

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, January 20, 2016; 5:30 PM

City Hall, 226 West Fourth Street

REVISED January 19, 2016

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public Hearing on the Plans, Specifications and Form of Contract for the Fiscal Year 2017 Brady Street Resurfacing, funded through \$1.8 million in Sewer Bonds, \$1.5 million in GO Bonds and \$3,000,000 from the Iowa DOT. CIP #35012. [Wards 3 & 5]

B. Finance

1. Public Hearing on the issuance of not-to-exceed \$15,500,000 General Obligation Refunding Bonds. [All Wards]

VII. Presentations

A. Police Department Swearing In

Chief Paul Sikorski
Officer Randy Hegg
Officer Heather Dockins
Officer Samantha Deney

B. June 30, 2015 Comprehensive Annual Financial Report and Audit Review (RSM)

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case No. ROW15-10 being the request of the

City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]

2. Second Consideration: Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road. [Ward 7]
3. Second Consideration: Ordinance for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].
4. Resolution authorizing the conveyance of vacated public right of way lying immediately west of 4645 Brady Street as shown on Lyngholm now Auditor's Addition to the City of Davenport. I.H. Mississippi Valley Credit Union, petitioner. [Ward 7]
5. Resolution approving Case No. F15-17 being the final plat of Lafayette Square First Addition, being a replat of all of Lots 5, 6 and 7 and part of Lot 8 of Block 17 of the Original Town of Davenport, located South of West 4th Street between Gaines Street and Western Avenue containing 1 commercial lot. [Ward 3]
6. Resolution approving Case No. FDP16-01 being the petition of Menards, Inc. to amend the existing PDD final development plan by adding a 56,477 square foot, more or less, addition to the climate controlled self-storage area at 110 West 53rd Street. [Ward 8]
7. Resolution setting a public hearing to convey the following properties: Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley and Angela Marie Karasti; Parcel F0052-31, 733 East 6th Street, to Petitioner Jennifer Ann Oechsner; Parcel F0052-29A, 739 East 6th Street, to Petitioner Nicole Marie Huber [Ward 3]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Brown Street in front of the property at 2104 Brown Street. [Ward 4]
2. Third Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Oklahoma Avenue along both sides from Locust Street north 265 feet. [Ward 1]
3. Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Gaines Street along the west side from Spalding

Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days.
[Ward 4]

4. First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by deleting 4th Street along the north side from 55 feet west of Myrtle Street to 140 feet west of Myrtle Street. [Ward 3]
5. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor events.

Chili Chase, February 21, 11:00 AM - 3:00 PM, Duck Creek Park area - Ward 6

Quad City Symphony, Symphony Day, February 23, 8:00 AM - 2:30 PM, Downtown, Third St and Pershing St - Ward 3

St. Patrick's Society, St. Patrick's Day Grand Parade, March 12, 11:00 AM - 1:30 PM, Third St - Gaines to Pershing - Ward 3

C.A.S.I. St. Patrick's Day Race, March 12th, 7:30 AM - Noon, Second St - Brady St - Second to Third St and Brady St to Division St - Ward 3

Stickman Race Group, Easter Egg Scramble 5K Race, March 26, 5:30 AM - 1:00 PM, Village of East Davenport - Wards 5 & 6

Ganzo's, Cinco de Mayo Festival and Annual 5K Road Race, May 7, 7:30 AM to Midnight, Marquette St area - Wards 7 & 8

Beaux Arts Fund Committee, Beaux Arts Spring Fair, May 7-8, 8:00 AM - 5:00 PM, Downtown - Second St - Brady, Harrison, Main - Ward 3

6. Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Circle Tap, 1345 W. Locust St., February 6, 2016 and March 12, 2016 from 8:00 p.m. to Midnight, Over 50 dBA

Mississippi Valley Fairgrounds, 2815 West Locust Street, Various Dates/Times, April-September, 2016, Over 50 dBA

7. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

KCBrothers (KC 2 Brothers Inc.) - 214 Myrtle St. - License Type: C Liquor / C Beer / B Wine

Ward 7

Tokyo Bay Buffet (Tokyo Bay Buffet Inc.) - 1550 E Kimberly Rd - License Type: C Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 3

Figge Art Museum (Thunder Bay Grille LLC) - 225 W 2nd St. - Outdoor Area - License Type: C Liquor

Joe's Club (Joseph Seng) - 1402 W 7th St. - Outdoor Area - License Type: C Liquor / B Native Wine

New Opendore Tap (New Opendore Ltd.) - 2148 W 3rd St. - Outdoor Area - License Type: C Liquor

Renwick Mansion (Renwick Mansion LLC) - 901 Tremont Ave. - Outdoor Area - License Type: C Liquor

Rhythm City Casino (Rhythm City Casino LLC) - 101 W River Dr. - Outdoor Area - License Type: C Liquor

Sam's Food (Sam Food LLC) - 648 N Marquette St. - License Type: E Liquor

Ward 4

The Pour House (Boss Lady Inc.) - 1502 W Locust St. - Outdoor Area - License Type: C Liquor

Ward 5

Bootleggers (Lola K LLC) - 2228 E 11th St. - Outdoor Area - License Type: C Liquor

EZ Stop (Shivco Inc.) - 2923 Brady St. - License Type: E Liquor

Kwik Shop #588 (Kwik Shop Inc.) - 1136 E Locust St. - License Type: E Liquor

Ward 6

Exotic Thai Restaurant (Exotic Thai Restaurant Inc.) - 2303 E 53rd St. - Outdoor Area - License Type: C Liquor

Hy-Vee Market Café (Hy-Vee Inc.) - 4064 E 53rd St. - Outdoor Area - License Type: C Liquor

Hy-Vee #4 (Hy-Vee Inc.) 4064 E 53rd St. - License Type: E Liquor / B Wine / C Beer

Ward 7

Los Agaves Mexican Grill (Los Agaves Inc.) - 3852 Brady St. - License Type: C Liquor

Mart Stop #1 (Diwan LLC) - 3527 Spring St. - License Type: E Liquor

Ward 8

GD Xpress (Ram II LLC) - 4607 N Pine St. - License Type: E Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving the contract for engineering design with McClure Engineering Company of Fort Dodge, Iowa, in an amount not to exceed \$474,520 for Runway 15/33 at the Davenport Municipal Airport. Runway 15/33 Reconstruction Design, CIP 20003. [Ward 8]
2. Resolution approving Change Order #1 to the FY2016 Sanitary Sewer Lateral Repair Program with Tappendorf Plumbing in the amount of \$100,000. CIP #30014. [All Wards]
3. Resolution accepting the Fire Station #7 (2302 W 67th Street) Phase 2 – Interior Renovations. Final cost of the project awarded to Swanson Construction was \$375,703 budgeted in CIP #02400. [Ward 2]
4. Resolution awarding the contract to McCarthy Improvement Company of Davenport, Iowa for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits in the amount of \$5,544,773, CIP #01145. [Ward 6]
5. Resolution of acceptance for the FY 2015 / 2016 Sewer Lining Program CIP Project #10321. [All Wards]
6. Resolution accepting the FY2015 Compost Facility Resurfacing Project. Final construction cost is \$165,050 funded from account #51151976-530319. [Ward 1]
7. Resolution approving the Plans, Specifications and Form of Contract for the Fiscal Year 2017 Brady Street Resurfacing, funded through \$1.8 million in Sewer Bonds, \$1.5 million in GO Bonds and \$3,000,000 from the Iowa DOT. CIP #35012. [Wards 3 & 5]
8. Motion approving Change Order #3 to the Birchwood Area Parallel Sewer Project with Valley Construction in the amount of \$46,370, CIP #01905. [Wards 1 & 4]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Resolution making provisions for the issuance of not-to-exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016. [All Wards]
2. Resolution to fix a date for a public hearing on a proposal to enter into a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not-to-exceed \$7,750,000. [All Wards]
3. Resolution to fix meeting date for hearing on general obligation loan agreement for acquisition of buses. [All Wards]
4. Motion setting February 17, 2016 as the date for the public hearing on the FY 2017 Budget. [All Wards]
5. Motion awarding a contract for the demolition of up to 20 houses to Holst Trucking and Excavating Inc. of LeClaire, IA, in an amount not-to-exceed \$273,140. [Wards 1, 3, 4, 5]
6. Motion awarding a contract for the Firefighter Physical Fitness Program to Rock Valley Physical Therapy of Moline, IL in an amount not-to-exceed \$65,000. [All Wards]
7. Motion awarding a contract for custodial services to Professional Building Services Inc. of Bettendorf, IA. [Wards 1, 3, 7]

VIII. Motion recommending discussion or consent for Finance items

X. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Road Machinery & Supplies - Leeboy paver rental - Amount: \$11,400
2. CHS, Inc. - Transfer road salt from barge - Amount: \$24,032
3. Outdoor Recreation Products - Goose Creek Park playground equipment - Amount: \$39,843

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: 3 & 5

Action / Date
PW1/20/2016

Subject:

Public Hearing on the Plans, Specifications and Form of Contract for the Fiscal Year 2017 Brady Street Resurfacing, funded through \$1.8 million in Sewer Bonds, \$1.5 million in GO Bonds and \$3,000,000 from the Iowa DOT. CIP #35012. [Wards 3 & 5]

Recommendation:

Hold the hearing.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities.

Background:

This project rehabilitates the existing pavement from Lombard Street to River Drive on Brady Street through milling and resurfacing. The top layer of asphalt will be milled off and replaced with a new layer, thereby creating a stronger, revitalized surface, with a more comfortable ride. In addition to the street work, the storm and sanitary sewers along Brady Street will have point repairs made and additional storm lines will be added to disconnect nine (9) catch basins from the sanitary system, in coordination with the Iowa DNR Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department, as well as the Iowa DOT.

Design of this project was done by Engineering staff and V&K Engineering. Project and construction management will be done by City Engineering Staff.

Funds for the FY2017 Brady Street Resurfacing Project are budgeted through \$1.8 million in Sewer Bonds, \$1.5 million in GO Bonds and \$3,000,000 from the Iowa DOT, for a total of \$6.3 million.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 9:43 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 9:44 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 9:48 AM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN1/20/2016

Subject:
Public Hearing on the issuance of not-to-exceed \$15,500,000 General Obligation Refunding Bonds. [All Wards]

Recommendation:
Hold the public hearing on Wednesday, January 20, 2016 at 5:30 p.m.

Relationship to Goals:
Financially Responsible City Government

Background:
Public Financial Management, Inc. (PFM), the City's financial advisor, continually reviews prior City of Davenport bond issues and the current market for refunding opportunities. An analysis of the Taxable Series 2008D and 2009B and Tax-Exempt Series 2009A bond issues indicates such an opportunity. Based on the current market, issuance of refunding bonds would provide total savings of \$915,213 and present value savings of \$808,196. The bond sale will be held on February 24, 2016 if the market remains favorable. If the market does not remain favorable, the sale of these bonds would be cancelled. A public hearing is required prior to the sale of all bonds.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/13/2016 - 3:03 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/13/2016 - 3:03 PM
City Clerk	Admin, Default	Approved	1/13/2016 - 3:04 PM

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD1/6/2016

Subject:

Second Consideration: Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]

Recommendation:

Findings

- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

That the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

The Commission vote was 6-yes and 0-no with 0-abstention

Relationship to Goals:

Neighborhood Improvement

Background:

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
□ Ordinance	ROW 15-10 Ordinance
□ Backup Material	ROW 15-10 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/14/2016 - 9:11 AM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [3rd Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated (abandoned).

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch,
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

December 02, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 01, 2015, the City Plan and Zoning Commission considered Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

Findings

- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

Recommendation

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW15-10 City - OAH	F15-15 Villas of Pheasant Creek 1st Revised	F15-19 Halligan Coffee Comp 1st					
Connell	P	Y	Y	Y					
D'Autremont	AB								
Elgatian	P	Y	Y	Y					
Hepner	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	EX								
Martin	P	Y	Y	Y					
Martinez	EX								
Tallman	EX								
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN					



PLAN AND ZONING COMMISSION

Meeting Date: December 01, 2015
Request: Right of Way Vacation (Abandonment)
Location: Alley between South of West 3rd Street between Scott Street and Western Avenue – North 121 feet.
Case No.: ROW15-10
Applicant: City of Davenport – Office of Assisted Housing

Recommendation:

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Introduction:

This is a request to vacate the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

AREA CHARACTERISTICS:

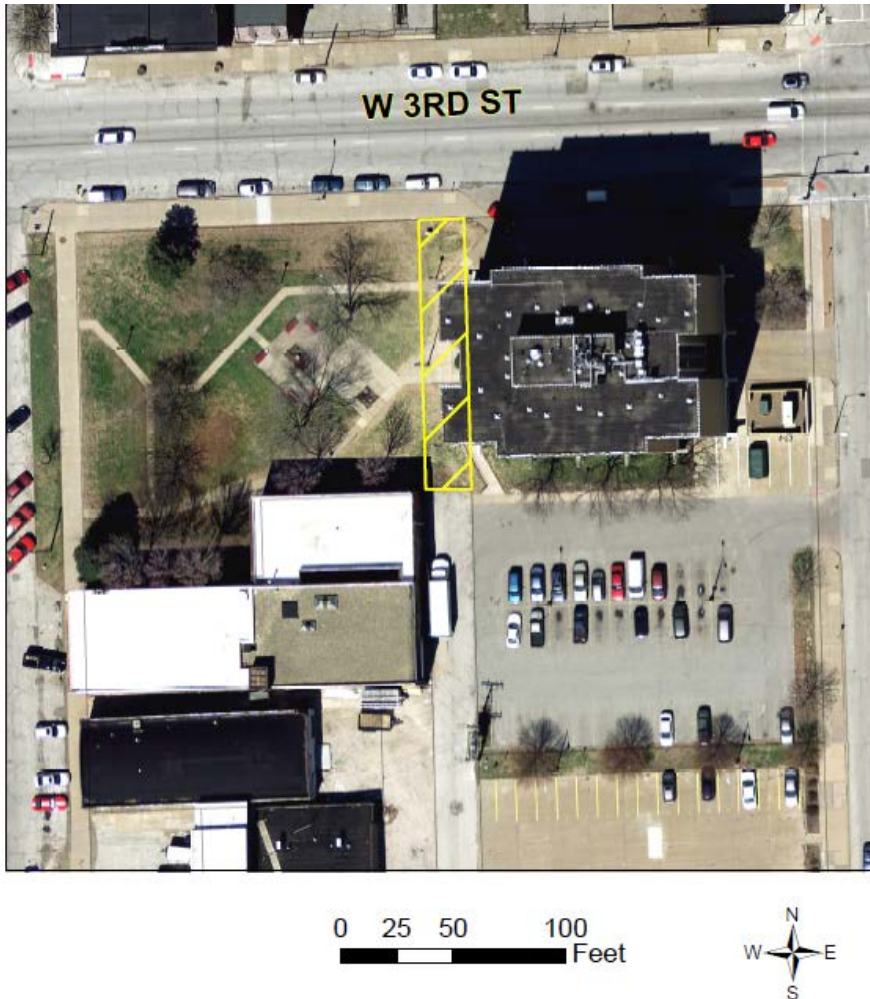
Zoning Map



Land Use Map



Aerial Photo



Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Central Business District (CBD) is truly a mixed-use designation, and includes residential and commercial uses of the highest density.

Relevant Goals to be considered in this Case: Reinforce downtown as the City's recreational, cultural, entertainment and government center – urban greenspaces are vital to downtown housing options.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-4" Central Business District.

Technical Review:

No comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property and no comments were received and no one spoke for or against at the public hearing.

Discussion:

This is a request to vacate the North 121 feet of this North-South alley located South of West 3rd Street between Scott Street and Western Avenue. The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. Below is the proposal for the location and the likely design of the fence. According to the applicant the type of fence *at a minimum is the normal Echelon (see inset) fence which is the same or similar product that is at Edgewater (former Lend-a-Hand) and then we'd like to do a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to this enclosed... one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.*

**Staff Recommendation:**

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 7

Action / Date
CD1/6/2016

Subject:

Second Consideration: Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

[Ward 7]

Recommendation:

Findings

- The vacation of the easement allows added commercial development.
- The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

The Commission vote was 9-yes and 0-no with 0-abstention.

Relationship to Goals:

Neighborhood Improvement

Background:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	ROW15-11 Ordinance only
▣ Backup Material	ROW15-11 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/14/2016 - 9:11 AM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road. [7th Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated (abandoned).

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the ppoint of beginning.

The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch,
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



December 16, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 15, 2015, the City Plan and Zoning Commission considered Case No. ROW15-11 being the request of Italo Milani on behalf of Kimberly BMW to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	FDP15-05 Geifman Food Stores Inc	ROW15-11 Milani & Kimberly BMW						
Connell	P	Y	Y						
D'Autremont	AB	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	EX	Y	Y						
Martinez	EX	Y	Y						
Tallman	EX	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 15, 2015
Request: Easement vacation (Abandonment)
Location: Easement located along east line of Lot 1 of Hilltop Industrial Park Third Addition
Case No.: ROW15-11
Applicant: Italo Milani on behalf of Kimberly BMW

Recommendation:

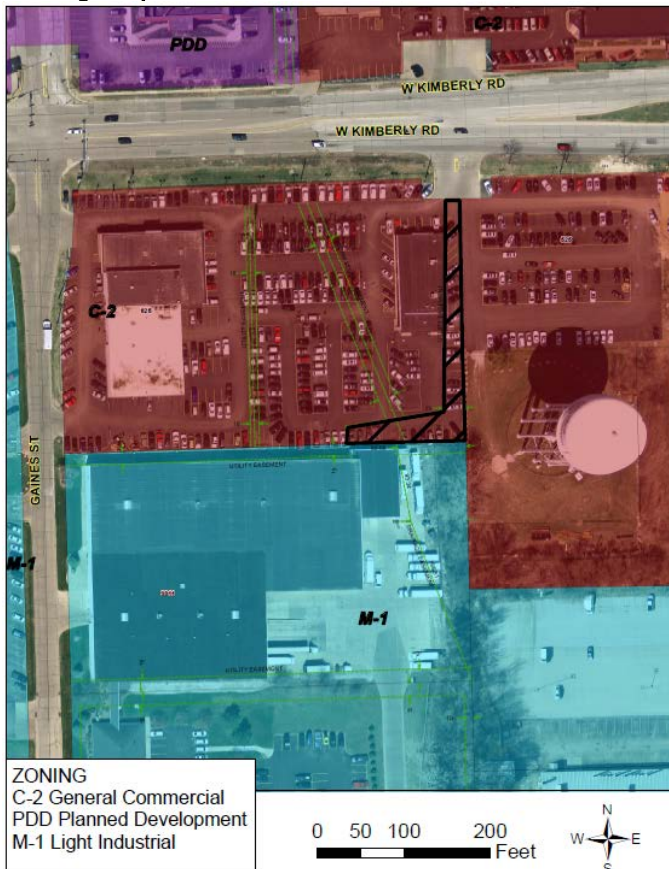
Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the listed condition.

Introduction:

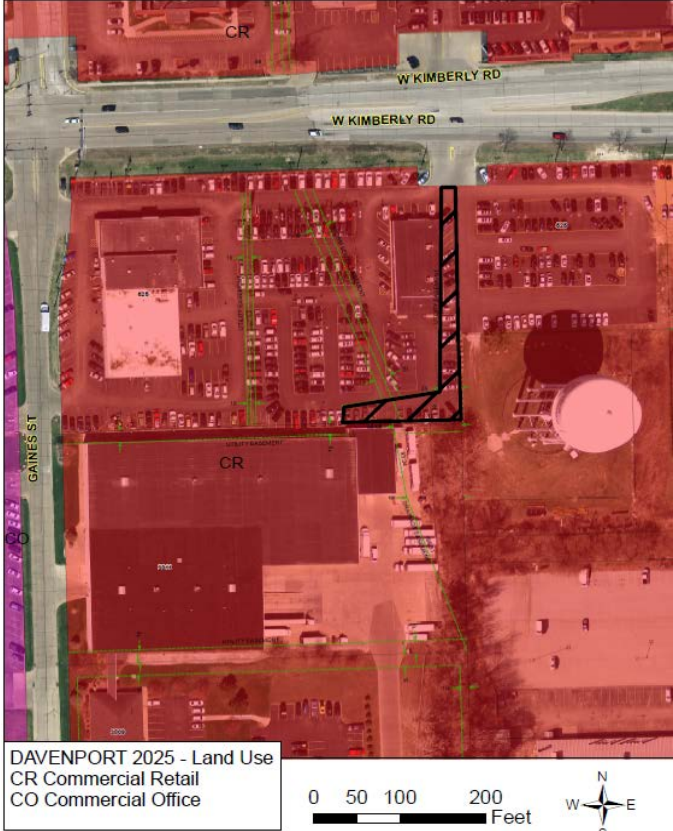
This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

AREA CHARACTERISTICS:

Zoning Map



Land Use



Aerial Photo



Background:**Comprehensive Plan:**

Within Urban Service Area: Yes

Proposed Land Use Designation: Commercial Retail (CR) provides for a mixture of commercial uses, primarily retail and can best be described as being the most intense retail development servicing a large metropolitan area.

Relevant Goals to be considered in this Case: Strengthen the built environment through infill and higher intensity development.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-2" General Commercial District, PDD Planned Development District, and M-1 Light Industrial District.

Technical Review:

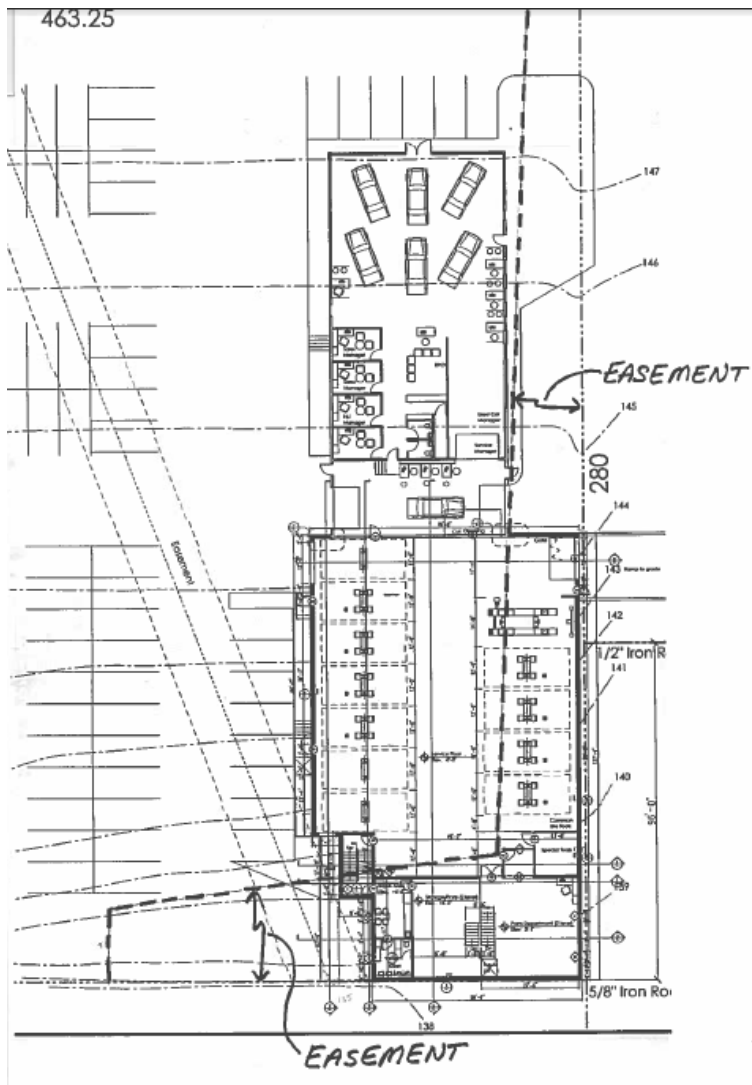
The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force. No additional comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property notifying of them of the December 01, 2015 Plan and Zoning Commission Public Hearing.

