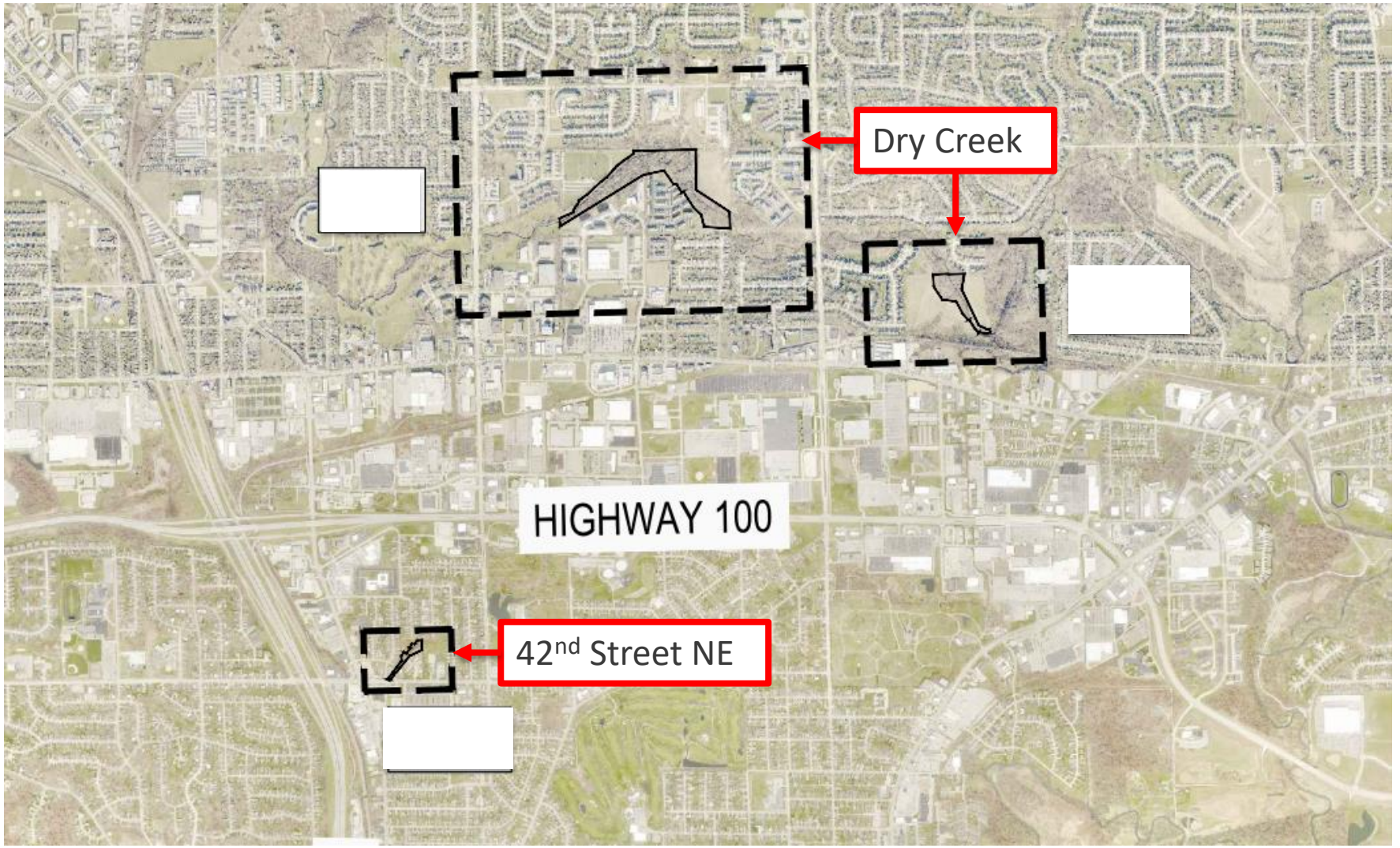
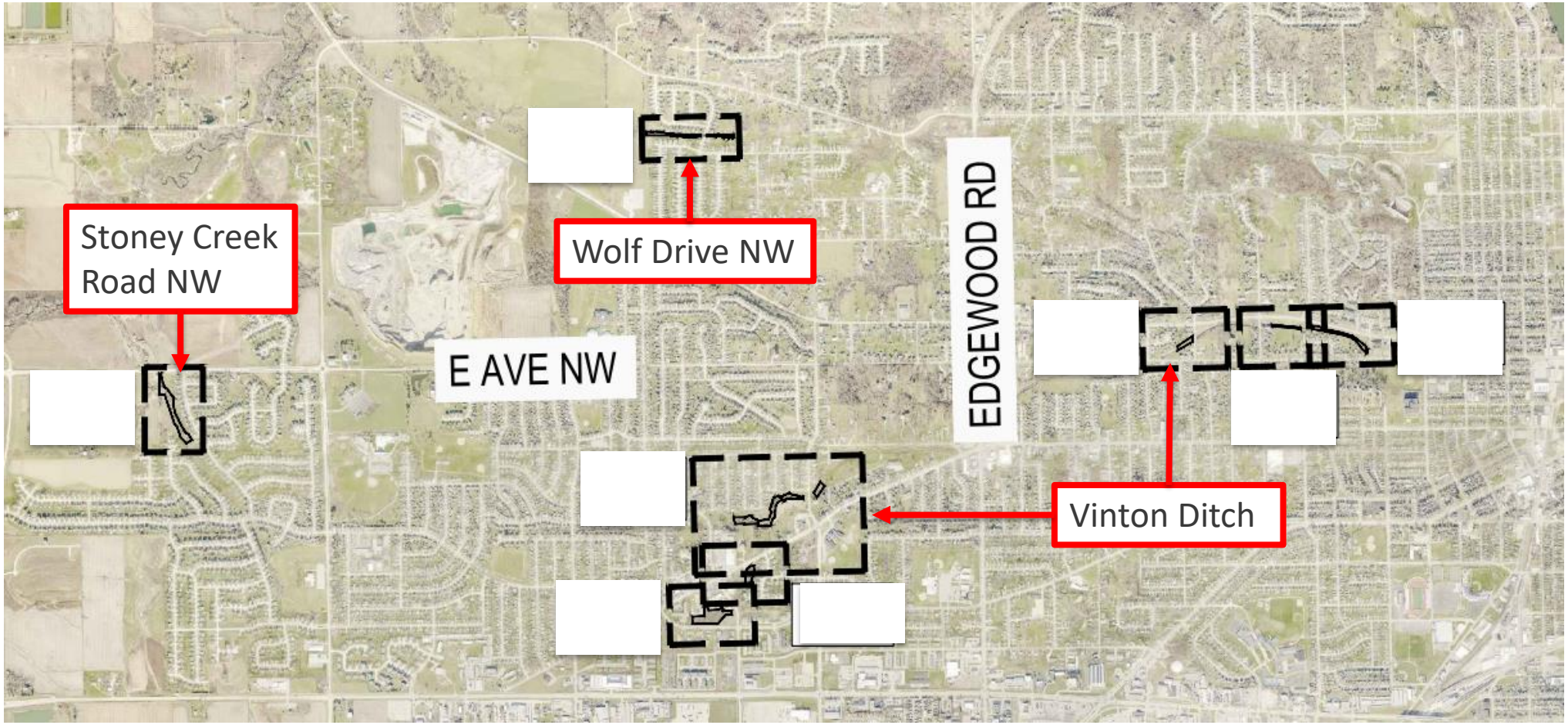
Agenda Item 4
Public Hearing
Package 3 – Drainageway Derecho Cleanup
Contract 333671000-04

August 9, 2022

Project Summary

- Purpose: Remove Derecho tree debris from select waterways to restore conveyance capacity
- 75% funding from Natural Resource Conservation Service's Emergency Watershed Program and 25% from the City
- Package 3 Locations:
  - 42nd Street NE
  - Dry Creek
  - Stoney Creek Road NW
  - Vinton Ditch
  - Wolf Drive NW


Dry Creek
HIGHWAY 100
42nd Street NE


Stoney Creek Road NW
Wolf Drive NW
E AVE NW
EDGEWOOD RD
Vinton Ditch

Project Details

- **Engineer's Opinion of Probable Cost** — $950,000
- **Bid Letting** — August 17, 2022
- **Construction** — October 2022 through June 2023
- Closure of Jacolyn Drive NW for up to 10 calendar days and Westwood Drive NW for up to 3 calendar days.

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Ben Worrell, PE
Sewer Utilities Program Manager
b.worrell@cedar-rapids.org
319-286-5745

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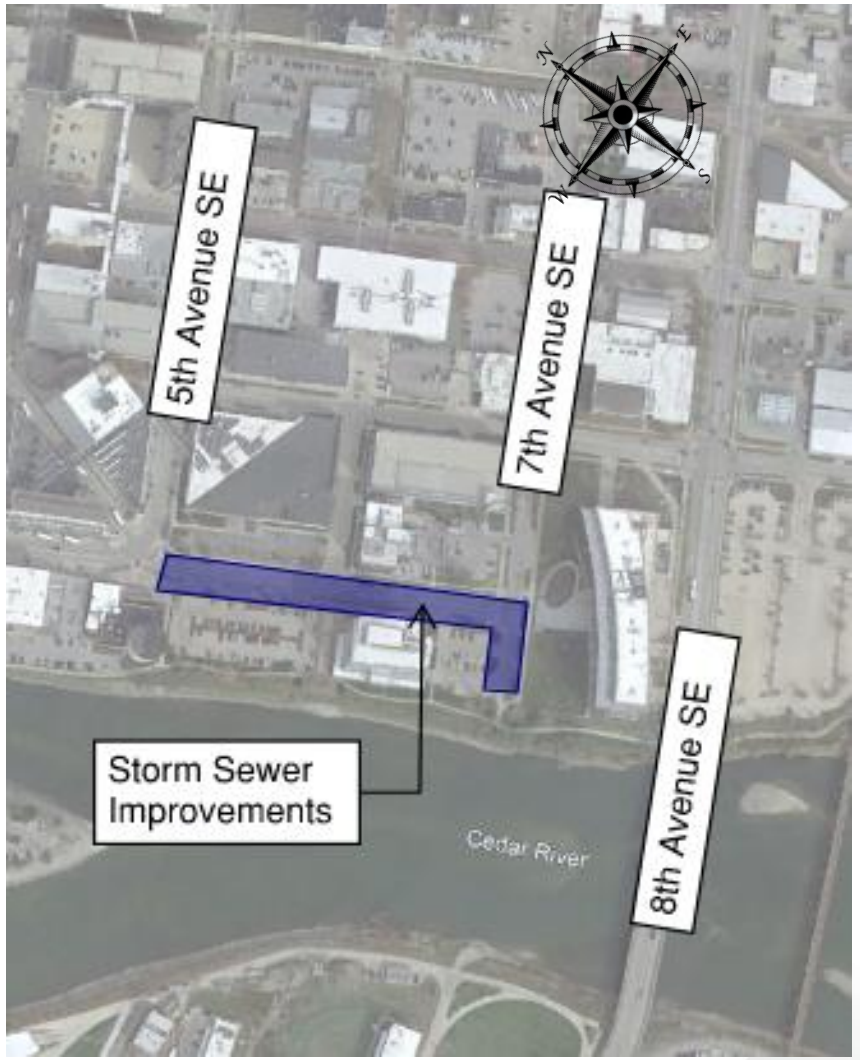
Agenda Item 5
Public Hearing
1st Street SE Drainage from 5th to 7th Avenue SE and River Wall Improvements Phase II – Safety Rail Improvements

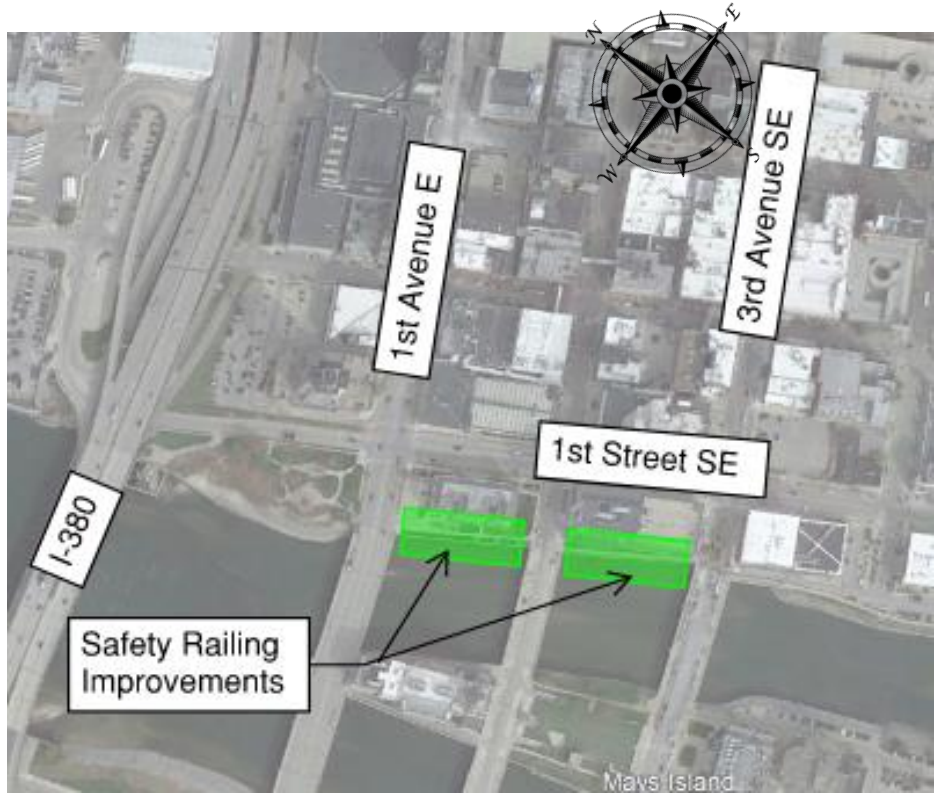
1st Street SE Drainage from 5th to 7th Avenue

- Storm sewer consolidation
- Facilitates future pump station and gatewell structure @ Great America
- Fall 2022 – Build bypass lane on 1st Street SE
- March 2023 – Sept 2023: Storm Sewer construction
- One lane traffic always maintained



Safety Rail Improvements

- Replace deteriorated railing
- Flexible Construction: Fall 2022 or Spring 2023 Construction start (3 months duration)