Discussion:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.



Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

Staff Recommendation

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



Joe Hale
CenturyLink
1102 S. 24th St.
Lexington, MO 64067

November 3, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, IA 52806

***Re: Utility Easement Vacation
Lot 1 Hilltop Industrial Park Third Addition
Davenport, Scott County, Iowa***

Qwest Corporation d/b/a CenturyLink QC has received your request to release or vacate any interest it may have in a Utility Easement on Lot 1 Hilltop Industrial Park Third Addition in Davenport Scott County, Iowa.

Qwest Corporation d/b/a CenturyLink QC does not have any facilities in the Utility Easement as located on easterly portion of said Lot 1 as indicated by the attached Exhibit "A" and therefore has no objection to vacating the utility easement as depicted.

Sincerely

Joe Hale
Real Estate Manager II



MidAmerican Energy Company
106 East Second Street
P.O. Box 8020
Davenport, Iowa 52808

October 22, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, Iowa 52806

RE: 226-15GR / Utility Easement Vacation
L1 Hilltop Industrial Park Third Addition
SW ¼ S14 T78N R3E, 5th PM, Davenport, Scott County, Iowa
Parcel No. P1410-01B

To whom it may concern:

MidAmerican Energy Company has received your request to release any interest MidAmerican may have in a Utility Easement, over, under, across, and through part of Lot 1 Hilltop Industrial Park Third Addition.

MidAmerican Energy Company does not have electric or gas facilities in the easterly portion of the Utility Easement as generally depicted on Exhibit A, and also attached hereto, and therefore does not object to and with this present letter, states its approval for the proposed vacation.

Sincerely yours,

Jamie Baker
Manager of Right-of-Way Services
MidAmerican Energy Company
Phone: 515-242-3980

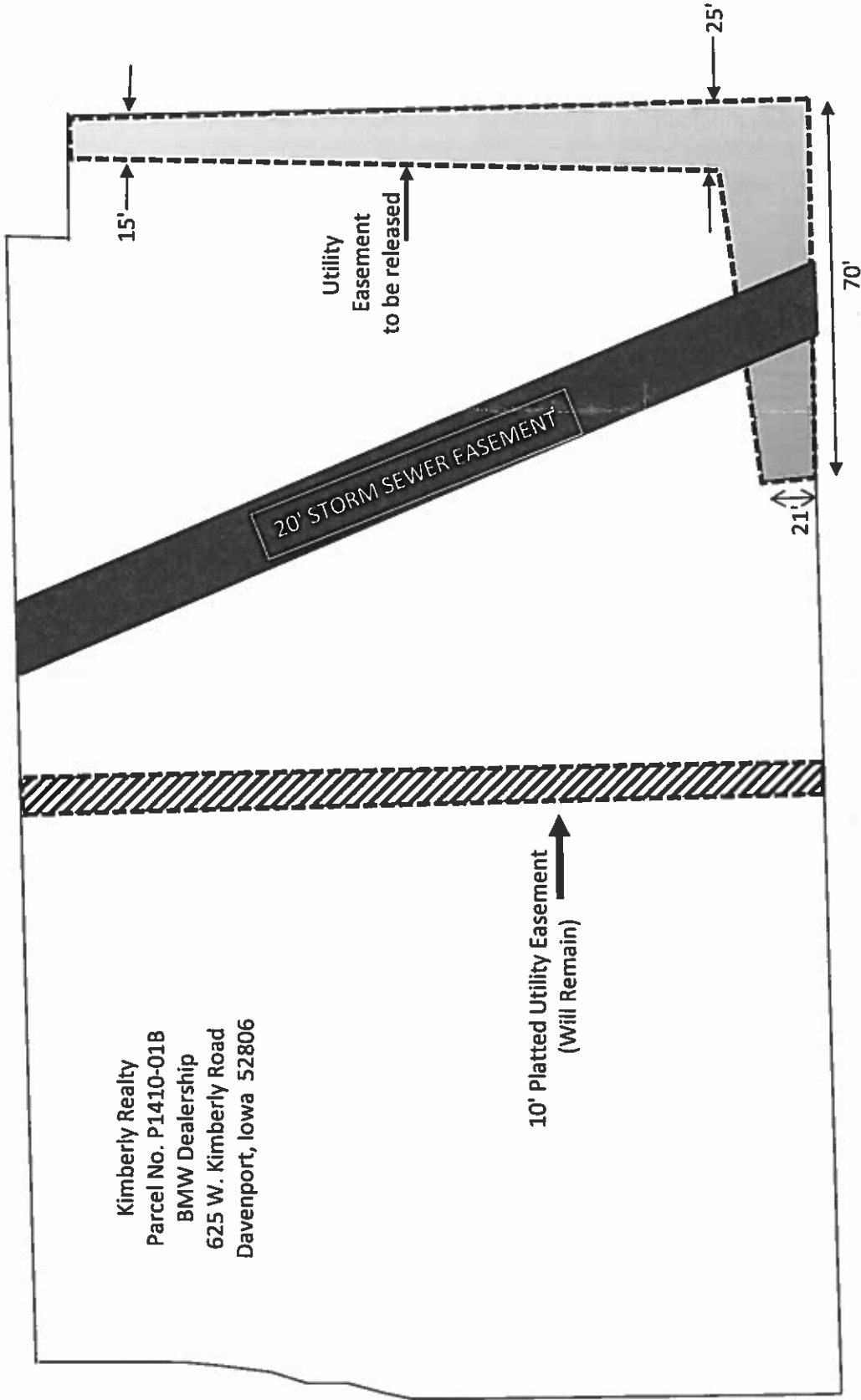


EXHIBIT "A"

W. KIMBERLY ROAD

Kimberly Realty
Parcel No. P1410-018
BMW Dealership
625 W. Kimberly Road
Davenport, Iowa 52806

GAINES STREET



 MidAmerican ENERGY OWNERS: A RELIABLE SOURCE OF POWER	Customer: Kimberly Realty		DR # N/A		
	Address: 625 W. Kimberly Road		Date: October 19, 2015		
	City: Davenport, Iowa 52806		Sec 14, T 78 N, R 3 E, 5th PM		
ROW Agent: DMC	Scale: Not to Scale				
Folder #: 226-15GR					
Job Desc: Release of a Public Utility Easement					

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD1/6/2016

Subject:

Second Consideration: Ordinance for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

Recommendation:

The Historic Preservation Commission forwards Case No. LL15-03 to the City Council with a recommendation for approval without any special conditions.

Please refer to the Commission's December 9, 2015 letter

The Commission vote for approval was 7-yes and 0-no.

Relationship to Goals:

Neighborhood enhancements.

Background:

The First Federal Savings and Loan Association building was constructed in 1965-66 at the prominent downtown Davenport corner of 3rd and Main streets. The modern design stands out as significant historically and architecturally in downtown Davenport. At the time of construction, First Federal Savings and Loan Association was noted as the largest institution of its kind in eastern Iowa and western Illinois, and the modern design by the Bank Building and Equipment Corporation of St. Louis brought national design significance to this improvement undertaken in downtown Davenport. First Federal Savings and Loan Association evolved and eventually closed in the 1990s.

The Historic Preservation Commission agrees with city staff that the property achieves consistency with Section 17.23.060B.A for its significance in the financial history of the community and the 1960s development of Davenport and Section 17.23.060B.B for its architectural design.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
▣ Ordinance	LL15-03 - Ordinance
▣ Backup Material	LL15-03 - Historic Preservation Commission Letter
▣ Backup Material	LL15-03 - Staff Report
▣ Backup Material	LL15-03 - Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/14/2016 - 9:11 AM

ORDINANCE NO. 2016-

AN ORDINANCE for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby designated a Local Landmark. The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lots 8, 9 and 10, Block 43 of LeClaire's Addition to the City of Davenport, Scott County, Iowa.

Said tract contains 28,800 square feet more or less.

The Historic Preservation forwarded Case LL15-03 to the City Council with a recommendation for approval without any special conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

December 9, 2015

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of December 8, 2015, the Historic Preservation considered Case No. LL15-03 being the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street.

The Historic Preservation Commission forwards Case LL15-03 to the City Council with a recommendation for approval without any special conditions.

Respectfully submitted,



John L. Frueh, Chairperson
Historic Preservation Commission



City of Davenport
HISTORIC PRESERVATION COMMISSION

Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: December 10, 2015
Location: 131 West 3rd Street
Historic Name: First Federal Savings and Loan Association
Case: LL15-03
Applicant: Michael Allen on behalf of North Block LLC.

Introduction:

Staff is in receipt of an application to nominate the First Federal Savings and Loan Association located at 131 West 3rd Street a Local Historic Landmark.

Attachments:

Application

Discussion:

The First Federal Savings and Loan Association building was constructed in 1965-66 at the prominent downtown Davenport corner of 3rd and Main streets. The modern design stands out as significant historically and architecturally in downtown Davenport. At the time of construction, First Federal Savings and Loan Association was noted as the largest institution of its kind in eastern Iowa and western Illinois, and the modern design by the Bank Building and Equipment Corporation of St. Louis brought national design significance to this improvement undertaken in downtown Davenport. First Federal Savings and Loan Association evolved and eventually closed in the 1990s. Various interior remodeling was undertaken from the 1970s to 1990s during its years as a financial institution, with more significant interior remodeling in the 2000s. Mississippi Valley Neighborhood Housing Services completed significant remodeling work throughout the interior of the building to create a new floor plan and build a steel reinforced concrete floor deck across the mezzanine area to create additional floor space on the second story in 2002, and the first story was then remodeled for the Social Security Administration offices in 2004.

Overall, the exterior of the building appears to retain excellent integrity. The overall design concept of the building reflects Modern design ideals, with the strong emphasis on vertical elements particularly emphasized in this building. The white marble exterior cladding for the steel/concrete building and vertical dark windows and panels create vertical lines that are further emphasized with the vertical stone fins on the solid elevator/stair tower on the north side. The rectangular bronze ornaments at the base of the window "columns" and accenting the base of the marble pillars provide minimal accents for this Modern design. The first story retains large dark-trimmed windows and granite cladding that provided openness to connect internal operations to exterior and contrasted with the upper materials. The original "air door" on the north façade was replaced with a glass door with dark trim, and the exit from the internal drive on the east end of the north façade was likewise enclosed with complementary large windows and glass entry door to this section of the building. These first story and upper story features are carried from the main elevation facing 3rd Street to the north around the secondary façade facing Main Street to the west. Vehicular entries to the basement parking and to the drive-through the building to the former drive-up banking windows are found at the south end of the west elevation. In contrast, the south and east walls provide smooth, solid expressions of material. The upper stories on the east and south are clad in solid white marble panels, further emphasizing the solidarity and success of the institution. The brown brick cladding on the first story and southeast corner appear to date to the 1975-76 remodeling to move the drive-through services to the exterior of the east side, with windows incorporated for the five added offices. The first story on the south side is constructed with open square

concrete block between dark granite clad columns. The open block design provides ventilation for the interior drive. With the exception of the rerouted drive-through banking services drive and resulting first story changes on the east elevation and the removed corner sign, the exterior of the building continues to reflect the original design concept for the building.



17.23.060 Commission designation process.

- A. *Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.*

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

- B. *Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:*
1. *It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or*
 2. *It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or*
 3. *It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.*
- C. *Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.*
- D. *Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.*
- E. *Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.*

Pursuant to the City's agreement with the Iowa State Historic Preservation Office (SHPO), staff forwarded the application so it would provide its opinion. SHPO opined that the building would be better suited as a contributing resource in a Historic District. In that light, it does not appear that SHPO supports the nomination.

Recommendation:

Notably, the Historic Preservation Ordinance does not compel the Commission to consider the interior of a building or the age (i.e. at least 50 years old) when making its recommendation to nominate 131 West Third Street a Local Historic Landmark.

It is staff's opinion that the property achieves consistency with Section 17.23.060B.A for its significance in the financial history of the community and the 1960s development of Davenport and Section 17.23.060B.B for its architectural design.

Staff recommends the Historic Preservation Commission forward Case No. LL15-03 to the City Council with a recommendation that the First Federal Savings and Loan Association be designated a Local Historic Landmark.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan J. Rusnak', with a stylized flourish at the end.

Ryan J. Rusnak, AICP

Planner III

563-888-2022

rrusnak@ci.davenport.ia.us

Attachments:

Application

Letter from the State Historic Preservation Office (SHPO)



City of Davenport

Nomination No: _____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 131 W. 3RD STREET

Legal Description of the Property: Subdivision Name: LECLAIRE'S 1ST ADD

Block: 043 Lot: 010

Historic Name (or proposed historic name): FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION BUILDING

Date listed on *National Register of Historic Places* (if applicable): N/A

(If listed, NRHP Site No. #82-10-_____)

NRHP Historic District (if applicable): N/A

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____ (check one)

Owner(s) of Record: NORTH BLOCK LLC

Owner(s) Address: (Name) NORTH BLOCK LLC

(Street) 3701 LINDELL BLVD.

(City, State & ZIP) ST. LOUIS MO 63108

Owner(s) Telecommunications: Work: 314-446-4529 Home: _____ Mobile: _____
Fax: _____ Email: GARY@RESTORATIONSTL.COM

Current Use of the Property: VACANT

Original Function of the Property: FINANCIAL SERVICES

The Petitioner shall submit the following information:

- (1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)
- (3) Physical Description of the Property: _____ (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1966 Architectural Style: MODERN MOVEMENT
Building Materials: Foundation: CONCRETE Walls: MARBLE, CONCRETE
Roof: FLAT- ASPHALT Other: _____
Distinctive Features: MARBLE CURTAIN WALL

Alterations: 1975- INFILL OF INTERIOR DRIVE-THROUGH

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030¹.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

- (5) A list of major bibliographical references.

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Owner(s) of Record or Authorized Agent

10/22/2015
Date

MICHAEL ALLEN, DIRECTOR
PRESERVATION RESEARCH OFFICE

¹ Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:

Received by: _____

Commission Secretary or Designee Date

Is application complete? Yes No

If not, explain: _____

Historic Preservation Commission
City of Davenport, Iowa
Nomination for the Davenport Register of Historic Properties

Continuation Sheet:

Davenport Register of Historic Properties
Individual Property Nomination
First Federal Savings and Loan Association Building

3. Physical Description of the Property

The First Federal Savings and Loan Association Building is located at the southeast corner of Main and Third Streets in downtown Davenport, Iowa. The reinforced concrete building is three stories with a flat roof, core stair and elevator tower on its principal elevation, and primary wall cladding of white Vermont marble. The building retains its historic appearance very strongly, with only some exterior modifications apparent.

The primary elevations face Main and Third Streets and repeat the same fenestration on the upper two levels. The base of the building on Third Street is divided into four wide openings glazed with reflective glass, and two recessed entrances. The entrance at the right of the service tower, which has a blind mass, is the main entrance to the lobby. Piers between the openings on the first floor, and cladding on the Main Street elevation, is polished red granite. On Main Street, the first floor presents four paired vertical windows, a lobby entrance and two vehicle bays. The vehicle bay at the south extends through the building.

Above the first floor, the wall system features vertical piers of marble alternating with vertical window bays cased in marble. These bays are divided into floors and spandrels by framing, but are glazed continuous with gray glass. At the base of each window bay is a projecting pyramidal metal spandrel of the same pattern as smaller ornaments at the base of each marble pier. The tower sports ribs that run in pairs to rise above its height on three sides.

The south and east elevations are blind, with grids of marble panels on the upper floors above brick base cladding (the east) and brick piers with runs of patterned concrete block openwork (the south).

The interior of the building reflects some original features, including the basement and first levels. Lobbies at Third Street and Main Street retain primary historic features and finishes, such as marble floor and wall cladding as well as gold elevator doors and trim. Square columns are visible throughout the first floor, but largely finishes reflect a 2004 remodeling by the Social Security Administration. The biggest change in the interior is the 200 construction of a floor across the opening at the center of mezzanine, which terminated the historic visual connection between the first and second floors. Additionally upper floors have had their floor plans changed with the installation of new partitions. Some historic walls and trim remain.

4. Statement on Designation Criteria

The First federal Savings and Loan Association Building, constructed in 1965-66, meets Designation Criteria B for its embodiment of the Modern Movement architectural style associated with the designers of the Bank Building and Equipment Corporation (BBEC). St. Louis-based BBEC was a major national designer of financial architecture with works spanning the period between 1913 and 1991. Between 1950 and 1965, under the direction of chief designers W.A. Sarmiento and later William F. Cann, BBEC produced hundreds of bank and financial services buildings around the nation that were exclusively in Modern Movement styles.¹ BBEC introduced Modern Movement architecture to many towns and cities by persuading financial services companies to embrace its design philosophy. After World War II, banks and saving and loans found assets growing, and sought to build new buildings to both handle and announce growth to customers. By the early 1950s, most new financial services buildings were in the Modern Movement style. In Davenport, the First Federal Savings and Loan Association Building represented the first Modern Movement financial services building built between 1950 and 1970. This building is associated not only with national design trends, but also with a nationally-significant design firm that spread Modern Movement architecture to a breadth of the nation unmatched by most peers.

Davenport's financial services industry was noted as far back as the 1860s, with two banks large enough to build major new buildings in the 1910s and 1920s in downtown. Earlier buildings, the Union Savings Bank Building (229 Brady) and the Scott County Savings Bank (302 Brady), are in classical styles. In 1923, the merger of the First National Bank and the Iowa National bank produced a nine-story neoclassical building designed by Chicago architects Childs & Smith at 201 W. 2nd Street. One year later, the merger of the Union Savings Bank, Davenport Savings Bank and Scott County Savings Bank resulted in the six-story addition atop an earlier bank building at 229 Brady Street. This expanded building demonstrate classical design principles. The German Savings Bank, also absorbing smaller banks, rose to build the tallest building in downtown Davenport in 1927, located at 203 W. 3rd Street.

In 1925, Davenport city directories list 11 financial institutions. Comparatively, Bettendorf had one bank, and Rock Island had two. Circumstances would change drastically during the Great Depression, and many financial institutions in the Quad Cities closed. By the 1930s, Davenport had two banks and two savings and loan associations, making it the financial center of the Quad Cities. Within the Quad Cities, only Rock Island had a bank by 1940. Davenport emerged from the Depression as the leading center of banking and investment in the Quad Cities, and even saw rise to a new bank by the late 1940s. By 1965, Davenport city directories reported four banks and two savings and loan institutions.

Incorporated in December 1933, the First Federal Savings and Loan Association was one of the institutions that emerged during the Great Depression.² First Federal's operating budget soared from \$5,487 in 1935 to \$287,776 in 1941. The savings and loan association was able to purchase the Lane Building at 131 W. 3rd Street by 1939, after having leased in for three years. After World War II, First Federal Savings and Loan Association continued its rise. Assets were

¹ Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

² "First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

reported at \$14.8 million in 1947 and \$53.5 million in 1959.³ By 1966, the First Federal Savings and Loan Association had become the largest savings and loan in eastern Iowa and western Illinois, and had financed 24,805 homes in the previous year. First Federal specialized in financing home construction and purchase, aiding in capitalizing Davenport's growth in the mid-twentieth century. First Federal Savings and Loan Association had become testament to Davenport's trajectory out of the Great Depression, as well as to its financial centrality to its region for over a century. Alongside the rise of the institution, Davenport grew as population increased from 66,039 in 1940 to 88,981 in 1960. By 1964, the expenditures for residential construction in Davenport, including that financed by First Federal, reached \$21.9 million.⁴

By the middle of the 1960s, downtown Davenport was amid concerted urban renewal. New construction projects included the Davenport Public Museum, Davenport YMCA, the Lee Building, the Clayton Motor Hotel, Davenport Motor Inn Motel, the Priester Construction Company Building, a new public library building designed by Edward Durrell Stone, two parking garages and many building remodeling projects. Most of the new construction embraced Modern Movement design, which was widely viewed as the appropriate expression of urban "facelift" projects around the country. New interstate highways completed the package, alongside discussions about larger multi-block redevelopment projects.

The directors of the First Federal Savings and Loan Association decided to invest in the renewal of downtown, and purchased two older commercial buildings adjacent to their building in 1963. Here the First Federal Savings and Loan Association would build a new modern headquarters worthy of its stature in Davenport's development as well as in line with the civic redesign of downtown Davenport. The opportunity to design a new building also presented the chance for both First Federal and Davenport to embrace the national trend toward financial services architecture in the Modern Movement style. Construction of the Fifth Avenue Branch of the Manufacturers Hanover Trust in New York City in 1954, designed by Skidmore Owings & Merrill, told the nation that the look of bank architecture had rapidly changed. The Manufacturers Hanover Trust broke from precedents that relied on classical details connoting security and strength, to embrace the International Style. There was no ornament, and no symbolism. Instead the new bank building displayed its structural system beneath glass curtain walls, and the interior had an open floor plan. Architects quickly responded by designing a new generation of Modern Movement banks that embraced open interiors with ample natural light, striking minimalist exteriors and, eventually, drive-through lanes for automobile banking.⁵ The Manufacturers Hanover Trust only gave the movement an icon, and was not the origin of Modern Movement financial architecture; BBEC President Joseph Gander noted that 90 percent of banks were in Modern Movement styles as early as 1953.⁶

When the First Federal Savings and Loan Association turned to BBEC to design its modern building, it was turning to an authority. BBEC was one of only a few architectural firms specializing in financial services architecture, and a leader in innovative thinking about Modern Movement architecture. Although the firm was primarily working on remodeling and recladding existing buildings through 1953, by 1963 it had completed many of its own original works. The

³ Ibid.

⁴ "Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.

⁵ Dyson, Carol and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000.

⁶ Huffaker.

company's chief architect from 1950 through 1965 was W.A. Sarmiento, a native of Peru who would design some of America's most significant modernist buildings, including Newport Balboa Savings (1954; 1960) in Newport Beach, CA; First Security Bank (1955) in Salt Lake City, UT; Glendale Federal Savings & Loan (1958) in Glendale, CA; Liberty National Bank & Trust in Louisville, KY; and the Phoenix Financial Center (1964; 1970) in Phoenix, AZ. BBEC's other designers, including W.G. Knoebel and William F. Cann, also were talented and well-regarded. While headquartered in St. Louis since its founding in 1913, BBEC was active widely. BBEC also had offices in New York, San Francisco, Atlanta, Chicago, Dallas, Miami and Mexico by 1956.

BBEC emphasized not only the aesthetic distinction off modern architecture, but its cost efficiencies and business effectiveness. BBEC promoted design ideas such as dramatic curtain walls, luxurious interior lobbies (with wall-to-wall carpeting or terrazzo floors, murals, fountains and other features), open floor planning, exterior plazas, and the hint of monumentality in sweeping staircases and material finishes. BBEC broke from the vernacular bank tradition of having a symmetrical, classical composition, in favor of often asymmetrical compositions relying on masonry masses for dramatic effect and glass or glass and metal curtain walls for cladding. Some BBEC banks were clad in stones, especially in larger cities where clients had greater assets. Yet the BBEC design philosophy also embraced mass materiality, so its prowess was rooted in producing striking works of modern design that also were not unrealistically expensive for smaller institutions to build. This BBEC's works were found often in smaller cities and towns where other major modernist designers did not work.