Before

After

Key Facts about Project

- **Engineer's Opinion of Probable Cost** = $810,000
- **Funding Sources** – Tax Increment Financing (TIF) and Bonds
- **Bid Letting** – August 17, 2022
- **Construction** – October 2022 through September 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Tim Mroch, P.E.
CIP Program Manager
t.mroch@cedar-rapids.org
319-286-5896

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Agenda Item 6
Public Hearing
Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue SE

Key Facts about Project

- Cedar River Trail Reconstruction
- Trail Upgrade from 10 foot to 12 foot wide
- Project coordinated with other area projects
- Trail traffic will detour from 12th Avenue to 8th Avenue during construction

Key Facts about Project

- **Engineer's Opinion of Probable Cost =** $730,000
- **Funding Source** – Bonds
- **Bid Letting** – August 17, 2022
- **Construction** – October 2022 through May 2023

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Tim Mroch, P.E.
CIP Program Manager
t.mroch@cedar-rapids.org
319-286-5896

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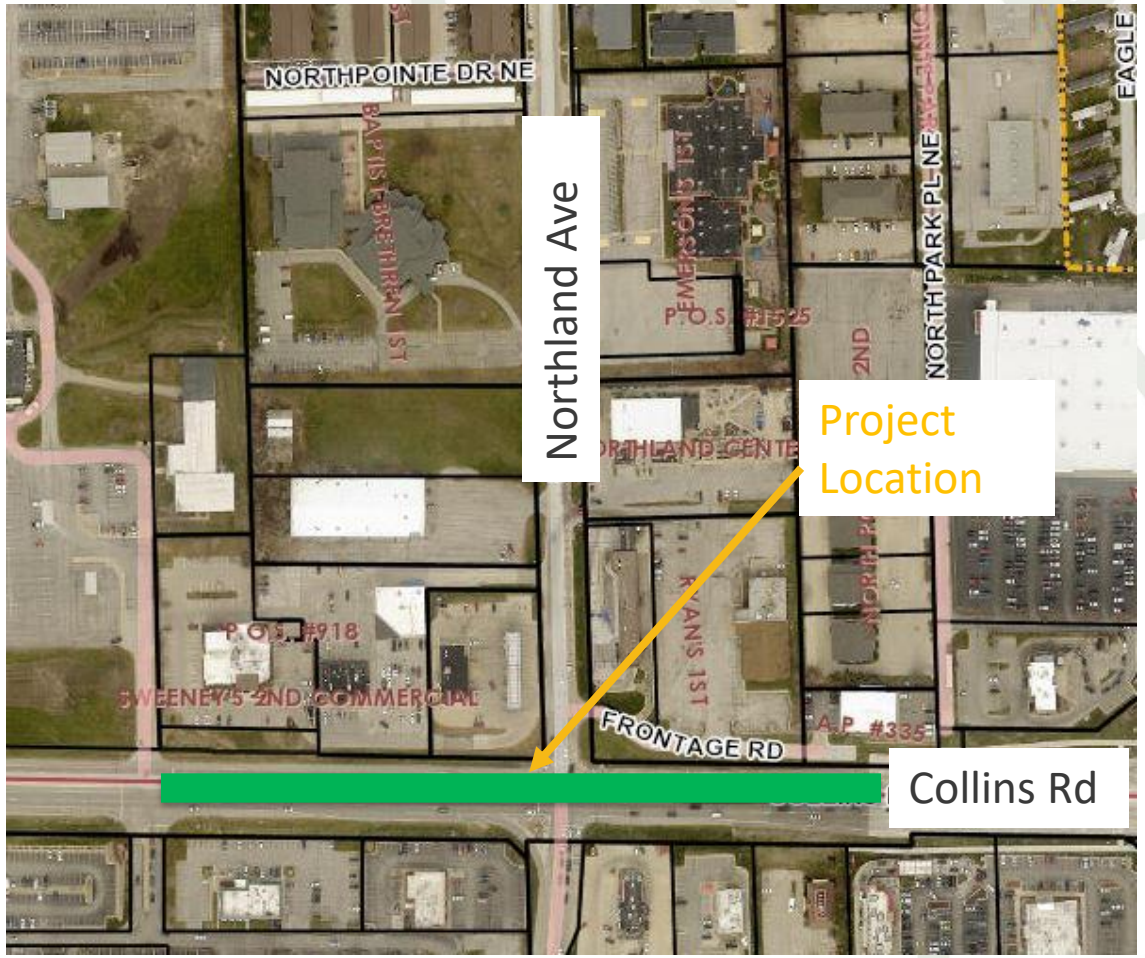
Agenda Item 7
Public Hearing
Collins Road and Northland Avenue NE Median Improvements

August 9, 2022

Key Facts about Project

- Replace existing medians with new medians with decorative pavers on Collins Road NE.
- Median replacements include increased left turn lane lengths for eastbound and westbound left turns on Collins Road.



Key Facts about Project

- **Engineers Opinion of Probable Cost** = $310,000
- **Funding sources** – General Fund and Bonds
- **Bid Letting** – August 10, 2022
- **Construction –** Scheduled for 2022

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Tim Mroch, P.E.
CIP Program Manager
t.mroch@cedar-rapids.org
319.286.5896

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8. Veterans Memorial Stadium

Stadium Renovations

August 9, 2022

Veterans Memorial Stadium

- **Background Information**
  - February 12, 2021 the Kernels entered into a Professional Development Agreement with Major League Baseball.
  - This agreement ensures that Minor League Baseball will remain in Cedar Rapids.
  - The agreement includes a number new facility requirements.
  - Deadline to comply with the facility requirements is April 2023.

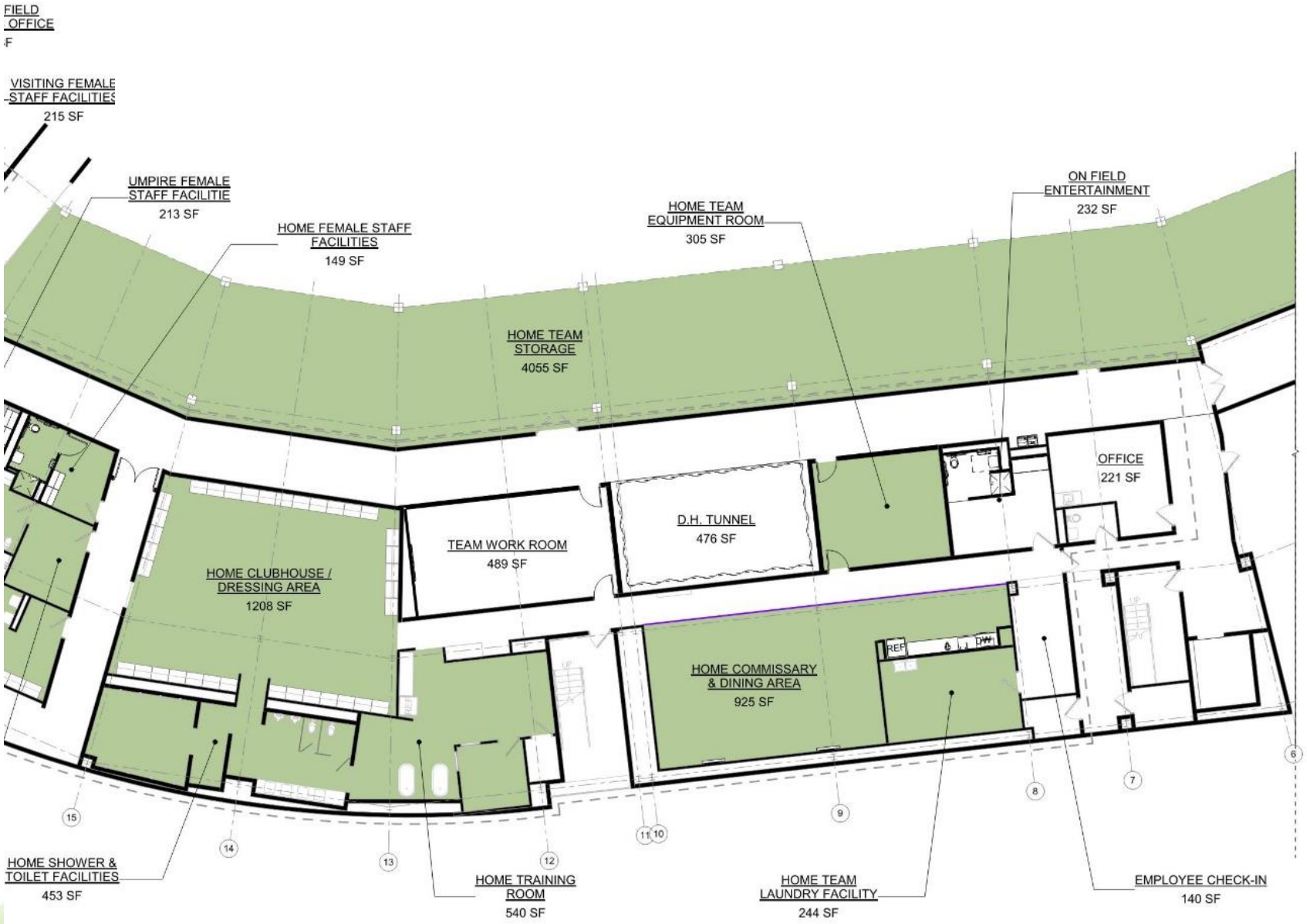
- **Facility requirements the stadium does not meet:**
  - Female Locker Rooms
  - Larger Visiting Team Locker & Training Rooms
  - Home & Visitor Commissaries
  - (2) Indoor Batting Cages and a shared Weight Room