BBEC received several contracts for financial services buildings in Iowa between 1945 and 1970, and designed buildings both large and small depending on the scale of the locality. All of these buildings are in modernist styles. Iowa buildings by BBEC identified so fare include: the German Bank Building of Iowa in Walnut (pre 1950); State Savings Bank in Council Bluffs (1946; W.G. Knoebel, lead designer); the Burlington Federal Savings and Loan Association Building in Burlington (1963; William F. Cann, lead designer); the National Building of Waterloo Building in Waterloo (c. 1954); the Union National Bank and Trust Company Building in Ottumwa (c. 1956); and the Clinton National Bank Building in Clinton (1954).⁷

Architect William F. Cann, designer of the First Federal Savings and Loan Association Building, was the principal designer of several works by BBEC in the 1960s. Cann's design for the Burlington Federal Savings and Loan Association Building pre-dated his work for the First Federal Savings and Loan Association Building, but demonstrates similar design principles. The one-story building in Burlington is on a far more modest scale than the larger building in Davenport, but its placement at the street corner gives it similar prominence. The Burlington Federal Savings and Loan Association Building makes use of glass, aluminum, stone panels and brick in geometric contrast, which demonstrates Cann's novel approach to the "bank box."⁸ The smaller building's materials emphasize the creativity inherent in mass-produced materials, while embracing some natural materials like stone that offset the severity of the glass and

⁷ Huffaker, *Defining Downtown*, Iowa Inventory; (<http://www.midcenturybanks.recentpast.org/architecture/featured-buildings/itemlist/category/17-iowa>). Accessed 22 October 2015; also Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

⁸ Frevert, Mackey and McCarley, p. 3.

aluminum systems.⁹ Other Iowa buildings by the company seem to point the way toward architectural characteristics of the First Federal Savings and Loan Association Building as well. The ribbed curtain walls on the Union National Bank & Trust Company in Ottumwa (1956), for instance, echo Cann's primary elevation patterns in Davenport. The Iowa banks demonstrate BBEC's long-term refinement of modernist design principles, façade treatments and interior organization.

For the \$1.2 million First Federal Savings and Loan Association Building, Cann turned to BBEC's philosophy and created a strongly-articulated three-story modern building. Here Cann delved into a BBEC tendency that actually put it at odds with other modernist designers: the architect concealed the structure beneath a curtain wall of white Vermont marble, a conspicuously heavy material. Above the base of the building, clad in polished granite and storefront glazing, the building's street-facing walls consist of ribbed vertical rises of marble punctuated by recessed vertical window bays glazed with dark glass above pyramidal spandrel panels at the base. The building's visual anchor is the stair and elevator tower, adjacent to the primary entrance. The First Federal Savings and Loan Association Building offers a stark contrast between its open first floor, where much of the envelope is glass on the primary elevation, or broken for windows and the drive-through entrance on the other elevation, and its hermetic upper body. The resulting design emphasizes geometric mass, but also fosters a verticality that belies the relatively low mass. Cann's vertical window lines and tower are monumental features in line with BBEC's philosophy that even small bank buildings should exemplify the stature of the institution.

One innovation that Cann implemented was the bank's first-ever drive-through banking facility. The architect concealed that function completely inside of the building, although a 1975 expansion of office space relegated that function to the exterior at the east. Cann placed an entrance to the drive-through and to enclosed parking at the west of the building. This modern convenience was paired with a spacious, inviting interior lobby, accessed through an "air door" on Third Street where air was temperature controlled around the entrance. Lighting was recessed. The interior provided teller stations, ground-floor offices and an installation of nine marble plaques by local artist Robert Campbell extolling the deeds of significant Davenport historic figures. Floating staircases or three modern elevators led to the mezzanine, where the loan department was located, or the third floor operations area. Red lobby carpeting gave way to charcoal carpeting above, to differentiate the functional use of each floor. The exterior was accented with a corner time/temperature sign, lighting and BBEC-designed sidewalk heating.

Upon completion of the building in 1966, Cann stated that his design attempted to deploy a design philosophy rooted in the concept of "form follows function." The architect stated that he chose materials that allowed design freedom, and give the building a "dynamic image" without being "flamboyant."¹⁰ Cann believed that the street elevations were a "face" for the building and needed to be as modern and inviting as the interior. The architect already had dealt with the challenge of building the new building in two phases to allow for continued operation in the old building during construction.

⁹ Ibid.

¹⁰ "Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," Davenport Times-Democrat, 16 June 1966.

The First Federal Savings and Loan Association Building project came at the end of BBEC's embrace of modernism, and its later designs were far less stylistically interconnected. Cann took over the role of chief designer in 1965, after Sarmiento's famous reign and at the end of the strongest influence of the International Style on American architects. When Davenport's next modern financial services building would rise in 1967, when the First National Bank built a facility at 1606 Brady Street designed by local architects Stewart-Robinson-Laffan, the influence of the First Federal Savings and Loan Association Building was apparent. The later Davenport Bank and Trust Company Building (1971-2) at 229 W. 3rd Street shows continued influence of Cann's design. However, the late 1960s proved to have only a brief modernist era in financial architecture in Davenport. When the Citizen Federal Savings and Loan building was completed at 101 W. 3rd Street in 1975, less than ten years after the First Federal Savings and Loan Association Building, a new era of stylistic influence was evident.

The First Federal Savings and Loan Association closed in 1990. After the closure, the building's later users modified the interior to some extent, but no to the point where many of Cann's features can still be seen. The exterior of the building remains in nearly original condition, with the exception of some brown brick cladding on the first story that dates to remodeling in 1975-6.

5. Major Bibliographic References

Building permits, City of Davenport, Public Works. Davenport, Iowa.

City directories. Davenport Public Library; Davenport, Iowa.

Dyson, Carol and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000.

"First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

"Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," *Davenport Times-Democrat*, 16 June 1966.

Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

"Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.









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SITES

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PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

December 7, 2015

Mr. Ryan Rusnak, AICP
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52803

Dear Mr. Rusnak,

Thank you for sending the landmark nomination for 131 West 3rd Street to our office for review and comment.

First Federal Savings and Loan Association Building was designed by the Bank Building and Equipment Corporation under the direction of William Cann and constructed in 1966. As such, the building is a good example of Modernism and the work of a major firm specializing in designing facilities for American financial institutions. Additionally, the First Federal Savings and Loan Association Building represents an important chapter in the the story of the Davenport interest in Modernism.

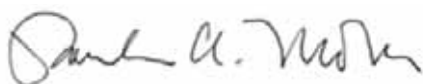
The exterior of the building has experienced alterations most notably the application of brown brick on the east elevation and changes related to the relocation of the drive-through banking services. Unfortunately, the interior integrity is significantly compromised and does not convey the building's original purpose as a financial institution.

While we understand that interior integrity is not a consideration in Davenport's local landmark ordinance, we suggest that a better designation for this building would be as a contributing resource to a larger downtown National Register district. This approach has two advantages: first, making the building eligible for state and federal historic tax credits. Secondly, a district will aid other property owners in accessing financial incentives that in turn support good preservation.

This review does not constitute comment for the purposes of Section 106 of the National Historic Preservation Act, the Historic Preservation and Cultural Entertainment District Tax Credit Program, or the Federal Historic Preservation Tax Incentives Program.

Thank you again for giving us the opportunity to review this landmark nomination.

Sincerely,



Paula A. Mohr, Ph.D.
Architectural Historian
Certified Local Governments Coordinator

TO BE PUBLISHED IN THE DECEMBER 30, 2015 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1609608 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. ROW15-10: Request of the City of Davenport – Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide North-South of alley located south of West 3rd Street between Scott Street and Western Avenue, adjacent to the west side of the Heritage High Rise at 501 West 3rd Street. This is the undeveloped (unpaved) portion of the alley containing 2,420 square feet, more or less.

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on

the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the point of beginning.

The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Case No. LL15-03: Request of North Block, LLC for a Local Landmark Designation of the First Federal Savings and Loan Association Building at 131 West 3rd Street. The purpose of the nomination is to recognize the property's individual architectural and historical significance. (North Block, LLC, petitioner LL15-03). [3rd]

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lots 8, 9 and 10, Block 43 of LeClaire's Addition to the City of Davenport, Scott County, Iowa.

The Historic Preservation Commission unanimously recommended approval of the petition at its December 8, 2015 public hearing.

A public hearing on these ordinances will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, January 6, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1609608.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Brian Heyer, 563-326-6156
Wards: 7

Action / Date
COW1/20/2016

Subject:

Resolution authorizing the conveyance of vacated public right of way lying immediately west of 4645 Brady Street as shown on Lyngholm now Auditor's Addition to the City of Davenport. I.H. Mississippi Valley Credit Union, petitioner. [Ward 7]

Recommendation:

Approve the resolution.

Relationship to Goals:

Neighborhood development.

Background:

In October 2015, the City Council approved the vacation of the land which was formerly platted as part of a proposed frontage road to Brady Street. The frontage road was never constructed. The proposed conveyance will be subject to existing utilities and easements of record. This references case ROW15-08.

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	1/14/2016 - 11:38 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/14/2016 - 2:00 PM
City Clerk	Admin, Default	Approved	1/14/2016 - 3:16 PM

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
COW1/20/2016

Subject:

Resolution approving Case No. F15-17 being the final plat of Lafayette Square First Addition, being a replat of all of Lots 5, 6 and 7 and part of Lot 8 of Block 17 of the Original Town of Davenport, located South of West 4th Street between Gaines Street and Western Avenue containing 1 commercial lot. [Ward 3]

Recommendation:

Findings:

- The development is in full conformance with the comprehensive plan "CBD" Central Business District designation.
- The rezoning promotes redevelopment and promotes efficient city service delivery.

The City Plan and Zoning Commission recommends Case No. F15-17 be approved subject to the following conditions:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met.
3. That the plat be tied to either two existing subdivision corners which are identified on the plat or two quarter section corners which are identified on the plat.
4. That the abutting public walk be brought up to current code/ADA standards.
5. That if existing lateral(s) are used they will need to be inspected and approved, otherwise they are to be abandoned at the main.
6. That the owner/developer address is shown.

The Commission vote for approval was 7-yes, 0-no and 1-abstention (Tallman).

Relationship to Goals:

Added emphasis on economic development.

Background:

The development has received approval through the Design Review Board as well as receiving administrative site plan approval through the zoning office. This plat consolidates several parcels into one lot to facilitate development of a 48-unit apartment building.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F15-17 Resolution only
▣ Backup Material	F15-17 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/14/2016 - 11:41 AM

Community Development Committee	Admin, Default	Approved	1/14/2016 - 11:42 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 11:43 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F15-17 being the final plat of Lafayette Square First Addition, being a replat of all of Lots 5, 6 and 7 and part of Lot 8 of Block 17 of the Original Town of Davenport, located South of West 4th Street between Gaines Street and Western Avenue containing 1 commercial lot. [3rd Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Lafayette Square First Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated November 18, 2015 and as follows:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met.
3. That the plat be tied to either two existing subdivision corners which are identified on the plat or two quarter section corners which are identified on the plat.
4. That the abutting public walk be brought up to current code/ADA standards.
5. That if existing lateral(s) are used they will need to be inspected and approved, otherwise they are to be abandoned at the main.
6. That the owner/developer address is shown.

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the attached waiver of assessment.

Approved:

Attest:

Frank J. Klipsch, Mayor

Jackie E. Holecek, City Clerk

November 18, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 17, 2015, the City Plan and Zoning Commission considered the Case No. F15-17 being the final plat of Lafayette Square First Addition, being a replat of all of Lots 5, 6 and 7 and part of Lot 8 of Block 17 of the Original Town of Davenport, located South of West 4th Street between Gaines Street and Western Avenue containing 1 commercial lot..

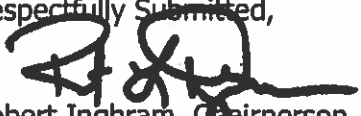
Findings:

- The development is in full conformance with the comprehensive plan "CBD" Central Business District designation.
- The rezoning promotes redevelopment and promotes efficient city service delivery.

The City Plan and Zoning Commission recommends Case No. F15-17 be approved subject to the following conditions:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met.
3. That the plat be tied to either two existing subdivision corners which are identified on the plat or two quarter section corners which are identified on the plat.
4. That the abutting public walk be brought up to current code/ADA standards.
5. That if existing lateral(s) are used they will need to be inspected and approved, otherwise they are to be abandoned at the main.
6. That the owner/developer address is shown.

Respectfully Submitted,


Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ED15-04 North Urban Renewal Area	F15-17 Lafayette Square 1st	F15-18 GreenAuto Park 1st					
Connell	P	Y	Y	Y					
D'Autremont	P	N	Y	Y					
Elgatian	EX								
Hepner	P	N	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	EX								
Maness	P	Y	Y	Y					
Martin	P	Y	Y	Y					
Martinez	P	Y	Y	Y					
Tallman	EX	ABST	ABST	Y					
		5-YES 2-NO 1-ABSTAIN	7-YES 0-NO 1-ABSTAIN	8-YES 0-NO 0-ABSTAIN					



City of Davenport
Community Planning & Economic Development Department
Final Staff Report

PLAN AND ZONING COMMISSION

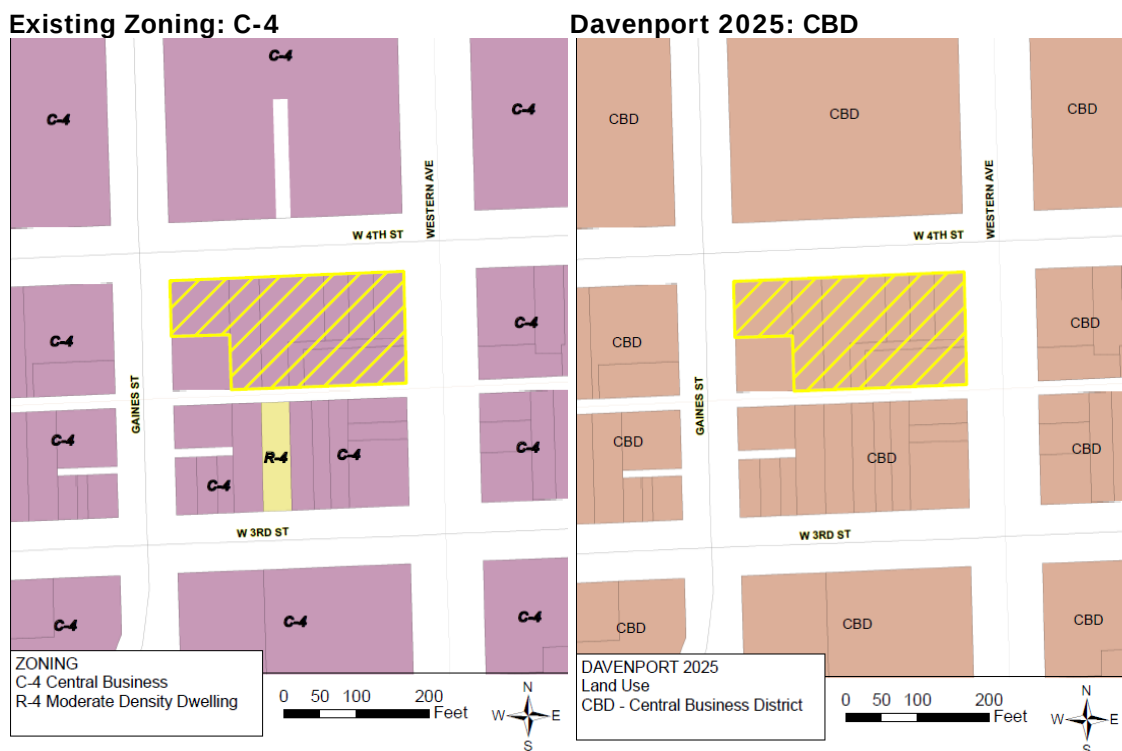
Meeting Date: 11-17-15
Request: Final plat: Lafayette Square Addition - 1 commercial lot
Address: 600 Block W 4th Street
Case No.: F15-17
Applicant: MWF Properties

INTRODUCTION

Petition of MWF Properties for a final plat on 0.98 acre, more or less, of real property located in the 600 Block of West 4th Street (south side). The plat consolidates several parcels into one commercial lot to facilitate development of a 48-unit apartment building.

Recommendation: City Staff recommend the Plan and Zoning Commission forward Case No. F15-17 to the City Council for approval subject to the listed conditions.

AREA CHARACTERISTICS:



Aerial Photos:



BACKGROUND

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Central Business District (CBD)

Descriptions:

Central Business (CBD) is truly a mixed-use designation, and includes residential and commercial uses of the highest density.

Relevant *Davenport 2025* Goals and Objectives:

1. *Strengthen the existing built environment.*

b. Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.

d. Increase the number of mixed-use neighborhoods and districts allowing higher intensity development..

2. Identify and reserve land for current and future development.

- a. Develop land use policies that permit development with a wide variety of building types, uses, and densities.*

Technical Review: (preliminary comments only awaiting full technical review)

Streets. The subject rezoning area is located along the south side of West 4th Street (an arterial street) and the east side of Gaines Street (a collector street). There is an alley to the south of the proposed development.

Storm Water. The stormwater infrastructure is located in both Gaines Street and Western Avenue.

Sanitary Sewer. Sanitary sewer service is also located in both Gaines Street and Western Avenue. Both lines are 8-inch in diameter.

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately 1-block from the Central Fire Station located at 425 W 4th Street.

Parks/Open Space. A green space area is being provided at the west end of the building at the intersection of 4th and Gaines Streets. This may be used for building expansion in the future. The site is nearby Lafayette Park which is located in the northwest corner of Gaines and West 4th Streets.

PUBLIC INPUT

This is a final plat and does not require notification.

DISCUSSION

The development has received approval through the Design Review Board as well as receiving administrative site plan approval through the zoning office. This plat consolidates several parcels into one lot to facilitate development of a 48-unit apartment building.

STAFF RECOMMENDATION

City Staff recommend the Plan and Zoning Commission forward Case No. F15-17 to the City Council for approval subject to the following conditions:

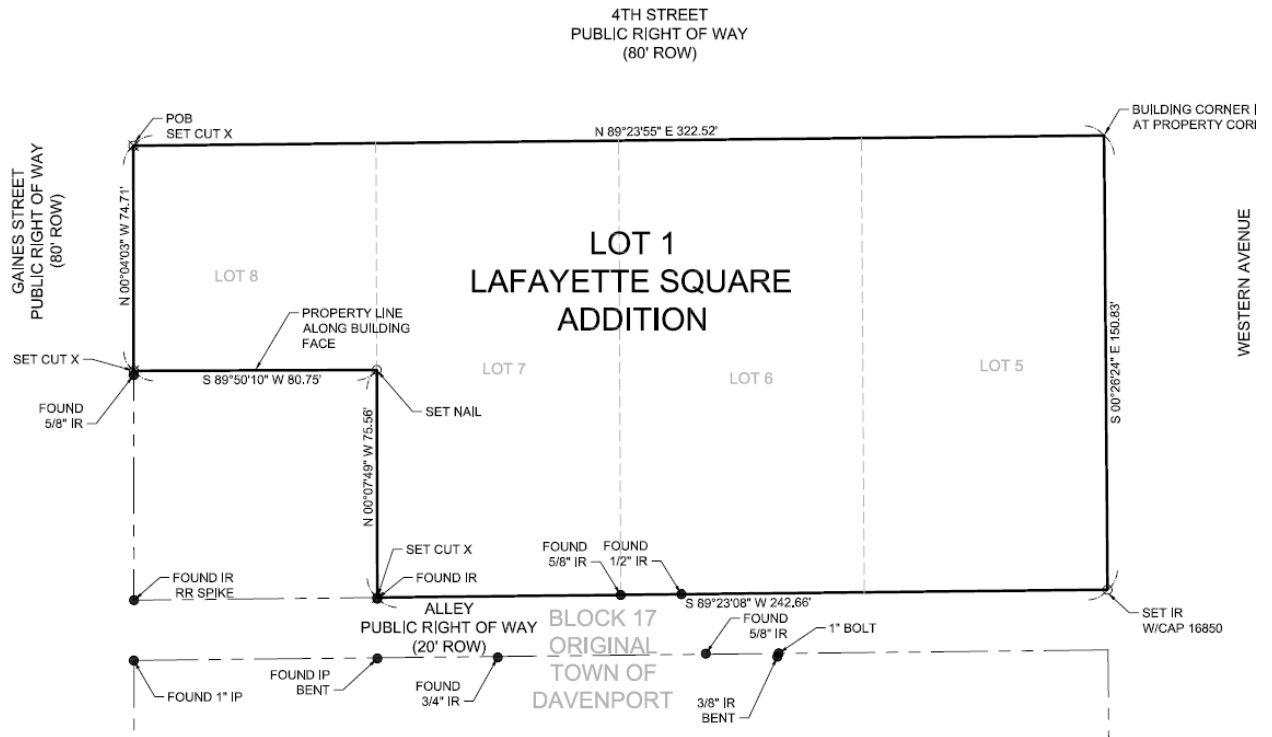
1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met.
3. That the plat be tied to either two existing subdivision corners which are identified on the plat or two quarter section corners which are identified on the plat.
4. That the abutting public walk be brought up to current code/ADA standards.
5. That if existing lateral(s) are used they will need to be inspected and approved, otherwise they are to be abandoned at the main.

Prepared by:

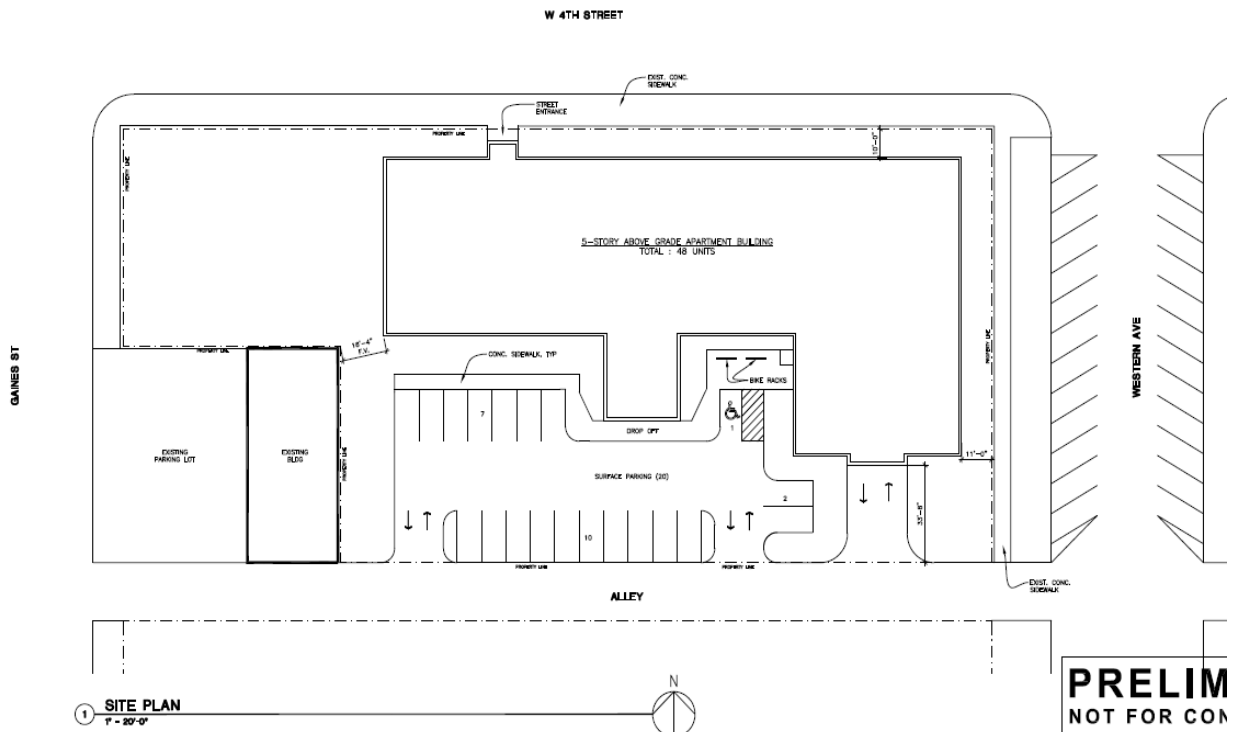
Wayne Wille, CFM

Planner II
Community Planning Division

Plat



Site plan



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 8

Action / Date
COW1/20/2016

Subject:

Resolution approving Case No. FDP16-01 being the petition of Menards, Inc. to amend the existing PDD final development plan by adding a 56,477 square foot, more or less, addition to the climate controlled self-storage area at 110 West 53rd Street. [Ward 8]

Recommendation:

Findings

- The development is in full conformance with the comprehensive plan.
- The plan continues the interim use of this building.

The City Plan and Zoning Commission forwards Case No FDP16-01 to the City Council with a recommendation for approval as per the attached site plan.

The Commission vote for approval was 9-yes, 0-no and 0-abstention.

Relationship to Goals:

Added emphasis on economic development.

Background:

The proposal is to construct a 56,477 square foot addition to the climate controlled storage facility adding 210 more climate controlled units. This will increase the total square foot area of storage buildings to 197,256 square feet of which 134,605 square feet or just over two-thirds (68%) is climate controlled. This will increase the total number of storage units on site from 487 to 697 of which 456 or approximately two-thirds (65%) are climate controlled. The property remains for sale.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
□ Resolution Letter	FDP16-01 Resolution only
□ Backup Material	FDP16-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/14/2016 - 11:41 AM
Community Development Committee	Admin, Default	Approved	1/14/2016 - 11:43 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 11:43 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP16-01 being the petition of Mernards, Inc. to amend the existing PDD final development plan by adding a 56,477 square foot, more or less, addition to the climate controlled self-storage area at 110 West 53rd Street. [Ward 8]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for Menards, Inc. (FDP16-01) is hereby approved and accepted pursuant to all the listed findings and the condition in the City Plan and Zoning Commission letter dated January 16, 2015 being approved as per the attached site plan;

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:

Attest:

Frank J. Klipsch, Mayor

Jackie E. Holecek, City Clerk



City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

January 06, 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of January 05, 2015, the City Plan and Zoning Commission considered Case No. FDP16-01 being the petition of Menards, Inc. to amend the existing PDD final development plan by adding a 56,477 square foot, more or less, addition to the climate controlled self-storage area at 110 West 53rd Street.

The Commission forwards Case No. FDP16-01 to the City Council with a recommendation for approval subject to the site plan attached to the staff's report.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	FDP16-01 Menards Inc	F16-01 Utica Corners 8th Subd						
Connell	P	Y	Y						
D'Autremont	P	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	P	Y	Y						
Tallman	P	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: January 05, 2016
Request: Expand climate controlled storage facility
Address: 110 West 53rd Street
Case No.: FDP15-06
Applicant: Tyler Edwards on behalf of Menards, Inc.

Recommendation:

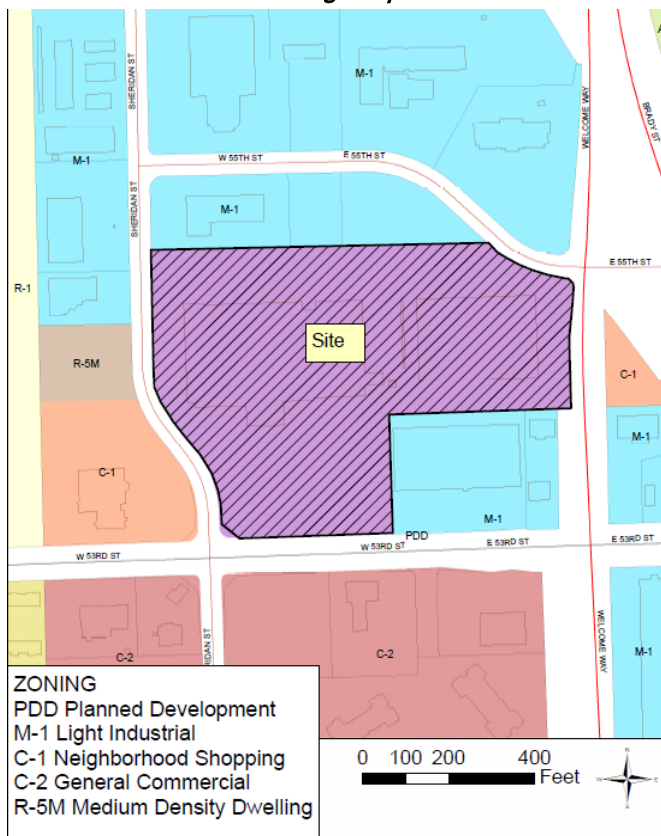
Staff recommends the City Plan and Zoning Commission forward Case No FDP16-01 to the City Council with a recommendation for approval subject to the stated condition.

Introduction:

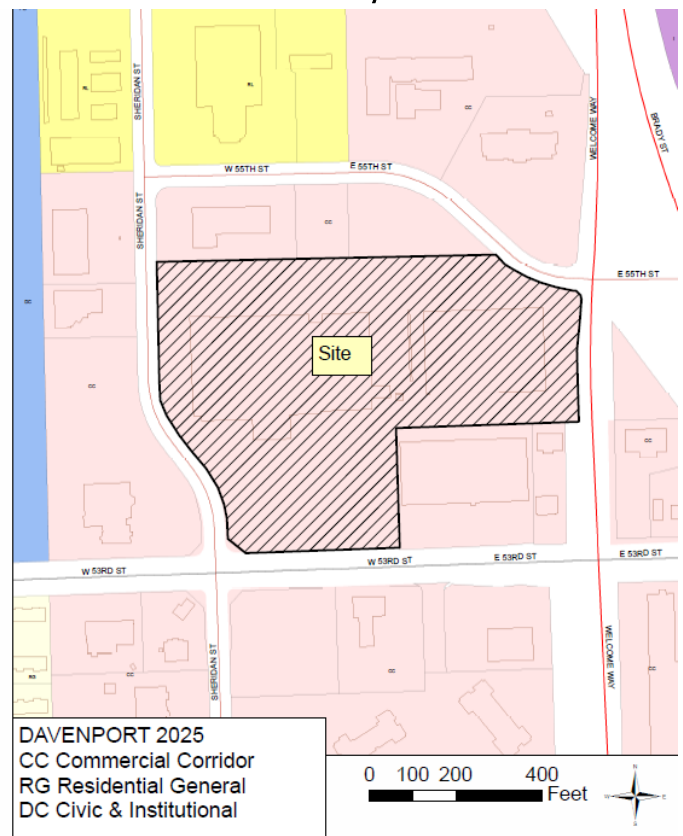
Petition of Tyler Edwards on behalf of Menards, Inc. to amend the existing final development plan by adding a 56,500 square foot, more or less, addition to the climate controlled self-storage area at 110 West 53rd Street.

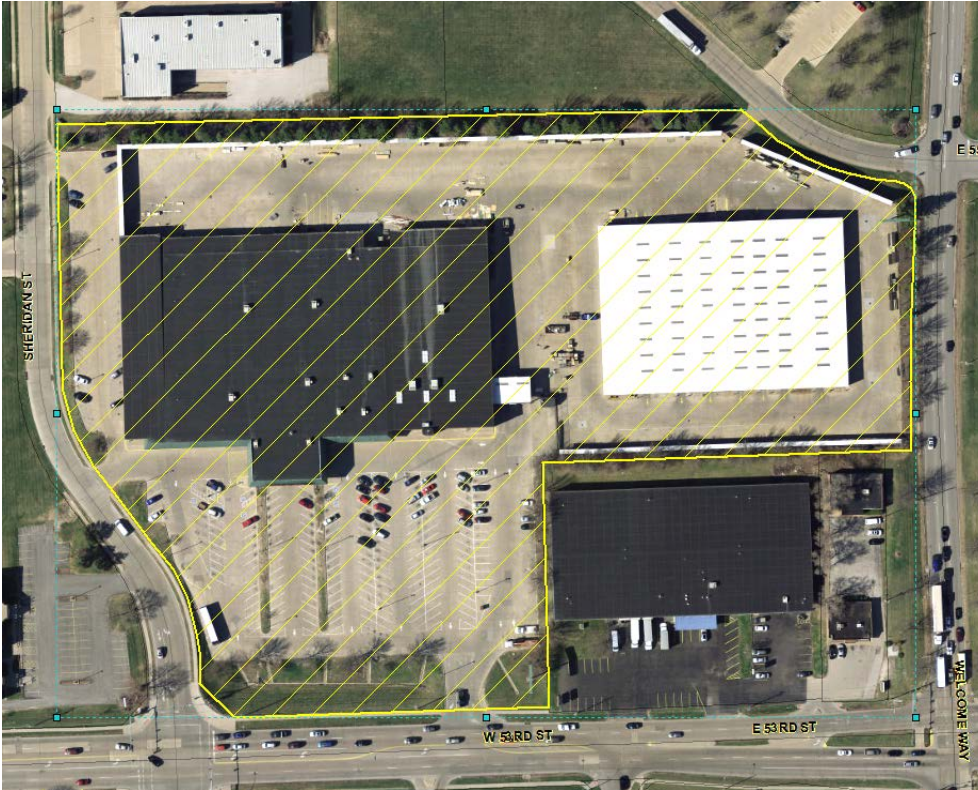
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: *Commercial Corridor (CC) identifies areas which are a) generally commercial in nature, b) oriented toward a major corridor, c) more intense than CN-Commercial Neighborhood, and d) less intense than CR-Commercial Retail. This category can be considered a transition... Higher density commercial uses are allowed with limited residential.*

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of underoccupied, abandoned, or vacant buildings/properties through adaptive reuse and infill.*

Create a positive business climate that encourages growth of existing and new businesses – *Retain existing and attract new businesses.*

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The property is currently zoned “PDD” Planned Development District.

Technical Review:

Streets. The property utilizes the existing street pattern. Access is from 53rd Street, an arterial street and Sheridan Street, a local street. No new access is proposed.

Storm Water. Storm water collection currently exists for the property along the west, south and northeast. No changes to the amount of impervious surface are proposed. Hard surface parking lot is being replaced by hard surface building. The amount of green space may slightly increase.

Sanitary Sewer. Sanitary sewer service is located along the west and south. Again no changes are proposed though it is likely usage will decrease.

Other Utilities. This is an urban area and normal utility services are available. CenturyLink has indicated that the serving cable to that building cuts across the south parking lot to 53rd St in Menards provided duct work. No other issues have been raised by the utility companies.

Emergency Services. The property is located approximately 2 miles from Fire Station No. 8 at 2802 East 53rd Street and 2-1/2 miles from Fire Station No 7 at 2302 West 67th Street. The climate controlled area is fully sprinkled.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces..

Public Input:

No public hearing is required for a Final Development Plan.

Discussion:

The proposal is to construct a 56,477 square foot addition to the climate controlled storage facility. This will increase the total square foot area of storage buildings to 197,256 square feet of which 134,605 square feet or just over two-thirds (68%) is climate controlled. The current total number of storage units on site is 487 of which 246 or approximately one-half (50%) are climate controlled. The petitioner has not yet indicated how many additional climate controlled units would be added.

According to the applicant:

The goal is to build over the existing parking lot and leave enough room for the few cars that visit the facility at any given time. The interior use will be the same as the existing facility with climate controlled self-storage units.

Seventeen (17) spaces are being provided at the front of the building (entrance). A side (western) parking lot remains containing fifty-five (55) spaces which the applicant determines to not be needed for the business. There is adequate area within the secured lot to accommodate additional customer parking for accessing the dock and other rear entrances of the main building as well as the secondary building.

Davenport does not have a parking rate for mini- or self-storage uses. Using the American Planning Association Parking Standards one minimum count of 1 space per 10 units requires 49 parking spaces. While this number does not appear excessive a review of industry standards and practices indicate that this number is quite high. Operationally the only requirement for a parking lot (per se) is at the office when people first rent a unit or pay their monthly fee. According to information obtained from a parking variance request (League City, TX a suburb of Houston) , renting a unit takes less than thirty (30) minutes Typically the client returns later to put their belongings into the unit taking approximately an hour. A residential client may access the unit a couple of times per year or only when they clean out the unit. A business client may access the unit at once per month depending on the materials stored. Self-storage is not a retail or office type business with clients coming and going. According to an architect who has designed over 200 storage facilities in 16 states, electronic access control yields good data to support lower parking rates. An hourly average

based on a twelve hour day is three (3) to four (4) customers per hour. These customers typically would be accessing their unit from the front entrance or from within the secured yard area.

Industry standards indicate that an average of four (4) to six (6) parking spaces are typically required. A previous demand study by the Self Storage Association indicated an average low of nine (9) and a high of seventeen (17) spaces when comparing region of the country with the North Central Region averaging between twelve (12) and thirteen (13) spaces. This study also compared size of the facility (number of units and rentable square footage) as well as the type of Market Area (commercial/retail) and population of the surrounding metro area.

North Central Region	12.6 spaces average
Number of units	7.8 spaces (for between 500 to 999 units)
Rentable Square Footage	7.1 spaces (for between 50,000 to 99,999 square feet).
Market Type	12.6 spaces (for commercial/retail market type)
Population of Metro Area	9.5 spaces (for 100,000 to 499,999 people)

Averaging the above averages yield a parking rate of 10 spaces (9.9). The applicant is providing seventeen (17) spaces which includes truck unloading in the front area. Accordingly, the west side parking area likely becomes unnecessary. Again adequate space for loading and unloading is also available in the fenced and secured area.

According to the applicant:

The front of the building will get a bit of a facelift with some tan block accent columns and a knee wall along with brown steel to match the existing building. The fence around the yard will remain in its current configuration. There will be some additional green space in front of the store added when the parking lot is removed.

The building will still be for sale and this additional area could be easily removed and the parking field restored for any future user. We are making this addition because we have had no interest from anyone wanting to purchase the building and the facility is 100% leased so we figured we would add more storage space while there is demand.

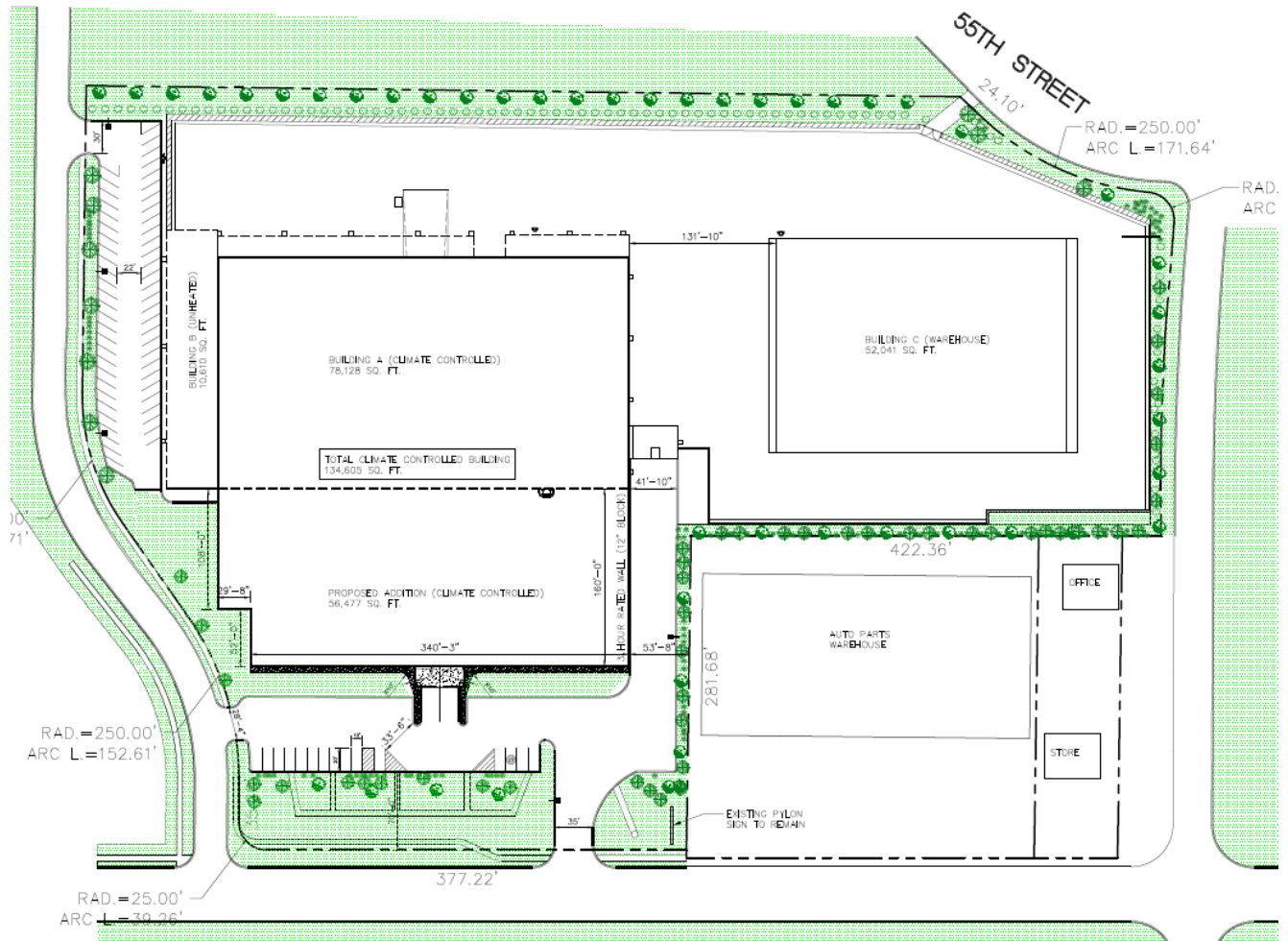
This compares to their Eau Claire, Wis. Facility which has 644 storage units of which 335 are climate controlled.

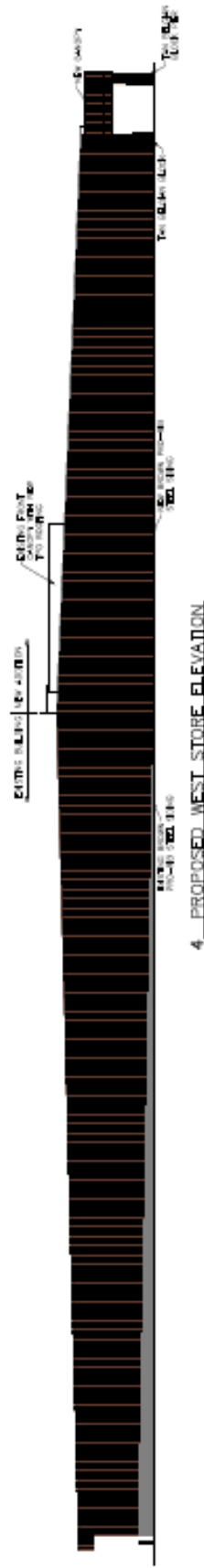
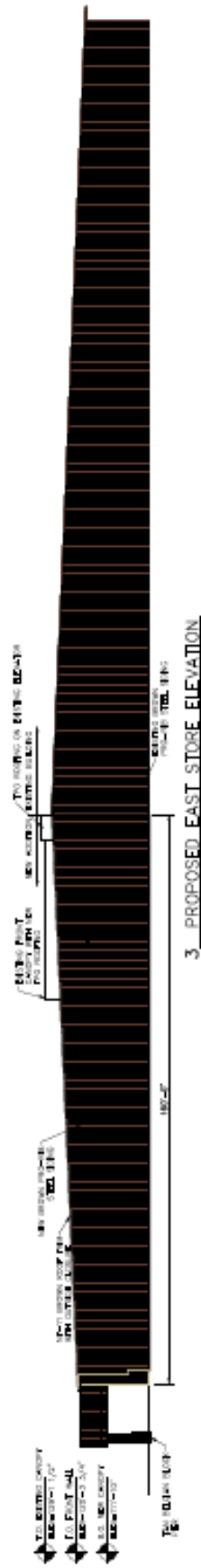
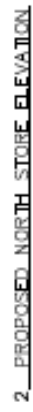
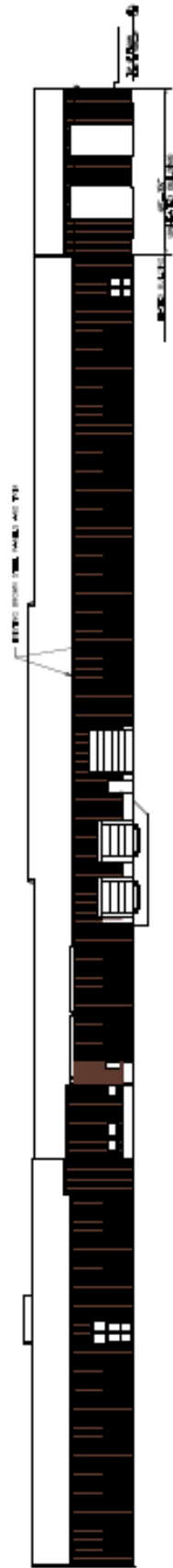
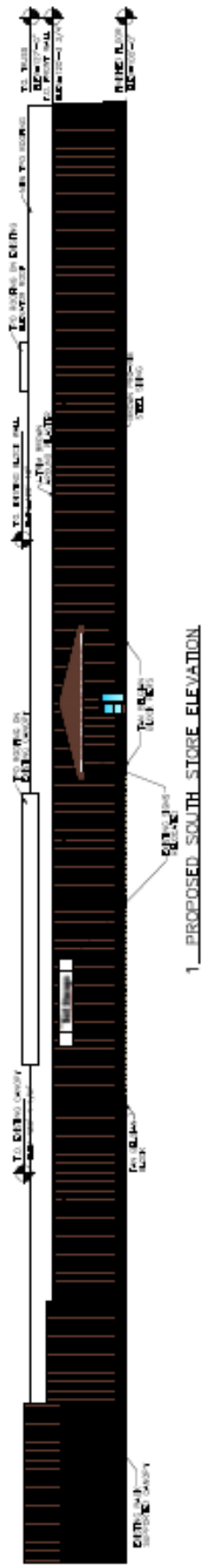
Staff Recommendation:

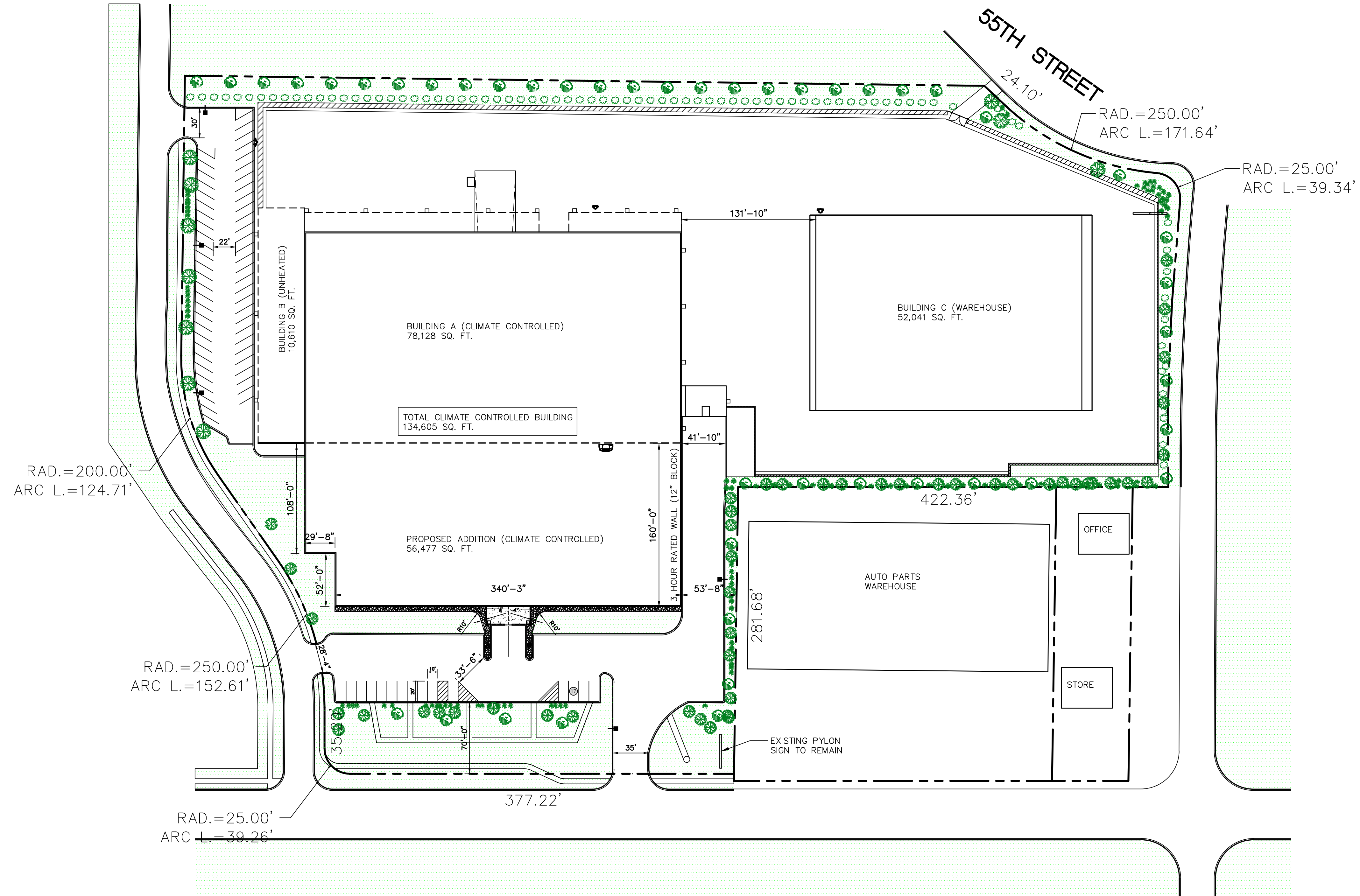
Staff recommends the City Plan and Zoning Commission forward Case No FDP16-01 to the City Council with a recommendation for approved as per the attached site plan.