Veterans Memorial Stadium Renovation Plan

- Phase 1 – Build a Stadium Annex – Projected Completion Date 2/28/23
- Phase 2 – Stadium Renovations – Projected Completion Date 3/31/23

- Stadium Renovations Estimated Cost $1,831,231

HOME TEAM STORAGE
56 SF
VISITING COMMISSARY & DINING AREA
350 SF
VISITING FIELD MANAGER'S OFFICE
230 SF
VISITING FEMALE STAFF FACILITIES
215 SF
UMPIRE FEMALE STAFF FACILITIE
213 SF
HOME FEMALE ST FACILITIES
149 SF
VISITING SHOWER & TOILET FACILITIES
244 SF
VISITING TRAINING ROOM
301 SF
VISITING CLUBHOUSE / DRESSING AREA
1165 SF
VISITING STAFF LOCKERS / DRESSING AREA
342 SF
HOME CLUBHOUSE / DRESSING AREA
1208 SF
UMPIRE FACILITIES
535 SF
HOME STAFF LOCKERS / DRESSING AREA
600 SF
HOME FIELD MANAGER'S OFFICE
204 SF
HOME SHOWER & TOILET FACILITIES
453 SF


FIELD
OFFICE
F
VISITING FEMALE
STAFF FACILITIES
215 SF
UMPIRE FEMALE
STAFF FACILITIE
213 SF
HOME FEMALE STAFF
FACILITIES
149 SF
HOME TEAM
STORAGE
4055 SF
HOME TEAM
EQUIPMENT ROOM
305 SF
ON FIELD
ENTERTAINMENT
232 SF
OFFICE
221 SF
HOME CLUBHOUSE /
DRESSING AREA
1208 SF
TEAM WORK ROOM
489 SF
D.H. TUNNEL
476 SF
HOME COMMISSARY
& DINING AREA
925 SF
REF
HOME SHOWER &
TOILET FACILITIES
453 SF
HOME TRAINING
ROOM
540 SF
HOME TEAM
LAUNDRY FACILITY
244 SF
EMPLOYEE CHECK-IN
140 SF
15
14
13
12
11
10
9
8
7
6

Veterans Memorial Renovations

- Stadium Renovations Timeline
  - Bid Opening - August 10, 2023
  - Report on Bids – August 23, 2023
  - Projected Completion – March 31, 2023

Veterans Memorial Stadium

Thank you for your continued support
of the Cedar Rapids Kernels.

Presented by:

Doug Nelson
CEO, Cedar Rapids Ball Club
Dnelson@kernels.com
319-896-7614

Brad Lang
Partner, Solum Lang Architects
Blang@solumlangarchitects.com
319-862-0384

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Agenda Item 29

6th Street SW & Commerce Park Drive SW Intersection Improvements

August 9, 2022

Key Facts about Project

- New roundabout, trail and utilities including storm sewer, lighting, and water main
- Increase capacity at the intersection of Commerce Park and 6th Street to accommodate FedEx development
- City was awarded a Revitalize Iowa's Sound Economy (RISE) grant

Bid Results

- Bids Opened July 27, 2022

• Rathje Construction Co., Marion, IA	$2,236,895.41
• Boomerang Corp., Anamosa, IA	$2,387,603.90
• Midwest Concrete, Inc., Peosta, IA	$2,429,852.45
• Pirc-Tobin Construction, Inc., Alburnett, IA	$2,545,470.60
• E & F Paving Co., LLC., Cedar Rapids, IA	$2,550,942.32
• Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	$2,569,965.05
• Tschiggfrie Excavating Co., Dubuque, IA	$2,642,971.62

Agenda Item 30
Report on Bids
Environmental Remediation and Demolition Services
CIP/DID #PUR0622-379

August 9, 2022

Project Locations

City acquired former Sadler properties on 6/30/2022:

- 1232 1st St NW
- 1250 2nd St NW
- 1231 2nd St NW
- 1233 3rd St NW

Main Project Components

- Environmental remediation - abatement of asbestos and hazardous material
- Utility disconnects
- Complete demolition services
- Opens up Northwest Neighborhood Floodway

Key Facts about Project

- **Cost Opinion:** $300,000
- **Bid Opening:** July 27, 2022
- **Funding:** Iowa Flood Mitigation Funds
- **Start Date:** September 2022
- **Completion Date:** December 2022

Bid Results as Read

- Bid Opening – July 27, 2022 (3 bids)
  - D. W. Zinser Company $119,975.00
  - Schrader Excavating & Grading Company $169,382.00
  - Active Thermal Concepts $289,546.00

The Public Works Department recommends approval of the resolution to award the construction contract to D. W. Zinser Company in the amount of $119,975.00.