Prepared by:

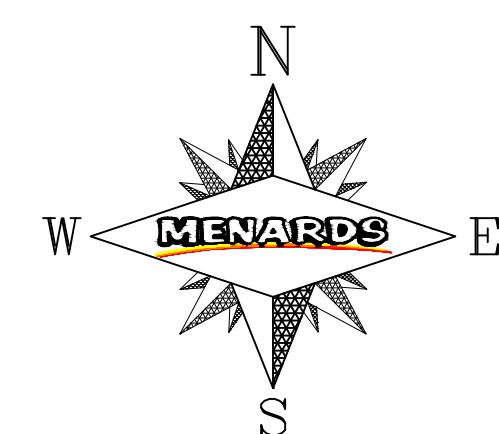
Wayne Wille, CFM
Planner II
Community Planning Division







LANDSCAPE LEGEND			
SYMBOL	SCIENTIFIC, COMMON NAME	SIZE	QTY.
	NORWAY SPRUCE	EXISTING TO REMAIN	85
	SUMMIT ASH (NO BERRIES)	EXISTING TO REMAIN	50
	ROYALTY CRAB	EXISTING TO REMAIN	33
	SPRING SNOW	EXISTING TO REMAIN	33
	VARIEGATED DOGWOOD	EXISTING TO REMAIN	41
	DARTS GOLD NINEBARK	EXISTING TO REMAIN	41
	WHITE POTENTILLA	EXISTING TO REMAIN	41
EXISTING GRASS TO REMAIN			

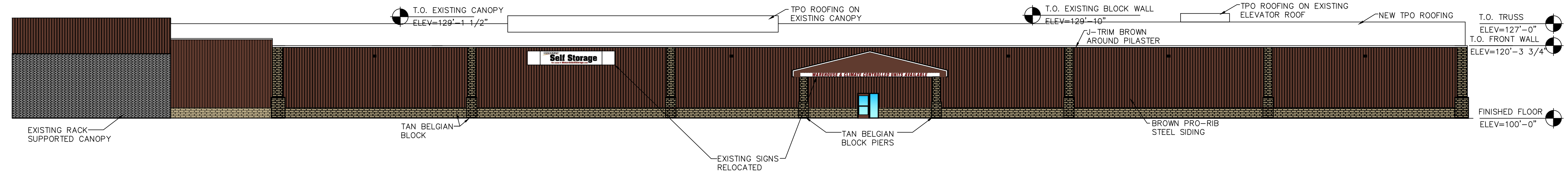


MENARDS

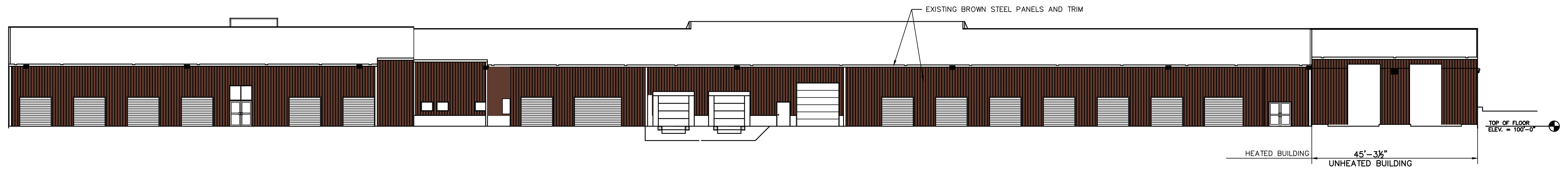
Davenport, Iowa
Site Plan Proposal
November 17, 2015
Scale: 1" = 60'-0"

srm

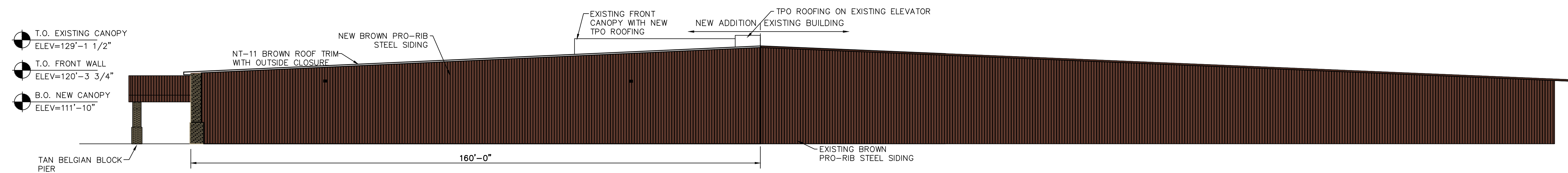
CT2



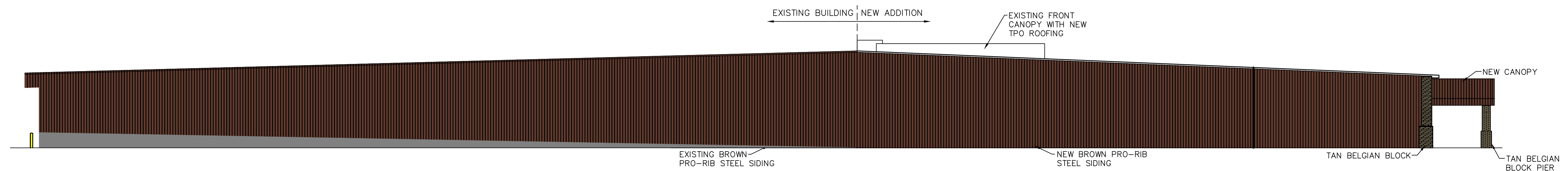
1 PROPOSED SOUTH STORE ELEVATION



2 PROPOSED NORTH STORE ELEVATION



3 PROPOSED EAST STORE ELEVATION



4 PROPOSED WEST STORE ELEVATION

MENARDS

Davenport, Iowa
Proposed Building Elevations srm
November 17, 2015
Scale: 1/16" = 1'-0" CT4

City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Bruce Berger, 563-328-7769
Wards: 3

Action / Date
CD1/20/2016

Subject:

Resolution setting a public hearing to convey the following properties: Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley and Angela Marie Karasti; Parcel F0052-31, 733 East 6th Street, to Petitioner Jennifer Ann Oechsner; Parcel F0052-29A, 739 East 6th Street, to Petitioner Nicole Marie Huber [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City has built three new construction homes with the intention of selling them to income eligible households in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five Year Comprehensive and One Year Annual Plans, enables vacant lots to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working families with affordable homeownership opportunities.

The respective petitioners have applied for and been approved as eligible to acquire these properties from the City. City staff solicited appraisals for the properties and they are being sold for \$90,000 for the one story and \$95,000 for the two story homes.

Approval of this resolution will authorize staff to publish a notice advertising the public hearing for February 3, 2016 at 5:30 PM in Davenport City Council Chambers.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution to set Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/14/2016 - 11:41 AM
Community Development Committee	Admin, Default	Approved	1/14/2016 - 11:44 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 11:44 AM

RESOLUTION NO.

RESOLUTION setting a public hearing regarding the proposed sale of:

Ward 3

Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley and Angela Marie Karasti

Parcel F0052-31, 733 East 6th Street, to Petitioners Jennifer Ann Oechsner

Parcel F0052-29A, 739 East 6th Street, to Petitioners Nicole Marie Huber

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of the following described real estate:

PARCEL F0052-32A, 727 East 6th Street, Lot 11 in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

PARCEL F0052-31, 733 East 6th Street, The West 50 feet of Lot 12 in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

PARCEL F0052-29A, 739 East 6th Street, The Easterly 30 feet of Lot 12 and the Westerly 40 feet of Lot 13 all in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

WHEREAS, the City of Davenport wishes to convey the property to the Petitioners (Kevin Bradley and Angela Marie Karasti, Jennifer Ann Oechsner, Nicole Marie Huber); and

WHEREAS, the transfer of these properties is mutually beneficial to the City and the Petitioners; and

WHEREAS, transfer of these properties will provide affordable owner-occupied housing to working families in Davenport; and

WHEREAS, transfer of these properties will generate additional tax revenue and alleviate the City of maintenance costs on abandoned and neglected properties; and

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 3rd day of February, 2016, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank J. Klipsch
Mayor

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 4

Action / Date
PS12/2/2015

Subject:

Third Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Brown Street in front of the property at 2104 Brown Street. *[Ward 4]*

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The 2100 block of Brown Street often has cars lining both sides of the street during the school year. Even at night, there are cars taking about half of the available parking. Most of the homes on this block are owned by St. Ambrose University. The resident at 2104 Brown asked for resident parking only, so I polled the residents on the block who are homeowners. The others did not want the zone in front of their homes because they had plenty of off-street parking, so the zone will only be in front of this home, which is at the corner of Brown and High. There is room for only one car off-street at this property, so there is a need for the resident parking only zone.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_2104 Brown St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	1/14/2016 - 9:12 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING BROWN STREET IN FRONT OF THE PROPERTY AT 2104 BROWN STREET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Brown Street in front of the property at 2104 Brown Street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 1

Action / Date
PS12/2/2015

Subject:

Third Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Oklahoma Avenue along both sides from Locust Street north 265 feet. *[Ward 1]*

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

Oklahoma Avenue is a seal coat road that is 20 feet wide with almost no curb and gutter. People attending games at Emeis Park have parked by the homes just north of Locust and often caused ruts in their yards due to the lack of curb and gutter. They should be using the available parking space off of Emeis Park Drive or parking on Eagle's Crest Avenue.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Oklahoma No Parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	1/14/2016 - 9:12 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING OKLAHOMA AVENUE ALONG BOTH SIDES FROM LOCUST STREET NORTH 265 FEET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Oklahoma Avenue along both sides from Locust Street north 265 feet.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 4

Action / Date
PS1/6/2016

Subject:

Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days. [Ward 4]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors.

Background:

Student parking has caused traffic and site issues in this area. Traffic Engineering recommends resident parking only to help traffic flow and safety.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Gaines St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	1/14/2016 - 9:12 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING GAINES STREET ALONG THE WEST SIDE FROM SPALDING BOULEVARD TO RUSHOLME STREET, BETWEEN THE HOURS OF 7 AM AND 5 PM ON SCHOOL DAYS.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 3

Action / Date
PS1/20/2016

Subject:

First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by deleting 4th Street along the north side from 55 feet west of Myrtle Street to 140 feet west of Myrtle Street. [Ward 3]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors.

Background:

Residents in the 1100 block of west 4th Street have asked the city to remove the resident parking only zone. Traffic Engineering recommends the removal of the signs since the need no longer exists.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_4th St resident parking removal_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 9:41 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 9:42 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 9:48 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY DELETING 4TH STREET ALONG THE NORTH SIDE FROM 55 FEET WEST OF MYRTLE STREET TO 140 FEET WEST OF MYRTLE STREET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by deleting the following:

4th Street along the north side from 55 feet west of Myrtle Street to 140 feet west of Myrtle Street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie Holecek
Wards: 3 & 6

Action / Date
1/20/2016

Subject:

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor events.

Chili Chase, February 21, 11:00 AM - 3:00 PM, Duck Creek Park area - Ward 6

Quad City Symphony, Symphony Day, February 23, 8:00 AM - 2:30 PM, Downtown, Third St and Pershing St - Ward 3

St. Patrick's Society, St. Patrick's Day Grand Parade, March 12, 11:00 AM - 1:30 PM, Third St - Gaines to Pershing - Ward 3

C.A.S.I. St. Patrick's Day Race, March 12th, 7:30 AM - Noon, Second St - Brady St - Second to Third St and Brady St to Division St - Ward 3

Stickman Race Group, Easter Egg Scramble 5K Race, March 26, 5:30 AM - 1:00 PM, Village of East Davenport - Wards 5 & 6

Ganzo's, Cinco de Mayo Festival and Annual 5K Road Race, May 7, 7:30 AM to Midnight, Marquette St area - Wards 7 & 8

Beaux Arts Fund Committee, Beaux Arts Spring Fair, May 7-8, 8:00 AM - 5:00 PM, Downtown - Second St - Brady, Harrison, Main - Ward 3

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
□ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	12/30/2015 - 10:15 AM

RESOLUTION NO. 2016-

Resolution offered by Alderman Matson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: John Parker

Event: Chili Chase Run

Date: February 21

Time: 11:00 AM to 3:00 PM

Closure Location: Duck Creek Road to East Pleasant to Forest Road, to George Washington Blvd to Jersey Ridge Road to Bikepath returning to Duck Creek Park.

Ward: 6

Entity: Quad City Symphony

Event: Symphony Day

Date: February 23

Time: 8:00 a.m. – 2:30 p.m.

Closure Location: Third Street two north lanes between Brady and Pershing and Pershing between 3rd and 4th Streets

Ward: 3

Entity: St. Patrick's Society

Event: St. Patrick's Day Grand Parade

Date: March 12th

Time: 11:00 AM to 1:30 PM

Closure Location: Centennial Bridge and Gaines Street to 3rd Street and 3rd Street east to Pershing Streets

Ward: 3

Entity: C.A.S.I. St. Patrick's Day Race

Event: St. Patrick's Day Race

Date: Saturday, March 12 (setup March 11th)

Time: 7:30 AM to Noon

Closure Location: **7:30 AM – Noon** 2nd Street from Main to Brady only for pre and post race activities; **9:00 AM – 11:00 AM** Race Course: 2nd Street east of the drive up to US Bank east to Brady, north to Third Street then west to Division and return to Brady Street south to 2nd Street to finish line

Ward: 3

Entity: Stickman Race Group

Event: The Easter Egg Scramble 5k Race

Date: March 26, 2016

Time: 5:30 AM – 1:00 PM (Race course from 8:45 AM – 10:30 AM Only)

Closure Location: Christy Street from 11th-12th Streets; 11th Street (closed 6:00 AM – 1:00 PM), Jersey Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport City Limit east to River Street to finish at 11th & Christy

Ward: 5, 6

Entity: Ganzo's

Event: Cinco de Mayo Festival and Annual 5K Road Race

Date: May 7

Time: Race: 7:30 a.m. to Midnight

Closure Location: **Festival area:** Marquette from Kimberly Road to the north property line of 3923 Marquette; **Race Course Closure:** Start at Ganzo's, 3923 Marquette Street to 4th Street to Division St north on Division to 53rd Street to Northwest Blvd to Taylor Street to West 51st Street to 46th Street to Marquette Street and return to Ganzo's, 3923 Marquette.

Ward: 7 & 8

Entity: Beaux Arts Fund Committee

Event: Beaux Arts Spring Fair

Date: Saturday and Sunday, May 7-8, (Setup Friday, May 6)

Time: 8:00 a.m. – 5:00 p.m.

Closure Location: 2nd Street between Brady and Harrison Streets and Main Street from alley south of 3rd Street and north of River Drive

Ward: 3

Approved this 27th day of January, 2016.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Jackie Holecek 563-326-6163
Wards: 4

Action / Date
COW1/20/2016

Subject:

Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Circle Tap, 1345 W. Locust St., February 6, 2016 and March 12, 2016 from 8:00 p.m. to Midnight, Over 50 dBa

Mississippi Valley Fairgrounds, 2815 West Locust Street, Various Dates/Times, April-September, 2016, Over 50 dBa

Recommendation:

Relationship to Goals:

Background:

The request by the Mississippi Valley Fair is their annual request. See the attached letter and listing of the various dates.

ATTACHMENTS:

Type	Description
▣ Cover Memo	MVF Listing Dates/Times

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/4/2016 - 11:06 AM



Mississippi Valley Fair, Inc.

2815 West Locust Street / Davenport, IA 52804

(563) 326-5338

FAX (563) 326-3111

www.mvfair.com

Robert A. Fox, CFE
General Manager

January 9, 2016

Jackie Holecek, CMC
City Administration
226 West Fourth Street
Davenport, Iowa 52801

Dear Jackie,

On behalf of the Mississippi Valley Fair, I would like to request our 2016 noise variance for summer activities for the attached tentative dates. I am once again requesting a variance until 10:30 for our quarter mile track events, and a variance that allows us to finish the feature race on the half mile track, as long as the race is started before 10:00 p.m.. In any event, we will do our best to make sure that we comply with the 10:30 curfew for all track events, but do need some kind of cushion for the half mile races. The variance has worked well for us in the past several years.

I am enclosing a list of events scheduled to date and will update you on any new events or changes to the schedule.

Please feel free to call me if you have any questions. I will look forward to your written reply.

Regards,

Robert A. Fox, CFE
General Manager
Mississippi Valley Fair

CC: Mayor Frank Klipsch

Mississippi Valley Fair - August 2nd - 7th, 2016

2016 DAVENPORT SPEEDWAY SCHEDULE

~~4-01~~ Test & Tune, 6pm- 9pm, ¼, \$25 pit, free grandstand, open to all race cars

4816 4-12-8- Rebel 5k/IMCA Late, SS, SM, Mod, ¼, \$35 pit, \$20 Adult, \$18 Stu/Sr, 12 > free

4-15 Midwest Sanction Show Down, CBC/MARS, ¼, Mod, SS, \$35 pit, \$20 Adult, \$18 Stu/Sr, 12 > free

4-22 Season Points Opener, ¼ mile, LM, SS, Mod, SM, \$25 pit, \$12 Adult, \$10 Stu/Sr, \$5 7-12

4-29 Points chase, ¼ mile, LM, SS, Mod, SM, \$25 pit, \$12 Adult, \$10 Stu/Sr, \$5 7-12

5-06 Lucas Oil MLRA, ¼, Mod, SS, SM, American Iron Racing, \$35 pit, \$20 Adult, \$18 Stu/ Sr, 12>free

5-13 Points chase, ¼, LM, SS, Mod, SM, INEX Legends, \$25 pit, \$12 Adult, \$10 Stu/Sr, \$6 7-12

5-20 IMCA Modified Madness 2K, ¼, LM, SS, SM, \$30 pit, \$15 Adults, \$14 Stu/Sr, 12 >free

5-27 Schools out Kids, Bike race, ¼, \$25 pit, \$12 Adults, \$10 Stu/Sr, 12 > free, LM, SS, Mod, SM.

6-03 Points chase, ¼, LM, SS, Mod, SM, INEX Legends \$25 pit, \$12 Adult, \$10 Stu/Sr, \$5 7-12

6-10 Sport Mod Challenge 2K, ¼, LM, SS, Mod, \$30pit, \$15 Adult, \$14 Stu/Sr, 12> free

6-17 Points chase, 1/4, LM, SS, Mod, SM, American Iron, \$25 pit, \$12 Adult, \$10 Teen/SR, 7-12 \$5

6-24 Mid-Season, draw/redraw, Front Row Challenge, LM, Mod, SS, SM, Mod Light, \$25 pit, \$12 Adult, \$10 Stu/ Sr, 12 > free

6-30 Governor's Cup State Championship, ¼, IMCA LM 2k to win, IMCA Mod 1k to win, SS & SM \$500 to win, \$30 pit pass, \$18 adults, \$16 Sr & students, 12> free.

7-1 Governor's Cup State Championship, ¼, IMCA LM 3k to win, IMCA Mods \$1,500 to win, SS & SM \$800 to win. \$35 pit pass, \$20 adults, \$18 Sr & Students, 12>free

7-08 Powder Puffs, ¼ mile, LM, Mod, SS, SM, \$25 pit, \$12 Adults, \$10 Stu/Sr, \$5 7-12

7-15 Points chase, ¼, LM, Mod, SS, SM, Mod Lights, \$25 pit \$12 Adults, \$10 Stu/Sr, \$5 7-12

7-22 Points chase, ¼, LM, Mod, SS, SM, Midwest Jalopies, \$25 pit, \$12 Adults, \$10 Stu/ Sr, \$5 7 > 12

7-29 & 8-05 No racing for the Great Mississippi Valley Fair

8-12 Street Stock Clash 2K, ¼, LM, Mod, SM, Midwest Jalopies \$30 pits, ¼, \$15 Adult, \$14 Stu/Sr, 12 > free

8-19 Kids Night, Bike races, LM, Mod, SS, SM, Mechanics race, ¼ mile, \$25 pit, \$12 adult, \$10 Stu/ Sr, 12 > free

8-26 Season Point Champ, draw/redraw, front row challenge, LM, Mod, SS, SM, American Iron, ¼, \$25 pit, \$12 Adult, \$10 Stu/ Sr, \$5 7-12

9-10 Night of Destruction Trailer Races, Cheater Mod, SS, SM, Vintage Racing of IL, ¼, \$14 adult, \$12 Stu/Sr, 12 > free

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Thomas Vesalga; (563)326-7783
Wards: 8

Action / Date
PW1/6/2016

Subject:

Resolution approving the contract for engineering design with McClure Engineering Company of Fort Dodge, Iowa, in an amount not to exceed \$474,520 for Runway 15/33 at the Davenport Municipal Airport. Runway 15/33 Reconstruction Design, CIP 20003. [Ward 8]

Recommendation:

Pass the resolution.

Relationship to Goals:

Welcome Investment.

Background:

The Runway 15/33 pavement dates back to 1947 and given the age of the existing pavement and severity of the distress, it has served beyond its intended life. The airport has historically performed panel replacements on a regular basis in order to maintain the pavement at a serviceable level. However, the pavement has deteriorated to a point where it is no longer cost effective to continue with panel replacements. A comprehensive pavement analysis is recommended during the design phase to determine the most cost effective repair method.