Presented by:

Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
r.rasmussen@cedar-rapids.org
319-432-5636

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Agenda Item 31
Report on Bids and Contract Award

WPCF Process Improvements -Contract 1

Contract 6150055-01

Background

- Two Project Work Locations:
  - WPCF
    - Anaerobic Pretreatment System – Sulfide Scrubber Reactor Tank
    - Bid Alternate for upgrades to solids dewatering recycle line
  - Indian Creek Lift Station
    - Replacement of deteriorated manhole and buried pipe

Bid Results

Bidder	Base Bid	Alternate 1	Total Base Bid + Alt 1
WRH, Inc.	$3,142,200	$758,700	$3,900,900
Tricon General Construction, Inc.	$3,260,000	$890,000	$4,150,000
Staab Construction Corporation	$3,643,000	$830,000	$4,473,000
Engineers Estimate	$3,620,000	$1,140,000	$4,760,000

- Utilities staff feels there are more cost-effective options than Alternate 1 for rerouting the solids dewatering recycle line.
- Construction expected to start September 2022 and be completed December 2023

Project Details and Recommendation

- The Water Pollution Control Division recommends awarding the contract without Alternate 1 to WRH, Inc. in the amount of $3,142,200.

Presented by:

Jim Flamming, P.E.
Utilities Process & Facilities Engineering Manager
j.flamming@cedar-rapids.org
319.286.5968

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Agenda Item 32
Fencing Replacement at Cedar Lake

Report on Bids

Fencing Replacement at Cedar Lake

- This project is to repair damage to the property line fencing at Cedar Lake
- The project will include replacing the previously existing chain link fencing with new on the property line at Cedar Lake.
- Damaged fencing was removed.
- The fencing is being replaced with 6’ galvanized chain link fencing to match what was previously existing on the property line.

Fencing Replacement at Cedar Lake

Project Location Map

Fencing Replacement at Cedar Lake

- The budget for the Fencing Replacement at Cedar Lake project is as follows:
- Project Estimate: $165,000.
- Bids were received on July 27th with 2 bids received.
  - D&N Fence $54,000
  - Lifetime Fence $101,975

  - The Parks & Recreation Department recommends award to the low bidder D&N Fence.

Fencing Replacement at Cedar Lake

Cedar Lake
Fence
Location

Presented by:

Steve Krug
Landscape Architect
s.krug@cedar-rapids.org
319-286-5740

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Agenda Item 33
Parking Lot Repairs at Tuma Sport Complex

Report on Bids

Parking Lot Repairs at Tuma Sport Complex

- This project is to repair damage to the existing sealcoat parking lot due to use, age and Derecho debris site traffic
- The project will include milling and leveling damaged areas as needed and sealcoat resurfacing of the existing sealcoat parking lot from the Concession stand east to Gilmore Road.
- The sealcoat project will cover approximately 218,000 square feet with part of the project being Derecho funded (147,450 sf) and the rest with Parks Department funds (70,550 sf).

Parking Lot Repairs at Tuma Sport Complex

Project Location Map

Parking Lot Repairs at Tuma Sport Complex

Parking Lot Repairs at Tuma Sport Complex

- The budget for the Parking Lot Repairs at the Tuma Sports Complex is as follows:
- Parking Lot Repair Project Estimate: $250,000
- Bids were received on July 27, 2022.
  - LL Pelling $274,440

- The Parks & Recreation Department recommends awarding the contract to LL Pelling

Parking Lot Repairs at Tuma Sport Complex

Questions?

Presented by:

Mitch Ahrendsen
Parks Superintendent
m.ahrendsen@cedar-rapids.org
319-286-5768

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Agenda Item 34
Altorfer Inc.
Term Sheet

City Council

August 9, 2022

Background

- Application for financial incentives from Altorfer, Inc.
- Relocating corporate headquarters
- Project qualifies under the High-Quality Jobs – Economic Development Program;
- Request for Above Standard Incentives
  - Financial “gap” analysis
  - Equity exceeds present value of City incentives