In addition, the existing Runway 15/33 edge lighting system needs to be replaced as it no longer meets Federal Aviation Standards and regular outages occur. This project will replace the Runway 15/33 edge lighting system in conjunction with the pavement rehabilitation.

McClure Engineering Company is the current 5-year contract holder for FAA approved airport engineering and construction consultations.

Funds for this project in the amount of \$474,520 are available in CIP project 20003. The source of funding is through the FAA Airport Improvement Program grant (90%) and the CIP project 20003 (10%).

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Runway 15/33 Reconstruction Design Contract

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Rejected	12/16/2015 - 9:52 AM
Public Works - Admin	Lechvar, Gina	Approved	12/31/2015 - 9:04 AM
Public Works - Admin	Lechvar, Gina	Approved	12/31/2015 - 9:04 AM
Public Works Committee	Lechvar, Gina	Approved	12/31/2015 - 9:05 AM
City Clerk	Admin, Default	Approved	12/31/2015 - 9:12 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLUTION approving the contract for engineering design with McClure Engineering Company of Fort Dodge, Iowa, in an amount not to exceed \$474,520 to compare various rehabilitation alternatives to determine the most cost effective rehabilitation method for Runway 15/33 at the Davenport Municipal Airport. Runway 15/33 Reconstruction Design, CIP 20003.

WHEREAS, McClure Engineering Company from Fort Dodge, Iowa, was selected to provide engineering services for this project; and;

WHEREAS, a satisfactory contract has been negotiated with McClure Engineering Company.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the contract with McClure Engineering Company for engineering designs in the amount not to exceed \$474,520 is hereby formally approved.

BE IT FURTHER RESOLVED: that the Public Works Director is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

Passed and approved this 13th day of January, 2016

Approved:

Attest:

Frank L. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

Project No. DAV-1511003-07
 Project Name: Runway 15/33 Reconstruction: Design and Bidding Services
 Davenport Municipal Airport
 Project Manager: Andrew C. Maysent, P.E.

**AMENDMENT NO. 7
 TO THE
 AGREEMENT FOR ENGINEERING SERVICES
 RUNWAY 15/33 RECONSTRUCTION: DESIGN AND BIDDING SERVICES
 DAVENPORT MUNICIPAL AIRPORT
 DAVENPORT, IOWA**

This **AMENDMENT NO. 7**, made on the _____ day of _____, 2015, shall amend the original **Agreement** dated the 14th day of September 2011, by and between **McClure Engineering Company, of Clive, Iowa** (herein referred to as "**Engineer**") and **Davenport Municipal Airport, Davenport, Iowa** (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, terms and conditions outlined in this Amendment. The Engineer shall provide Engineering and Consulting Services at the request of the **Owner** which consists of the items listed in Exhibit 'B' attached to this Agreement, located at the Davenport Municipal Airport.

PROJECT DESCRIPTION:

**DESIGN AND BIDDING SERVICES
 RUNWAY 15/33 RECONSTRUCTION
 DAVENPORT MUNICIPAL AIRPORT
 FAA AIP #3-19-0024-019 (FY 16)**

1. The **Owner** shall provide information, which shall set forth the **Owner's** objectives, schedule, constraints, budget with reasonable contingencies and other applicable criteria. (See Exhibit 'C' for **Owner's** responsibilities).
2. The **Engineer** shall prepare, for approval by the **Owner**, Plans and Specifications, Construction Documents and provide the following services, including:

Part I: FAA AIP Eligible Work (Elements 1-5)

Item		Included	Not Included
A. Preliminary Design			
1.	Conduct Project Kickoff Meeting at Owner's Location. Prepare agenda and distribute minutes.	☒	☐
2.	Confirm Scope, Extent and Character of the Project:		
	▪ Final Design Criteria (Runway and taxiway design criteria)	☒	☐
	▪ Field Survey to Determine Existing Conditions	☒	☐
	▪ Develop Construction Item List	☒	☐
	▪ Review Project Questions and Issues	☒	☐
	▪ Building Layouts	☐	☒
	▪ Operation and Maintenance Concepts	☐	☒
	▪ Utility Requirements	☒	☐
	▪ Site Plans (Finalize Project Limits)	☒	☐
3.	Prepare Prelim "Opinion of Probable Costs" and Project Budget	☒	☐
4.	Topographic Survey	☒	☐
B. Final Design			
1.	30% Design Phase		
a.	Perform Airfield Pavement Design and Geometric Layout Design	☒	☐
b.	Prepare 30% Project Drawings		
	▪ 30% Airfield/Pavement/Drainage Design	☒	☐
	▪ 30% Airfield Electrical Design	☒	☐
	▪ 30% NAVAIDS Design	☒	☐
c.	Prepare 30% Listing of Specifications	☒	☐
d.	Prepare 30% Engineer's Report	☒	☐
e.	Prepare 30% "Opinion of Probable Costs" and Project Budget.	☒	☐
f.	Perform 30% QA/QC by Senior Airport Engineer.	☒	☐
g.	Furnish 30% Documents in accordance with Table 3 in Exhibit 'B'.	☒	☐
h.	Conduct 30% Review Meeting at Owner's Location. Prepare agenda and distribute minutes.	☒	☐
2.	60% Design Phase		
a.	Formally Address FAA and Owner 30% Comments	☒	☐
b.	Prepare 60% Airfield Design		
	▪ 60% Airfield/Pavement/Drainage Design	☒	☐
	▪ 60% Airfield Electrical Design	☒	☐
	▪ 60% NAVAIDS Design	☒	☐
c.	Prepare 60% Project Drawings.	☒	☐
d.	Prepare 60% Draft Specifications	☒	☐
e.	Prepare 60% Engineer's Report	☒	☐
f.	Prepare 60% "Opinion of Probable Costs" and Project Budget.	☒	☐
g.	Perform 60% QA/QC by Senior Airport Engineer.	☒	☐
h.	Furnish 60% Documents in accordance with Table 3 in Exhibit 'B'.	☒	☐
i.	Conduct 60% Review Meeting at Owner's Location. Prepare agenda and distribute minutes.	☒	☐
j.	Prepare 60% Draft Construction Safety and Phasing Plan (CSPP) Document	☒	☐

Item		Included	Not Included
3. <u>90% Design Phase</u>			
a.	Formally Address FAA and Owner 60% Comments	☒	☐
b.	Prepare 90% Project Drawings	☒	☐
c.	Prepare 90% Specifications	☒	☐
d.	Prepare 90% Engineer's Report	☒	☐
e.	Prepare 90% "Opinion of Probable Costs" and Project Budget.	☒	☐
f.	Perform 90% QA/QC by Senior Airport Engineer	☒	☐
g.	Furnish 90% Documents in accordance with Table 3 in Exhibit 'B'.	☒	☐
h.	Conduct 90% Review Meeting at Owner's Location. Prepare agenda and distribute minutes.	☒	☐
i.	Prepare Final CSPP Document		
	▪ Address FAA Draft CSPP comments	☒	☐
	▪ Submit Final CSPP	☒	☐
j.	File and submit Written Applications for Construction Permits		
	▪ FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Form	☒	☐
	▪ Runway 15/33 and Runway 3/21 distance exhibits	☒	☐
4. <u>Issued for Bid (IFB) Package (completed to 100%)</u>			
a.	Formally Address FAA and Owner 90% Comments	☒	☐
b.	Prepare IFB (100%) Drawings, Specifications, and Bid Documents	☒	☐
c.	Furnish IFB (100%) Documents in accordance with Table 3 in Exhibit 'A'.	☒	☐
d.	Submit final CSPP	☒	☐
C. <u>Advertising, Bidding, Contract Award</u>			
1.	Assist Owner in advertising for and obtaining bids.	☒	☐
2.	Conduct Prebid Conference at Owner's location (1 meeting). Prepare agenda and minutes	☒	☐
3.	Provide Drawings, Specifications, and Bid Documents in accordance with Table 3 in Exhibit 'B'	☒	☐
4.	Issue Addenda to interpret or clarify bid documents.	☒	☐
5.	Respond to Bidders questions at discretion of Owner.	☒	☐
6.	Attend Bid opening (at Owner's location) (1 meeting)	☐	☒
7.	Prepare Bid Tabulation	☒	☐
8.	Review Bidders quals, bids, and other documents. Make recommendation for award of contract.	☒	☐
9.	Conduct one (1) teleconference to present bids to Owner	☒	☐
10.	Distribute Executed Construction Contracts		
	▪ 3 Copies to Contractor	☒	☐
	▪ 2 Copies to Owner	☒	☐
	▪ 1 Copy to FAA	☒	☐
	▪ 1 Copy to Engineer	☒	☐
D. <u>Construction Administration</u>			
1.	Prepare and Distribute Issued for Construction Plans and Specifications.	☐	☒
2.	Provide general administration of construction contract as Owner's representative.	☐	☒
3.	Prepare Construction Observation Program per FAA guidelines	☐	☒
4.	Conduct Preconstruction Conference via telecom. Prepare agenda and distribute minutes.	☐	☒
5.	Visit site of construction at appropriate stages of construction to observe the Contractor's work.	☐	☒
6.	Issue interpretations and clarifications of contract documents.	☐	☒
7.	Review Shop Drawings.	☐	☒
8.	Act as initial interpreter of the requirements of the Contract Documents.	☐	☒
9.	Review and process the Contractor's application for payment.	☐	☒
10.	Review certified payrolls for prevailing wage rates.	☐	☒
11.	Attend Construction Progress Meetings.	☐	☒
12.	Conduct Final Inspection. Prepare agenda and distribute minutes.	☐	☒
E. <u>Construction Staking</u>			
1.	Establish field construction controls	☐	☒
2.	Set control points	☐	☒
F. <u>Resident Project Representative</u>			
1.	Provide a Resident Project Representative to be on-site during construction. (See Exhibit 'D', "A Listing of Duties, Responsibilities and Limitations of Authority of the Resident Project Representative" in the original agreement).	☐	☒
G. <u>Legal Surveys</u>			
1.	Courthouse Research/Title Search	☐	☒
2.	Field Work/Surveying	☐	☒
3.	Preparation of Plats/Legal Descriptions	☐	☒
H. <u>Soil Boring Coordination</u>			
1.	Request for Proposal to Geotechnical Firms. Coordinate and submit to FAA for approval	☒	☐
2.	Review Proposals/Recommendation for Award	☒	☐
3.	Coordinate field exploration with Owner	☒	☐
4.	Review Geotechnical Report and provide comments	☒	☐
I. <u>Erosion Control Plan/Permit</u>			
1.	Preparation of Stormwater Pollution and Prevention Plan Document (SWPPP)	☒	☐
2.	Application for Erosion Control Permit	☒	☐

Item	Included	Not Included
J. <u>Airport Improvement Program (AIP) Grant Administration</u>		
1. Prepare AIP Grant Application	☒	☐
2. Prepare AIP Sponsor Certifications	☒	☐
3. Prepare AIP Outlay Requests on monthly basis	☒	☐
4. Prepare AIP Sponsor Quarterly Performance Reports	☒	☐
5. Prepare AIP Financial Reports (SF-271 and SF-425 forms)	☒	☐
6. Update 3-year DBE program for FY 2016-2018	☒	☐
K. <u>Project Closeout</u>		
1. As-Built Record Drawings	☐	☒
2. Hard Copies (2 copies included with this contract)	☐	☒
3. Electronic Copies (1 CD included with this contract)	☐	☒
4. Prepare AIP Grant Closeout Report	☐	☒
L. <u>Airport Layout Drawing</u>		
1. Update Airport Layout Drawing to incorporate infrastructure changes under this agreement.	☐	☒
2. Hard Copies (2 copies included with this contract)	☐	☒
3. Electronic Copies (1 CD included with this contract)	☐	☒
M. <u>Geographical Information Systems (GIS)</u>		
1. Provide GIS Services (see Exhibit 'G')	☐	☒
N. <u>Quality Assurance Material Testing Coordination</u>		
1. Coordinate Assurance Testing between Owner and Contractor in Accordance with Iowa DOT/FAA standards	☐	☒
2. Request for Proposal to Testing Firms	☐	☒
3. Review Proposals/Recommendation for Award	☐	☒
4. Provide Assurance Testing in accordance with Iowa DOT/FAA standards(Contractor to perform)	☐	☒
O. <u>Other Meetings</u>		
1. Special meetings with Council/Staff	☐	☒
2. Public Informational Meetings	☐	☒
3. Regulatory Agencies	☐	☒
P. <u>Project Management and Coordination</u>		
1. Continual Coordination with Owner and FAA	☒	☐
2. Develop and maintain project schedule	☒	☐
3. Provide bi-weekly progress reports to Owner	☒	☐
4. Maintain documentation of pertinent correspondence (email, letters, telephone logs)	☒	☐
5. Prepare independent fee analysis package	☒	☐
6. Business and contract administration (assume 12 months)	☒	☐
7. Conduct internal design review meetings (3 people monthly for 6 months)	☒	☐
8. Perform coordination between sub-consultants	☒	☐
Q. <u>Sub-consultants</u>		
1. Electrical Engineering	☒	☐

Part II: FAA AIP Ineligible Work (Element 6)

Item	Included	Not Included
A. <u>Preliminary Design</u>		
1. Confirm Scope, Extent and Character of the Project:		
▪ Final Design Criteria (Runway and taxiway design criteria)	☒	☐
▪ Field Survey to Determine Existing Conditions	☒	☐
▪ Develop Construction Item List	☒	☐
▪ Review Project Questions and Issues	☒	☐
▪ Building Layouts	☐	☒
▪ Operation and Maintenance Concepts	☐	☒
▪ Utility Requirements	☒	☐
▪ Site Plans (Finalize Project Limits)	☒	☐
B. <u>Final Design</u>		
1. Runway 3/21 Grooving Layout	☒	☐
2. Airfield Guidance Sign Electrical Design	☒	☐
3. Prepare Project Drawings	☒	☐
4. Prepare Project Specifications	☒	☐
5. Prepare "Opinion of Probable Costs" and Project Budget	☒	☐
C. <u>Advertising, Bidding, Contract Award</u>		
1. Assist Owner in advertising for and obtaining bids for FAA AIP ineligible work.	☒	☐
2. Provide Drawings, Specs, and Bid Documents to prospective bidders for FAA AIP ineligible work	☒	☐
3. Issue Addenda to interpret or clarify bid documents.	☒	☐
4. Respond to Bidders questions at discretion of Owner.	☒	☐
5. Prepare Bid Tabulation for FAA AIP ineligible Work	☒	☐
Q. <u>Sub-consultants</u>		
1. Electrical Engineering	☒	☐

3. Payment to the **Engineer** shall be made on a monthly basis, within 30 days of invoice for work completed to date, as per the following basis:

Section 3.1: Basis of Compensation

Part I: FAA AIP Eligible Work (Elements 1-5)

☒	A. Preliminary Design.....	Lump Sum	\$ 56,180
☒	B. Final Design		
	1. 30% Design Phase	Lump Sum	\$ 104,180
	2. 60% Design Phase	Lump Sum	\$ 99,490
	3. 90% Design Phase	Lump Sum	\$ 68,460
	4. Issued for Bid (100%) Phase	Lump Sum	\$ 43,080
☒	C. Advertise, Bidding, Contract Award	Lump Sum	\$ 33,610
☐	D. Construction Administration	Lump Sum	\$
☐	E. Construction Staking	Lump Sum	\$
☐	F. Resident Project Representative	Cost Plus + Fixed Fee	\$
☐	G. Legal Surveys	Lump Sum	\$
☒	H. Soil Boring Coordination	Lump Sum	\$ 3,090
☒	I. Erosion Control Plan/Permit.....	Lump Sum	\$ 7,250
☒	J. AIP Grant Administration	Lump Sum	\$ 7,260
☐	K. Project Closeout	Lump Sum	\$
☐	L. Airport Layout Drawing	Lump Sum	\$
☐	M. GIS.....	Lump Sum	\$
☐	N. Quality Assurance Material Testing Coordination	Lump Sum	\$
☐	O. Other Meetings	Time and Materials	\$
☒	P. Project Management and Coordination.....	Lump Sum	\$ 33,670
☒	Q. Sub-consultants	Lump Sum	\$ 7,500
Part I. Subtotal: \$			463,770

Part II: FAA AIP Ineligible Work (Element 6)

☒	A. Preliminary Design.....	Lump Sum	\$ 2,260
☒	B. Final Design.....	Lump Sum	\$ 4,800
☒	C. Advertise, Bidding, Contract Award	Lump Sum	\$ 1,190
☒	Q. Sub-consultants	Lump Sum	\$ 2,500
Part II. Subtotal: \$			10,750

TOTAL: \$ 474,520

3.1.1. For performing the Services identified within the Scope of Services, the **Owner** shall pay the **Engineer** a lump sum amount in accordance with Section 3.1.

3.1.2. The lump sum includes compensation for the Services, Sub-consultant costs, if any, and appropriate factors for labor, overhead, profit, and Reimbursable Expenses.

3.1.3. Although the **Engineer** recognizes and accepts the ordinary risks and/or benefits of a lump sum fee structure, the parties agree to negotiate an adjustment of the lump sum amount if there has been, or is to be, a material change in the: (a) scope, complexity or character of the Services or the Project; (b) conditions under which the Services are required to be performed; or (c) duration of the Services, if a change in the Schedule warrants such adjustment in accordance with the terms of this Agreement.

Section 3.2: Additional Services

3.2.1. Any services rendered by the **Engineer** beyond those described in the Scope of Services shall be compensated on the same basis set forth in Section 3.1.

3.2.2. The **Engineer's** estimate of the amount that will become payable for Additional Services is only an estimate. If it becomes apparent that this estimated compensation amount will be exceeded, **Owner** shall agree in writing to additional compensation exceeding said estimated amount.

Section 3.3: Other Payment Provisions

3.3.1. Progress Payments: Payment to the **Engineer** shall be made on a monthly basis, within 30 days of invoice for work completed to date. Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service. The amounts due for Additional Services will also be invoiced monthly.

3.3.2. Reimbursable Expense Definition: Reimbursable expenses include, but are not limited to, transportation, subsistence, reproduction of reports, drawings, specifications, and other Project documents, courier services, materials, supplies, equipment rental and other costs specific to the Project.

4. The **Engineer** shall perform the Services and deliver the related Documents (if any) according to the schedule outlined in Exhibit 'G' and as follows:
- The Project Kickoff Meeting shall be conducted within thirty (30) calendar days of receipt of Notice to Proceed or executed Agreement from the **Owner** whichever date comes later.
 - Within ninety (90) calendar days from Notice to Proceed or executed Agreement from **Owner**, the **Engineer** shall submit the 30% design report narrative whichever date comes later.
 - 60% plans and specifications shall be submitted to the **Owner** within ninety (90) calendar days of conducting the 30% review meeting and receipt of 30% comments from the **Owner** and FAA.
 - 90% plans and specifications shall be submitted to the **Owner** within one-hundred twenty (120) calendar days of conducting the 60% review meeting and receipt of 60% comments from the **Owner** and FAA.
 - Issued for Bid (100%) plans and specifications shall be submitted to the **Owner** within thirty (30) calendar days of conducting the final review meeting and receipt of final review comments from the **Owner** and FAA.
 - Sponsor Certifications for Consultant Selection, Project Plans and Specifications, and Construction/Equipment Contracts shall be submitted to the **Owner** within ten (10) calendar days of the submittal of the Issued for Bid plans and specs.
 - The bid opening shall be conducted within thirty (30) calendar days of **Owner** and FAA authorization to bid.
 - Bid tabulation shall be submitted to the **Owner** within three (3) calendar days of the bid opening.
5. This Agreement represents the entire and integrated Agreement between the **Owner** and the **Engineer**.

	Included	Not Included
Exhibit 'A' Hourly Rate Schedule	☐	☒
Exhibit 'B' Detailed Scope of Services/Preliminary Opinion of Probable Costs	☒	☐
Exhibit 'C' Owner's Responsibilities	☒	☐
Exhibit 'D' Duties, Responsibilities and Limitations of Authority of the Resident Project Representative	☐	☒
Exhibit 'E' Federal Contract Provisions	☒	☐
Exhibit 'F' Estimated Costs for Consultant Services	☒	☐
Exhibit 'G' Project Schedule	☒	☐

SPECIAL INSTRUCTIONS:

OWNER: Davenport Municipal Airport
Davenport, Iowa

Engineer: McClure Engineering Company
Clive, Iowa

By: _____

By:  _____

Name: _____

Name: Andrew Maysent, P.E.

Title: _____

Title: Aviation Team Leader

McCLURE ENGINEERING COMPANY FEDERAL TERMS AND CONDITIONS

ACCESS TO SITE: The **Engineer** shall at all times have access to the site to complete his Work.

INFORMATION PROVIDED BY OTHERS: The **Engineer** shall be entitled to rely upon the accuracy and completeness of data provided by the **Owner** and shall not assume liability for such data. The **Engineer** does not practice law, insurance or financing, therefore, the **Owner** shall furnish all legal, accounting and insurance counseling services as may be necessary to protect themselves at any time during the Project. **Owner** shall hold **Engineer** harmless from damages that may arise as a result of inaccuracies of information or data supplied by **Owner** or others to **Engineer**.

ADDITIONAL SERVICES: As an Additional Service in connection with changes in the scope of the **Engineer's** work by the **Owner**, the **Engineer** shall prepare Drawings, Specifications and other documentation and data, evaluate Contractor's proposal and provide any other services made necessary by such Change Orders and Construction Change Directives. The **Engineer** will be entitled to additional compensation to coordinate such changes and schedules shall be adjusted accordingly.

OWNERSHIP AND REUSE OF DOCUMENTS: All reports, plans, specifications, field data and other documents written and/or electronic, prepared by **Engineer** in doing work on the project, shall remain the property of the **Owner**. The documents prepared by the **Engineer** for this Project are for use solely with respect to this Project. The **Engineer's** Drawings, Specifications or other documents shall not be used by the **Owner** on other projects or for additions to this Project, except by agreement in writing and with appropriate compensation to the **Engineer**.

OPINIONS OF PROBABLE COSTS: It is recognized that neither the **Engineer** nor the **Owner** has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the **Engineer** cannot and does not warrant or represent that bids or negotiated prices will not vary from any estimate of costs or evaluation prepared or agreed to by the **Engineer**.

DISPUTE RESOLUTION: Claims, disputes or other matters, involving a value less than \$200,000.00, in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to mediation unless each of the parties mutually agrees otherwise. No mediation arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the **Owner**, **Engineer**, and any other person or entity sought to be joined. In no event shall the demand for mediation be made after the date when the institution of legal or equitable proceedings based upon such claim would be barred by the applicable statute of limitations. The award rendered in the mediation shall be non-binding.

TERMINATION: See Termination of Contract in Exhibit 'D'.

This Agreement may be terminated by either party upon not less than thirty days written notice. This Agreement may be terminated by the **Owner** upon not less than seven days' written notice to the **Engineer** in the event the Project is permanently abandoned.

Failure of the **Owner** to make payments to the **Engineer** in accordance with the Agreement shall be considered substantial non-performance and cause for termination. If the **Owner** fails to make payment when due the **Engineer** for services, the **Engineer** may, upon seven days' written notice to the **Owner**, suspend performance of services under this Agreement. Unless payment in full is received by the **Engineer** within seven days of the date of the notice, the suspension shall take effect without further notice.

In the event of termination not the fault of the **Engineer**, the **Engineer** shall be compensated for services performed prior to termination and all termination expenses. Termination expenses are in addition to compensation for *Basic and Additional Services*, and include expenses which are directly attributable to termination.

CONTRACTOR MATTERS: The **Engineer** has no control over the Contractor's means, methods, schedule, costs, quality control, workmanship, on-site storm water runoff/erosion control, or project safety measures. For this reason, the **Engineer** shall not be responsible for or assume liability for the same.

UNDERGROUND UTILITIES: Information for location of underground utilities may come from the **Owner**, third parties, and/or research performed by the **Engineer** or its subcontractors. Unfortunately, the information the **Engineer** must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the **Owner** agrees to indemnify and hold harmless the **Engineer** for all claims, losses, costs and damages arising out of the location of underground utilities provided by the **Engineer** under this Agreement.

SHOP DRAWING REVIEW: If, as part of this Agreement **Engineer** reviews Contractor submittals, such as shop drawings, product data, samples and other data, as required by **Engineer**, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. **Engineer** shall not be responsible for any deviations from the contract documents not brought to the attention of **Engineer** in writing by the contractor. **Engineer** shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

CONSTRUCTION OBSERVATION: If, as part of this Agreement, **Engineer** is providing construction observation services, **Engineer** shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the Contractor's work and to determine if the work is preceding in general accordance with the Contract Documents. Unless otherwise specified in this Agreement, the **Owner** has not retained the **Engineer** to make detailed inspections or to provide exhaustive or continuous project review and observation services. **Engineer** does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

HAZARDOUS MATERIALS – INDEMNIFICATION: The **Engineer** is not in the business of making environmental site assessments for purposes of determining the presence of any toxic, hazardous or other environmental damaging substances. The purpose of this provision is to be certain that the **Owner** is aware of the potential liability if toxic, hazardous or environmental damaging substances are found on or under the property. **Engineer** makes no representations regarding an environmental site assessment, relies upon **Owner** to have fully investigated the need and/or scope of such assessment and assumes no responsibility for the determination to make an environmental site assessment on the subject property.

PAYMENT: Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service.

INSURANCE: The **Engineer** shall maintain insurance to protect the **Engineer** from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the **Engineer** is legally liable. The amounts and extent of such insurance is as follows:

1. Professional Liability: \$1,000,000 each, \$2,000,000 annual aggregate
2. Vehicle Coverage: \$ Combined Single Limit, \$1,000,000 each
3. Worker's Compensation: \$1,000,000 each, \$1,000,000 each employee
4. General Liability: \$1,000,000 each occurrence and \$2,000,000 aggregate
5. Excess/Umbrella Liability: \$5,000,000 each, \$5,000,000 aggregate

The **Owner** shall be listed as Additional Insured under this Amendment.

ASSIGNMENT: The **Owner** and **Engineer**, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither **Owner** nor **Engineer** shall assign this Agreement without the written consent of the other.

GOVERNING LAW: Unless otherwise provided, the Agreement shall be governed by the law of the principal place of business of the **Owner**.

COMPLETE AGREEMENT: This Agreement represents the entire and integrated agreement between the **Owner** and **Engineer** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both **Owner** and **Engineer**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the **Owner** or **Engineer**.

EXHIBIT 'B'

DETAILED SCOPE OF SERVICES DESIGN AND BIDDING SERVICES RUNWAY 15/33 RECONSTRUCTION

PROJECT DESCRIPTION:

The existing Runway 15/33 PCC pavement at the Airport dates back to 1947 and given the age and severity of the distresses, it has served well beyond its intended life. The Davenport Municipal Airport (DVN) has historically performed panel replacements on a regular basis in order to maintain the pavement at a serviceable level. However, the pavement has deteriorated to the point where it is no longer cost effective to continue with panel replacements and re-build the runway one panel at a time. With the vast amount of panel replacements present on both runways, surface smoothness has become a major concern for pilots.

The project scope has been divided into six (6) Elements. The FAA has deemed Elements 1-5 eligible for 90% FAA funding. Element 6 will be funded locally. For simplicity, Part I has been designated as the FAA eligible work (Elements 1-5) and Part II has been designated as the FAA ineligible work (Element 6). The probable construction cost for Part I (Elements 1-5) is estimated at \$7.0M. The probable construction cost for Part II (Element 6) is estimated at \$116,800. At this time, the FAA and the City of Davenport are the known participants in funding the program. Design services will proceed with the elements included below. See **Figure 1** for project limits.

Design phase services will be separated into the following major components:

1. Preliminary Design (30% completion)
2. Bid Package to 60% completion
3. Bid Package to 90% completion
4. Issued for Bid (IFB) Package (completed to 100%)

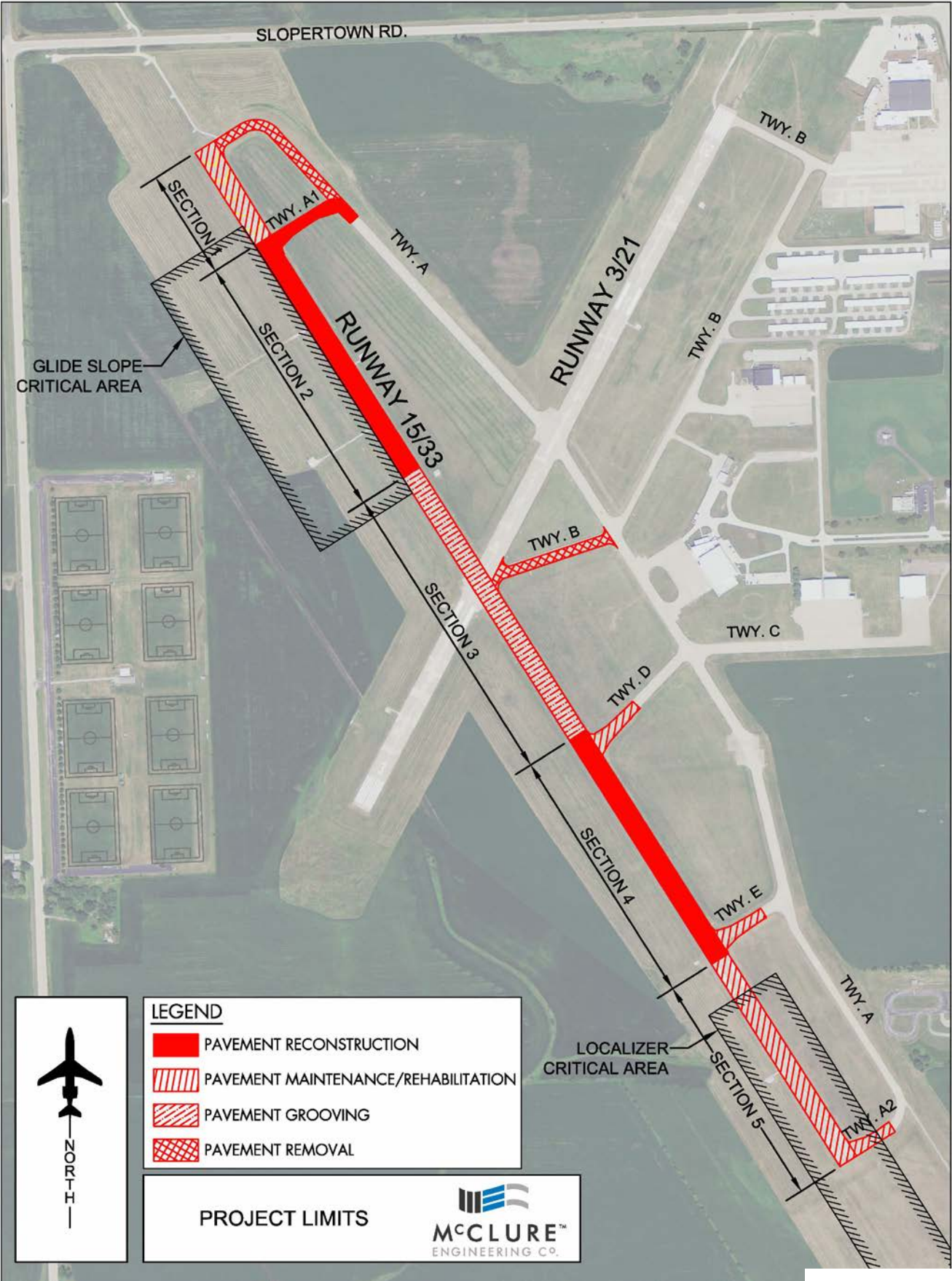
Element 1 – Re-grade the Runway 15/33 Safety Area to improve Drainage

- A. Re-grade the RSA along both sides of the runway to promote drainage. Possible modification to storm water structures located between Runway 15/33 and Taxiway A is also proposed. No portion of the GS critical area is expected to be re-graded except for very minor grading along the runway edge (shoulder).
- B. Re-grade the RSA beyond the ends of Runway 15/33 to promote drainage. According to the Owner, water accumulates beyond the runway ends after storm events.
 - i. North end of Runway 15/33 – Grading around the MALSR lights will be evaluated and coordinated with the FAA. As noted above, it is expected that no portion of the GS critical area shall be re-graded except that portion to accommodate very minor grading of the runway edge (shoulder). Grading inside the Runway 33 RSA will be coordinated.
 - ii. South end of Runway 15/33 – If adequate justification is provided to re-grade the ERSA within the LOC critical area, a Reimbursable Agreement would not be necessary as long as the grade changes are kept to a minimum (which is anticipated given the need to tie back into the runway end and the LOC antenna area grades).
- C. The Engineer will analyze existing grades from the topographic survey and provide justification for re-grading. If existing grades meet FAA standards, the justification to re-grade may be tenuous. If existing grades do not meet FAA standards, the Engineer will design grading plans to mitigate drainage issues.

Element 2 – Reconstruct Portions of Runway 15/33

- A. The current length and width of Runway 15/33 (5,511 feet by 100 feet) shall be maintained.
- B. The threshold locations and elevations shall not be changed. The existing Runway 15 threshold elevation of 750.0 feet shall be matched to tie into the existing MALSR threshold lights bar. The existing Runway 33 threshold elevation of 743.1 feet shall be matched as this section of the runway is not expected to be reconstructed.
- C. Based on the Runway 15 relocated threshold configuration, recent reconstruction of a portion of Runway 15/33, the Runway 15/33 pavement has been divided into five distinct sections as follows:

Figure 1. Part I. (Elements 1-5) Project Limits



Section Number and Description	Length	PCI	Age
1. North of the Runway 15 Threshold (Inline Taxiway)	555 feet	77	68
2. Between the Runway 15 Threshold and "New Pavement"	1,387 feet	77	68
3. "New Pavement" (stopping at Taxiway D)	1,572 feet	100	01
4. Between Taxiways D and E	1,287 feet	77	68
5. South of Taxiway E (the 1994 extension)	1,265 feet	95	21
Total Length, Area-weighted PCI and Age	6,066 feet	87	41

- D. The proposed scope of work for each section is as follows:
- Section 1 – North of the Runway 15 Threshold. The following points are made about the Runway 15 end:
Reconfigure Runway 15 and remove the inline taxiway and relocate Entrance Taxiway A to the current Runway 15 Threshold. This new configuration is illustrated in Figure 4-32 of AC 150/5300-13A. Considering the 200- and 400-foot stations of the MALSR are in pavement and the ultimate runway extension to the north, the inline taxiway pavement shall remain in place and remarked as a blast pad per Figure A-9 of AC 150/5340-1L.
 - Section 2 – Between the Runway 15 Threshold and "New Pavement". Reconstruct this pavement. Data and photographs shall be included in the 30% Engineer's Report to support the initial justification.
 - Section 3 – "New Pavement". Given the recent construction of this section of pavement, only grooving and remarking would be performed (see Items E and F below).
 - Section 4 – Between Taxiways D and E. Reconstruct this pavement. Data and photographs shall be included in the 30% Engineer's Report to support the initial justification.
 - Section 5 – South of Taxiway E. Perform minor rehabilitation in this section. The Iowa DOT is scheduled to perform its airfield pavement inspection November 2-3. The resultant PCI shall be reviewed to determine if more than minor rehabilitation is warranted. Additional data and photographs shall be included in the 30% Engineer's Report to support the rehabilitation method proposed.
- E. Groove Runway 15/33.
- F. Remark Runway 15/33 including the recently constructed runway intersection pavement identified in section 3.
- G. Replace Runway 15/33 HIRL system.
- H. Replace Runway 15/33 guidance signage system within project limits.
- I. Replace taxiway lighting systems and taxiway guidance signs within project limits.
- J. Replace Pilot Controlled Lighting System (L-854 Interface Panel and Radio Receiver).

Element 3 – Reconstruct/Rehabilitate Taxiways

- Relocate entrance Taxiway A instead of reconstructing Entrance Taxiway A (at the Runway 15 End) in place. This taxiway will be relocated as discussed above to provide a connector taxiway to the Runway 15 Threshold with a standard runway/ILS hold location. New taxiway edge lighting will be required.
- Remove the portion of Taxiway B from the intersection of Runways 15/33 and 3/21 to parallel Taxiway A.
- Perform preventative maintenance/rehabilitation on the portion of Taxiway D that is within the RSA (plus 20 to 30 feet).
- Perform preventative maintenance/rehabilitation on the portion of Taxiway E that is within the RSA (plus 20 to 30 feet).
- Perform preventative maintenance/rehabilitation on the portion of Taxiway A that is within the RSA (plus 20 to 30 feet).

Element 4 – ILS, VASI, and REIL

- The GS, LOC, and MALSR are owned by the FAA. No improvements to this equipment or their associated access roads with one exception: a portion of the GS access road may need to be adjusted to match new runway edge elevations and shoulder grades. The 200- and 400-foot light stations of the MALSR are in-pavement and shall remain, undisturbed. The MALSR Threshold Lights Bar shall remain, undisturbed.
- The Runway 15 and Runway 33 VASIs are owned by the FAA. No improvements to the VASIs or their associated access roads shall be included in this project except for a very short portion of these access roads impacted by new runway edge elevations and shoulder grades.
- Replace Runway 33 REIL system.

Element 5 – Miscellaneous

- A. The Engineer shall establish temporary horizontal and vertical control for use on this project.
- B. The Engineer shall provide layouts for temporary construction access roads on both the Runway 15 and 33 ends. The location and configuration of these roads will be a function of the access point(s) to the project site and the location of Contractor's staging area(s).

Element 6 – AIP ineligible work

- A. Groove Runway 3/21
- B. Replace six (6) unlighted guidance signs with lighted guidance signs (which are outside the project limits) illustrated in Figure 3.

Part I: FAA AIP Eligible Work (Elements 1-5)

Phase A: Preliminary Design

A-1 Kickoff Meeting

- Conduct a design kickoff meeting at the Owner's location to finalize the project scope, design criteria, schedule and goals with the Owner, FAA, Engineer, FBO, Airport Users, and Airport Tenants. The Engineer will provide written minutes of the meeting and distribute to all attendees within seven (7) working days of the meeting. (assume 3-people shall participate in meeting).

A-2 Confirm Scope, Extent and Character of the Project:

- Final Design Criteria. Finalize runway and taxiway design criteria in accordance with FAA standard Advisory Circulars.
- Field Survey to Determine Existing Conditions. Limited to one field survey trip and only essential engineering staff will attend.
 - a. Perform a pavement evaluation on Runway 15/33 Sections 1 and 5 only and portions of Taxiways D, E, and A2. This pavement evaluation should obtain and incorporate the recent Iowa DOT PCI survey. The pavement evaluation will be conducted to estimate the length of cracks and identify locations of severe areas. The inspection team will use handheld radios to monitor the common traffic advisory frequency while the runway is active. As aircraft approach Runway 15/33, the inspection team will exit the runway safety area immediately.
 - b. Take digital photographs of typical distresses observed.
 - c. Identify specific pavement distresses that are present, report on the possible causes, and relate these observations to recommendations for treatment.
- Develop Construction Item List which is a list used to determine which construction specifications will be required for the project.
- Review Project Questions and Issues
- Utility Requirements. Establish requirements and determine if any adjustments are needed to power the Runway 15/33 edge lighting system.
- Site Plans. Develop and finalize proposed project limits.
- Review as-built records for establishing existing conditions, helping to determine utilities within the project limits, etc.

A-3 Prepare Preliminary Engineer's Opinion of Probable Construction Cost / Budget Validation

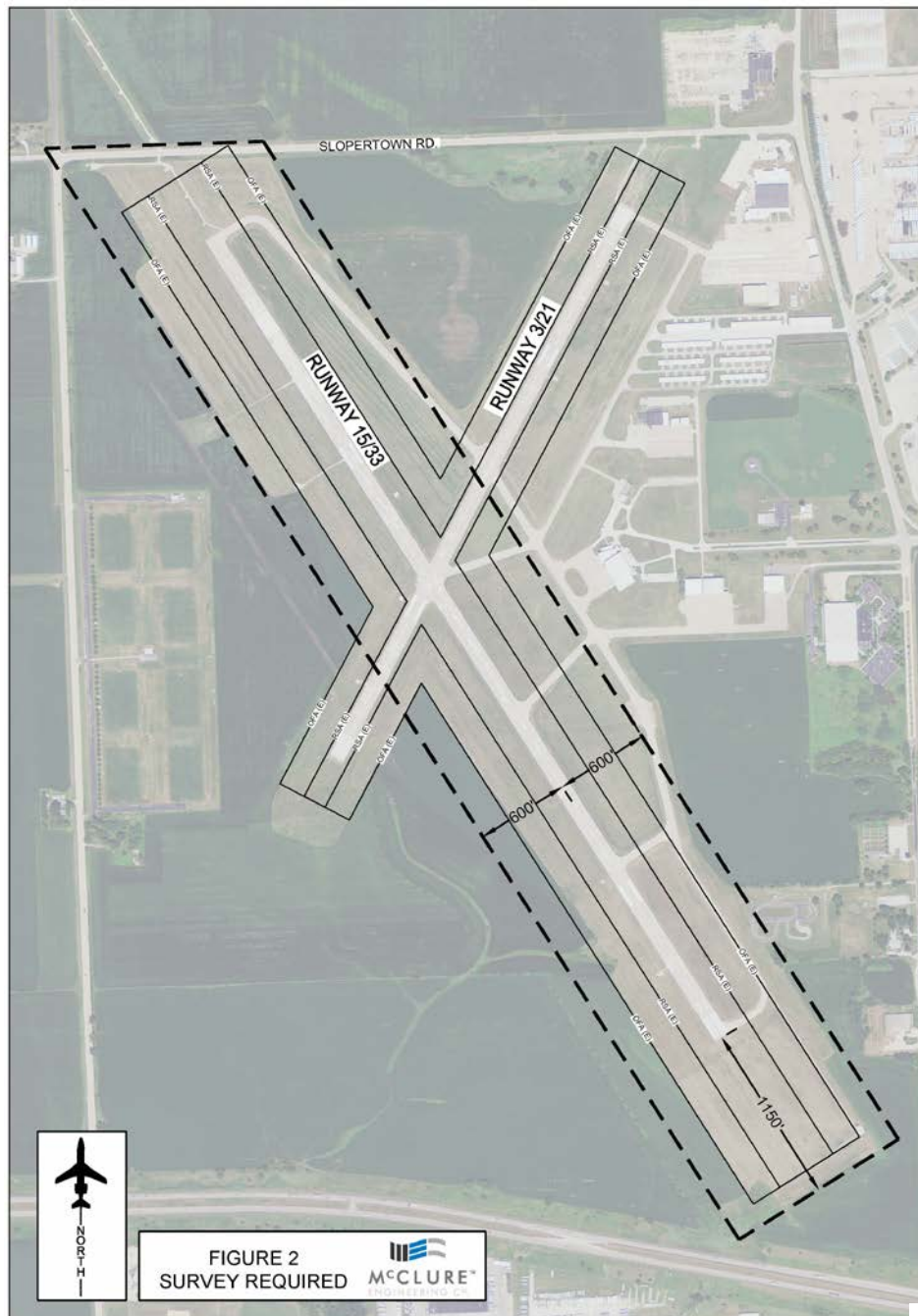
- A preliminary Engineer's Opinion of Probable Construction Cost will be prepared which accompanies the submittal. The estimate will be based on preliminary quantities. The estimate will be used to compare and validate the current project budget.

A-4 Topographic Survey

- Survey shall be completed using Horizontal Control with NAD 83 State Plane Coordinates and Vertical Control tied to NAVD 88 datums. Primary Airport Control Station (PACS) shall be used for control (if available). See <http://www.ngs.noaa.gov/cgi-bin/airports.prl> for information.
 - a. Set a minimum of three (3) control points (5/8"x18" Rebar)
 - b. Traverse and Run Level Loop to verify project control network
- Topography. The following tasks shall be completed for the project area shown on **Figure 2**. Locate all standard topographical features including:
 - a. Pavement edges, pavement types
 - b. Navigational aids, airfield lighting, and signage.
 - c. Each airfield lighting base can and foundation corners including vertical elevations.
 - d. Drainage structures.
 - e. Ditch flowlines, direction of flow, toe of slopes, backslopes. Ditch flowline profiles shall be collected every 25' (min.)

- f. Locate Navigation Structures including VASI and Approach lighting systems. Provide elevations of foundations.
 - g. Visible utilities
 - h. Underground utilities within the survey limits via Iowa One Call.
- Collect Cross Sections as follows:
 - a. Runway 3/21 centerline offset, 25' each side of centerline every 25' within the survey limits.
 - b. Runway 15/33 centerline offset, 12.5' each side of centerline every 12.5'
 - c. Taxiway connectors centerline offset, 12.5' each side of centerline every 12.5' within the survey limits.
- Locate all existing joint intersections (x,y,z) for the following areas:
 - a. Runway 15/33
 - b. Taxiway Connectors
- Perform topographic survey in turf areas on a 50'x50' grid within the survey limits shown on the attached Figure 2.

Figure 2. Survey Limits



Phase B: Final Design Phase

1. 30% Design Phase

- a. Perform Airfield Pavement Design and Geometric Layout Design
 - Rehabilitation/Reconstruction Design. Rehabilitation and reconstruction design alternatives will be developed that address existing deficiencies and meet current design requirements. The alternative designs are expected to include multiple variations of reconstruction, rehabilitation, repair, and maintenance, depending on the pavement condition and predicted remaining life. Although the initial list may include up to five (5) upfront alternatives, some alternatives may be deemed to be infeasible due to project constraints or anticipated poor long-term performance. Each feasible rehabilitation strategy (expected to be three to five alternatives) will be designed in accordance with FAA Advisory Circular 150/5320-6E, *Airport Pavement Design and Evaluation*.
 - Unless the geotechnical report recommends otherwise, it is expected the Runway 15/33 and Taxiway A1 pavement sections will be the same as the Runway 15/33 Section 2 (designed under the Runway 3/21 Reconstruction Project in 2013).
 - Perform preliminary rehabilitation/reconstruction pavement designs on Runway 15/33 Section 5 and Taxiways D, E, and A2.
 - Complete FAA 5100-1 Pavement Design Form.
- b. Prepare 30% Project Drawings
 - 30% Airfield/Pavement/Drainage Design: This task will include the 30% engineering design of the airfield development components and will include all airfield items associated with the referenced project. Layout taxiway fillet geometries in accordance with AC 150/5300-13A, *Airport Design*. The airfield and surface water design effort is a significant element of the 30% design process and as such all data will be documented and included in the overall 30% Engineer's Report. The list is expected to undergo minor modifications/adjustments as this phase continues to develop.
 - 30% Airfield Electrical Design – This task will include the 30% electrical engineering design of the airfield development components and will include all airfield electrical items associated with the project. This effort is a significant element of the design process and as such all data will be documented and included in the overall 30% Design Submittal Report. Coordination of each design consideration will be discussed in detail with the Owner.
 - 30% NAVAIDS Design. Locate proposed REIL on Runway 33 end in accordance with FAA AC 150/5340-30.
- c. Prepare 30% Listing of Specifications
 - A draft listing of front end & technical specifications will be included in the 30% Engineer's Report. Modifications expected to the FAA's standard specifications shall be as noted and coordinated through the FAA.
- d. Prepare 30% Engineer's Report
 - The 30% Engineer's Report will document the recommended pavement repair method for the Runway 15/33 Rehabilitation. The 30% Engineer's report shall be submitted for Owner and FAA approval prior to commencing on the 60% contract documents. The Engineer shall distribute the 30% Engineer's Report in accordance with **Table 3**.
- e. Prepare 30% Engineer's Opinion of Probable Construction Cost / Budget Validation
 - A 30% Engineer's Opinion of Probable Construction Cost will be prepared which accompanies the submittal. The estimate will be based on 30% quantities. The estimate will be used to compare and validate the current project budget.
- f. Perform Quality Control by Senior Airport Engineer
 - An internal quality control review by a Senior Airport Engineer will be conducted on the 30% design plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report prior to submittal to the Owner and FAA.
- g. Furnish 30% Documents
 - Engineer shall submit and distribute 30% plans, draft specifications, Engineer's Opinion of Probable Construction Cost, and 30% Engineer's Report to the Owner for review, comment, and approval. Copies will be distributed as detailed in **Table 3**.
- h. Conduct 30% Review Meeting
 - The Engineer shall coordinate and attend one (1) meeting at the Owner's location to review the 30% Engineer's Report. (2-people shall attend meeting).