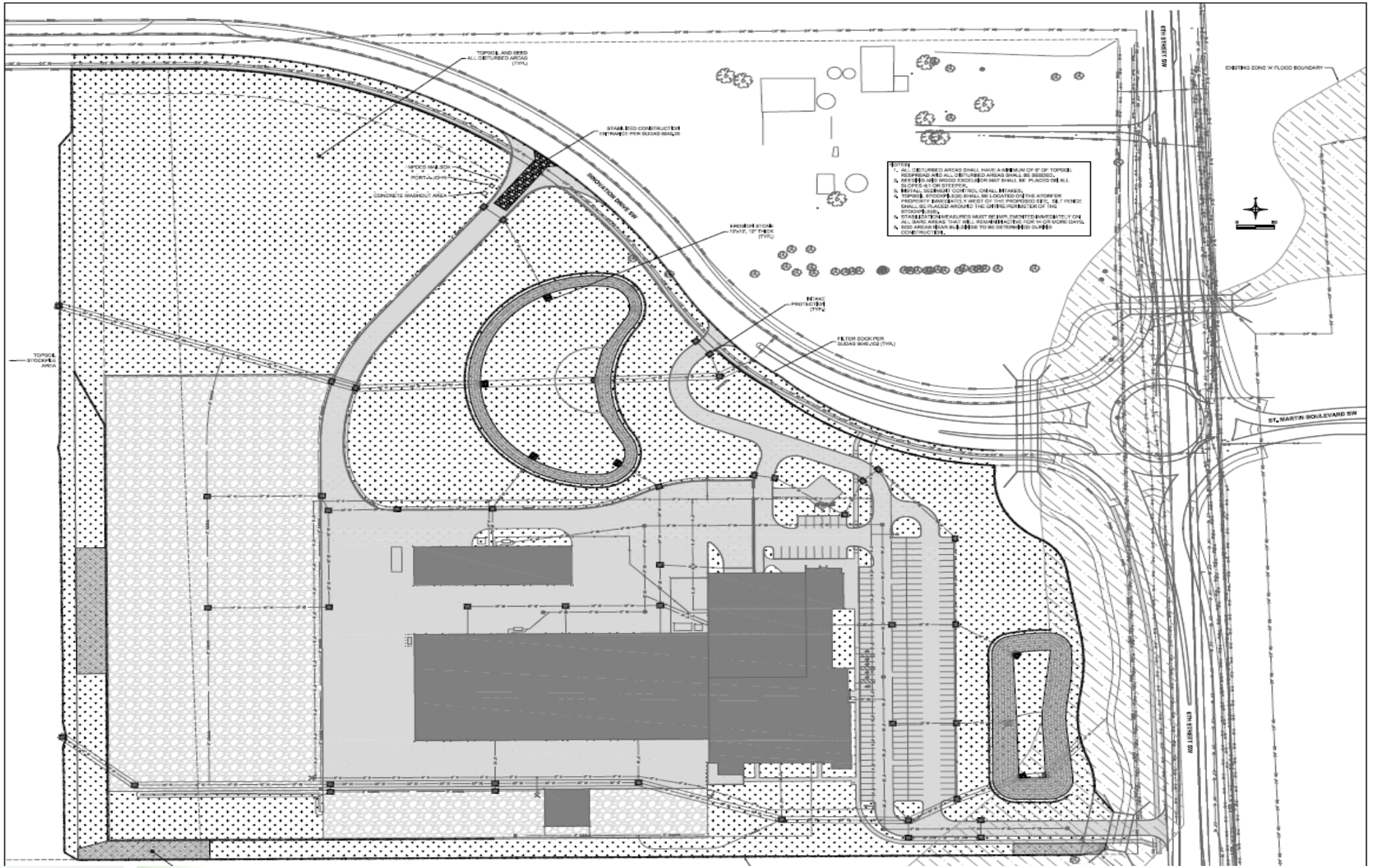
Project Term Sheet

- $40 million investment
- Minimum Improvements
  - 150,000 sq ft office, sales & service facility
  - Corporate Headquarters for Altorfer, Inc.
- Timeline – October 31, 2022 to October 31, 2023
- Jobs
  - Retention of 40 FTEs
  - Creation of 15 new FTEs (10+ at HQJ Rate)

Project Term Sheet

- Incentives - reimbursement of 50% of tax increment
  - Up to $3 million net present value or 17 payments
  - Reimbursement subject to maintaining employment threshold
- Off-Site Improvements
  - City to extend new road for development access as part of 6th St SW/St. Martin Blvd intersection improvements
  - Company agrees to road alignment to St. Martin Blvd
  - Minimum Assessment Agreement - $18.5 million

Project Location
School Col Dist
Prairie Creek
Prairie Ridge
6th St SW
Hoosier Creek
27
380
13
218
Woodston
Prairie View Ln SW
America Dr SW
Frontage Rd SW
Wright Brothers Blvd SW
84
Cedar Rapids
College Township



RYAN

RYAN A+E, INC.
533 South Third Street
Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER
ALTORFER, INC.

CONSULTANTS
ANDERSON BOGERT
RAKER RHODES
SHIVE HATTERY
MODERN COMPANIES
NELSON ELECTRIC

KEY PLAN

PROJECT INFORMATION
ALTORFER CAT SITE PLAN

8400 6th Street SW,
Cedar Rapids, IA 52404

CIVIL ENGINEER
ANDERSON BOGERT

DRAWN BY	CHECKED BY
MYC	JBL
JOB NO.	DATE
222804	07/29/2022

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	6/24/22	50% PLANS
2	7/08/22	REVISED 50%
3	7/29/22	90% PLANS

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
SITE EROSION CONTROL PLAN

CAT

CAT

SIGNAGE

SIGNAGE

Next Steps

- **Today** Term Sheet
- **Aug/Sept** Amend Consolidated I-380 URA Plan
- **October** Development Agreement

Presented by:

Caleb Mason
Economic Development Manager
c.mason@cedar-rapids.org
(319) 286-5188

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