2. 60% Design Phase

The 60% design phase will consist of the development of 60% bid documents. It will be an advanced level of design and when completed, 60% plans generally illustrate most design features less specific construction details and sections. Specifications for most technical components are compiled and reviewed.

- a. Formally Address FAA and Owner 30% Comments
 - The Engineer shall review all comments received from the Owner, Airport, and FAA regarding the preliminary plans and engineers report previously submitted and incorporate applicable comments into plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report.
 - The Engineer shall provide a written response on each comment on how it will be incorporated into the documents, or why it was not applicable.
- b. Perform 60% Airfield/Pavement/Drainage Design: This task will include the 60% engineering design of the airfield development components and will include all airfield items associated with the referenced project. The airfield and surface water design effort is a significant element of the 60% design process and as such all data will be documented and included in the overall 60% Engineer's Report. The list is expected to undergo minor modifications/adjustments as this phase continues to develop. These task items will take into consideration the following tasks as it relates to the scope and budget establishment:
 1. Construction Safety and Phasing Plan
 - a. Development and Finalize the Limits of Phasing
 - b. Identify Location of Runway and Taxiway Traffic Control Devices
 - c. Identify Location of Potential Contractor Staging area(s) and Haul Route(s)
 2. Water Table Analysis from Geotechnical Report and Testing
 3. Clearing/Grubbing Limits
 4. Establish Existing Site Drainage Constraints
 5. Evaluate Site Hydrology and Hydrologic Conditions
 6. Establish Drainage Requirements (Volumes and Conveyances)
 7. Drainage Conveyance Design Including Surface and Subsurface (Underdrain System) Design
 8. Finalize Pavement Design
 9. Typical Section(s) (Profile and Typical Cross Section)
 10. Development of Longitudinal Gradient Designs
 - a. Runway 15/33 Centerline and Edge of Pavement
 - b. Taxiway A1 Centerline and Edge of Pavement
 - c. Runway 15 MALSR Access Road
 11. Runway and Taxiway Intersection and Gradient Transition Design
 12. Identify Areas and Methods for Pavement Maintenance/Rehabilitation on Taxiways A2, D, & E.
 13. Perform 3-D surface modeling and develop proposed contours for following
 - a. Runway 15/33
 - b. Taxiway A1 Connector
 - c. Taxiway A2 Connector
 - d. Taxiway D Connector
 - e. Taxiway E Connector
 - f. MALSR Access Road on Runway 15 End
 - g. Glideslope Shelter Access Road on Runway 15 end.
 - h. VASI Access Roads on Runway 15 and 33 end.
 14. Embankment Requirements
 15. Sub-grade Stabilization (Excavation, Backfill, Compaction)
 16. Fill Material/Borrow Sources
 17. Erosion Control Requirements
 18. Runway and Taxiway Marking Layout
 19. Runway 15/33 Grooving Layout
- 60% Airfield Electrical Design – This task will include the 60% electrical engineering design of the airfield development components and will include all airfield electrical items associated with the project. This effort is a significant element of the design process and as such all data will be documented and included in the overall 60% Submittal. Coordination of each design consideration will be discussed in detail with the Owner. The list below is expected to undergo minor modifications/adjustments as this phase of the Program continues to develop.
 1. Meetings/Data Gathering/Site Visits – Design support data and existing conditions information shall be gathered from the Owner, including record drawings, previous design documents, etc. to develop existing conditions. Once the documents are

investigations and survey of the runway and taxiway lighting, signage, Field Lighting Vault, etc. shall be conducted to verify existing conditions as depicted on the survey and record drawings. The Owner will be consulted and interviewed during survey to provide additional information. Discussions with the Owner during the field investigation will determine existing lighting, signage, etc. to be re-used and establish equipment preferences.

2. Runway and Taxiway Lighting Layouts. Locate proposed edge lighting systems within the project limits shown in **Figure 1**. All edge lighting systems shall be designed in accordance with FAA AC 150/5340-30, *Design and Installation Details for Airport Visual Aids*, current edition at time of design.
 - Locate proposed Runway 15/33 edge lighting system.
 - Locate proposed taxiway edge lighting systems within the project limits shown only.
 3. Locate proposed guidance signs including directional, location, and mandatory signage within the project limits shown in **Figure 1**. All guidance signs shall be designed in accordance with the following FAA Advisory Circulars, current edition at time of design:
 - AC 150/5340-18, *Standards for Airport Sign Systems*
 - AC 150/5340-30, *Design and Installation Details for Airport Visual Aids*
 - AC 150/5345-44, *Specification for Taxiway and Runway Signs*
 4. Runway Edge Lighting System Vault Analysis. Analyze condition of existing constant current regulator to determine if improvements are needed. No modifications to the vault structure are anticipated.
 5. Perform lighting system circuit load calculations to determine if power systems are properly sized.
 6. Determine wiring and circuit layout plans to power proposed edge lighting system, guidance signs, and Runway 33 REIL in accordance with FAA AC 150/5340-30.
 7. Airfield Lighting Control System. Design replacement for L-854 pilot controlled lighting system including updating Radio Controls and Associated Wiring Diagram.
- 60% NAVAIDS Design
 1. Runway End Identifier Lights (REIL)
 - Perform Siting Calculations for REIL System on Runway 33 End
 - Determine Power Supply and Circuitry
 2. Locate proposed REIL on Runway 33 End
 - Coordinate flight check with Reimbursable Agreement Coordinator at the FAA. In order for the FAA to perform a flight check of the proposed REIL system, the City first needs to enter into a Reimbursable Agreement with the FAA.
 Ms. Georgia Hines
 Flight Inspection Services
 Planning and Acquisition Team, AJW-392
 Email: georgia.hines@faa.gov
 Phone: (405) 954-8545

c. Prepare 60% Project Drawings in accordance with **Table 1**.

d. Prepare 60% Draft Specifications

- A draft set of front end & technical specifications will be created in accordance with **Table 2**. The technical specifications will be based on the most current FAA Advisory Circular 150/5370-10, *Standards for Specifying Construction of Airports*. Modifications to the FAA's standard specifications shall be as noted in the draft set of technical specifications and coordinated through the FAA.

e. Prepare 60% Engineering Design Report

- A 60% engineering design report will be submitted and accompany the drawing submittal. This document will be an advanced level of documentation from the submittal made as part of the preliminary engineer's report.

f. Prepare 60% Engineer's Opinion of Probable Construction Cost / Budget Validation

- A 60% Engineer's Opinion of Probable Construction Cost will be prepared which accompanies the submittal. The estimate will be in as much detail as possible at the 60% level of design. The estimate will be used to compare and validate the current project budget.

g. Perform Quality Control by Senior Airport Engineer

- An internal quality control review by a Senior Airport Engineer will be conducted on the 60% design plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report prior to submittal to the Owner and FAA.

- h. Furnish 60% Documents
 - Engineer shall submit and distribute 60% plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report to the Owner for review, comment, and approval. Copies will be distributed as detailed in **Table 3**.
- i. Conduct 60% Review Meeting
 - The Engineer shall coordinate and attend one (1) meeting at the Owner's location to review the 60% design submittal. The Engineer will provide written minutes of the meeting and distribute to all attendees within seven (7) working days of the meeting.
- j. Prepare and submit Construction Safety and Phasing Plan (CSPP)
 - Submit 60% draft CSPP for FAA Review

3. 90% Design Phase

This phase will consist of the development of 90% bid documents. The bid package will include an advanced level of design from the submittal made as part of the 60% Design Phase. 90% design documents routinely entail the completion of construction details, final quantities, quality control checking for all construction work items less final review comments from the Owner, Airport, and FAA.

- a. Formally Address FAA and Owner 60% Comments
 - The Engineer shall review all comments received from the Owner, Airport, and FAA from the 60% design submittal review and incorporate applicable comments into plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report.
 - The Engineer shall provide a written comment on how each comment will be incorporated into the documents, or why it was not applicable.
- b. Prepare 90% Project Drawings
 - The Engineer shall prepare 90% plans in accordance with **Table 1**.
- c. Prepare 90% Specifications
 - The Engineer shall prepare 90% specifications in accordance with **Table 2**.
- d. Prepare 90% Engineering Design Report
 - A 90% engineering design report will be submitted and accompany the drawing submittal. This document will be an advanced level of documentation from the submittal made as part of the 60% report.
- e. Prepare 90% Engineer's Opinion of Probable Construction Cost / Budget Validation
 - A 90% Engineer's Opinion of Probable Construction Cost will be prepared which accompanies the submittal. The estimate will be based on final quantities. The estimate will be used to compare and validate the current project budget.
- f. Perform Quality Control by Senior Airport Engineer
 - An internal quality control review by a Senior Airport Engineer will be conducted on the 90% design plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report prior to submittal to the Owner and FAA.
- g. Furnish 90% Documents
 - Engineer shall submit and distribute 90% plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report to the Owner for review, comment, and approval. Copies will be distributed as detailed in **Table 3**.
- h. Conduct 90% Final Review Meeting
 - The Engineer shall coordinate and attend one (1) meeting at the Owner's location to review the 90% design submittal. The Engineer will provide written minutes of the meeting and distribute to all attendees within seven (7) working days of the meeting.
- i. Prepare and submit Construction Safety and Phasing Plan (CSPP)
 - Address FAA comments on 60% draft submittal
 - Submit 90% CSPP for FAA Review

- j. Prepare Written Applications for Construction Permits
 - For temporary construction items (such as the contractor's staging area, access road, and equipment) and permanent facilities (such as the wind cone), the Engineer shall prepare and submit FAA 7460-1 forms electronically through the FAA's OE/AAA website. The FAA shall conduct an aeronautical study of the temporary and permanent points. The Engineer shall coordinate these points with FAA prior to submission.
 - Prepare exhibit detailing the approximate coordinates relative to the Runway 3/21 centerline.

4. Issued for Bid (IFB) Package (completed to 100%)

This phase will consist of the development of final bidding documents for the proposed project. It will be the final level of design from the submittal made as part of the 90% Design Phase.

- a. Formally Address FAA and Owner 90% Comments
 - The Engineer shall review all comments received from the Owner, Airport, and FAA from the 90% design submittal review and incorporate applicable comments into plans, specifications, Engineer's Opinion of Probable Construction Cost, and Engineer's Report.
 - The Engineer shall provide a written comment on how each comment will be incorporated into the documents, or why it was not applicable.
- b. Prepare Issued for Bid Drawings, Specifications, and Bid Documents
 - The Engineer shall prepare IFB plans and specifications in accordance with **Tables 1-3**.
- c. Furnish Issued for Bid (100%) Submittal
 - This task consists of the assembly of the documents for the final Issued for Bid submittal to the Owner, Airport, and FAA. Deliverables will also be submitted electronically. Copies will be distributed as detailed in **Table 3**.
- d. Prepare and submit final Construction Safety and Phasing Plan (CSPP)
 - Address FAA comments on 90% draft submittal
 - Submit final CSPP for FAA Review

Phase C: Advertising, Bidding, Contract Award

The Engineer shall provide the following services during the advertisement and bidding phase:

C-1 Assist Owner in advertising for and obtaining bids from prospective Contractors.

- Prepare Advertisement
- Maintain Planholder's List

C-2 Conduct Pre-Bid Conference

- The Engineer shall coordinate and conduct a pre-bid conference at the Owner's Location. (3-people shall attend meeting).
- Provide written minutes of the meeting and distribute to all attendees within seven (7) working days of the meeting.

C-3 Provide Drawings, Specifications, and Bid Documents

- Prepare and provide Issued for Bid (IFB) contract documents for use by up to four (4) Plan Holding Houses (Plan Rooms) and eight (8) potential bidders. The Engineer shall distribute IFB documents in accordance with **Table 3**.

C-4 Prepare/issue Addenda as needed

- The Engineer shall prepare all required addenda to revise plans, specifications and other contract documents in order to (1) provide clarifications, (2) correct discrepancies, or (3) add necessary details or contract alterations.

C-5 Bidder Questions

- Owner to review pre-bid submittals from Bidders
- Respond to bidder questions and publish written answers to all planholders at the discretion of the Owner.

C-6 Attend Bid opening (at Owner's location). (not included)

C-7 Prepare Bid Tabulation (1 meeting).

- The Engineer shall develop tabulation of all bids received within three (3) working days.

C-8 Review Bidders Qualifications

- Provide evaluation of checking for correctness, quals of apparent low bidder, DBE participation goals, etc.
- Make recommendations of award of contract based on bids.

C-9 Conduct one (1) teleconference to present bids to Owner.

C-10 Distribute Executed Construction Contracts as follows:

- 3 Copies to Contractor
- 2 Copies to Owner
- 1 Copy to FAA
- 1 Copy to Engineer

Phase H: Soil Boring Coordination

H-1 Prepare Request for Proposal to Geotechnical Firms

- Develop scope of proposed services and provide copy of the draft scope to FAA for review and comment
- Develop pavement coring exhibit

H-2 Review Proposals/Recommendation for Award

- Provide evaluation of schedule, qualifications etc.,
- Make recommendations of award of contract

H-3 Coordinate field exploration with Owner

H-4 Review Geotechnical Report and provide comments

Phase I: Erosion Control Plan/Permit

I-1 Prepare Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities

I-2 Prepare Iowa DNR Stormwater Discharge Permit No. 2

- Prepare form and submit to Owner for submission to Iowa DNR.

Phase J: Airport Improvement Program (AIP) Grant Administration

J-1 Prepare AIP Grant Application for Federal Funding Assistance

- Prepare SF-424 Application for Federal Assistance
- Prepare FAA Form 5100-100, Part II-IV

J-2 Prepare AIP Sponsor Certifications

- Prepare and submit Certification for Consultant Selection
- Prepare and submit Certification for Plans and Specifications
- Prepare and submit Certification for Construction Contracts
- Drug-Free Certification
- Certification and Disclosure Regarding Potential Conflicts of Interest
- Construction Project Final Acceptance

J-3 Prepare AIP Outlay Requests on monthly basis

- Update summary of expenses spreadsheet and submit to Owner on monthly basis. The Owner will perform reimbursement requests using the DELPHI system. (assume 12 months).

J-4 Prepare AIP Sponsor Quarterly Performance Reports (assume 12 months).

J-5 Prepare AIP Financial Reports

- Submit SF-271, Outlay Report For Reimbursement, each fiscal year end
- Submit SF-425, Federal Financial Report, each fiscal year end

J-6 Update 3-year DBE program for FY 2016-2018 consisting of the following:

- Update DBE Program Narrative
- Determine number of applicable DBE contractors certified in geographical area and from the Iowa DOT DBE Directory.
- Determine number of applicable non-DBE contractors prequalified within the geographical area and with the Iowa DOT.
- DBE goal calculation and methodology.
- Transmit DBE program to Owner and FAA Civil Rights Office.
- Respond to comments from Owner and FAA Civil Rights Office.

Phase P: Project Management and Coordination

P-1 Continual Coordination with Owner and FAA (Assume 12 Months)

- This task consists of the continual coordination with Owner and FAA staff, as required, keeping team members fully informed of developments and decisions that are made concerning the project. The majority of this communication will be made by and through the Project Manager and Project Engineer.
- Major coordination includes communicating with the FAA branches in regards to performing grading improvements inside the glideslope and localizer critical areas. Determine need if FAA reimbursable agreements are required to perform grading inside critical areas.

P-2 Develop and Maintain Project Schedule.

P-3 Provide Bi-Weekly Progress Reports to Owner.

P-4 Maintain Documentation of Pertinent Correspondence Made by Email, Memorandums, Letters, Telephone Conversation Memos, etc.

P-5 Prepare Independent Fee Analysis Package

- Develop detailed breakdown of project work tasks
- Create blank spreadsheet for use by independent estimator
- Draft coordination letter to Owner summarizing requirements

P-6 Perform Business and Contract Administration (Assume 12 Months).

P-7 Conduct Internal Design Review Meeting (3 People Monthly for 6 Months)

P-8 Perform coordination between sub-consultants

Part II: FAA AIP Ineligible Work (Element 6)

Phase A: Preliminary Design

A-1 Confirm Scope, Extent and Character of the Project:

- Final Design Criteria. Finalize design criteria in accordance with FAA standard Advisory Circulars.
- Field Survey to Determine Existing Conditions. Limited to one field survey trip and only essential engineering staff will attend.
- Develop Construction Item List
- Review Project Questions and Issues
- Utility Requirements. Establish requirements and determine if any adjustments are needed to power the unlit guidance sign system.
- Site Plans. Develop and finalize proposed project limits.

Phase B: Final Design

B-1 Runway 3/21 Grooving Layout

B-2 Airfield Guidance Sign Electrical Design

- Locate six (6) proposed guidance signs including directional, location, and mandatory signage in accordance with Element 6. All guidance signs shall be designed in accordance with the following FAA Advisory Circulars, current edition at time of design:
 - o AC 150/5340-18, Standards for Airport Sign Systems
 - o AC 150/5340-30, Design and Installation Details for Airport Visual Aids
 - o AC 150/5345-44, Specification for Taxiway and Runway Signs
- Perform lighting system circuit load calculations to determine if power systems are properly sized.
- Determine wiring and circuit layout plans to power proposed guidance signs in accordance with FAA AC 150/5340-30.

B-3 Prepare Project Drawings

- The Engineer shall prepare plans in accordance with **Table 1**.

B-4 Prepare Project Specifications

- The Engineer shall prepare 90% specifications in accordance with **Table 2**.

B-5 Prepare Engineer's Opinion of Probable Construction Cost / Budget Validation

- An Engineer's Opinion of Probable Construction Cost will be prepared which accompanies the submittal. The estimate will be based on final quantities. The estimate will be used to compare and validate the current project budget.

Phase C: Advertising, Bidding, Contract Award

The Engineer shall provide the following services during the advertisement and bidding phase:

C-1 Assist Owner in advertising for and obtaining bids from prospective Contractors.

- Prepare Advertisement
- Maintain Planholder's List

C-2 Provide Drawings, Specifications, and Bid Documents

- Prepare and provide Issued for Bid (IFB) contract documents for use by up to four (4) Plan Holding Houses (Plan Rooms) and eight (8) potential bidders. The Engineer shall distribute IFB documents in accordance with **Table 3**.

C-3 Prepare/issue Addenda as needed

- The Engineer shall prepare all required addenda to revise plans, specifications and other contract documents in order to (1) provide clarifications, (2) correct discrepancies, or (3) add necessary details or contract alterations.

C-4 Bidder Questions

- Owner to review pre-bid submittals from Bidders
- Respond to bidder questions and publish written answers to all planholders at the discretion of the Owner.

C-5 Prepare Bid Tabulation (1 meeting).

- The Engineer shall develop tabulation of all bids received within three (3) working days.

Table 1. Estimated Project Drawings

Sheet Title	# Sheets	30%	60%	90%	IFB
Cover Sheet	1	X	X	X	X
Index of Plan Sheets and Estimated Quantities	1	X	X	X	X
General Legend and Abbreviations	1	X	X	X	X
General Airport Notes	1		X	X	X
Project Layout Plan	1	X	X	X	X
Geometric Layout and Survey Control Plan	1	X	X	X	X
Safety and Phasing Plans	3	X	X	X	X
Safety Details	1			X	X
Runway 15/33 Existing Conditions	6	X	X	X	X
Demolition Plans	6	X	X	X	X
Demolition Details	1			X	X
Grading and Drainage Plans	6	X	X	X	X
Grading and Drainage Details	2			X	X
Runway 15/33 Underdrain Plans	4			X	X
Storm Sewer Structure Plans	2			X	X
Stormwater Pollution Prevention Plan	1		X	X	X
Erosion Control Details	1			X	X
Typical Pavement Sections	2	X	X	X	X
Runway 15/33 Plan and Profile	6	X	X	X	X
Taxiway Connectors Plan and Profile	2	X	X	X	X
Runway 15/33 Joint Layout Plans	6		X	X	X
Taxiway Connectors Joint Layout Plans	2		X	X	X
Runway 15/33 Taxiway A1 Intersection Detail Elevations	1			X	X
Runway 15/33 Taxiway A1 Intersection Geometrics	1			X	X
Runway 15/33 Grooving Plan	6			X	X
Runway 3/21 Grooving Plan	2			X	X
Pavement Joint Details	1			X	X
Runway 15/33 Marking Plan	6	X	X	X	X
Marking Details	1			X	X
Electrical Site Plan	2	X	X	X	X
Electrical Demolition Plan	6		X	X	X
Electrical Demolition Plan Legend and Notes	1			X	X
Electrical Layout Plans	6	X	X	X	X
Electrical Layout Plan Legend and Notes	1			X	X
Existing Electrical Vault Building Plan	1		X	X	X
Existing Electrical Vault Building Keyed Notes	1			X	X
Misc. Air Guidance Sign Layout	1			X	X
Guidance Sign Schedule	1		X	X	X
Guidance Sign Details	1			X	X
REIL Wiring Diagram and Details	1			X	X
Misc. Electrical Details	3			X	X
Runway 15/33 Cross Sections (@ 50' intervals)	30			X	X
Taxiway Connectors Cross Sections (@ 50' intervals)	5			X	X
Total	135	50	68	135	135

Table 2. Estimated Specifications

Front End Specifications
Cover
Engineering Seals
Table of Contents
Notice of Public Hearing and Letting
Instruction to Bidders
Schedule of Prices
DBE Commitment
Buy American Forms
Bid Bond
Contract/Performance Bond/Payment Bond
Notice of Award/Notice to Proceed/Acceptance
Insurance Requirements
Pay Estimate/Change Order/Release by Claimants
Supplementary Provisions
Wage Rate Determination
General Provisions
General Notes/Project Meetings/Construction Progress Schedules
Technical Specifications
P-101: Surface Preparation
P-151: Clearing and Grubbing
P-152: Excavation and Embankment
P-156: Erosion Control
P-158: Fly Ash Treated Subgrade
P-159: Filter Fabric
P-219: Recycled Concrete Aggregate Base Course
P-501: Portland Cement Concrete Pavement
P-605: Joint Sealing Filler
P-610: Structural Portland Cement Concrete
P-620: Pavement Markings
D-701: Pipe for Storm Drains
D-705: Pipe Underdrains
D-751: Manholes, Catch Basins, Inlets
T-901: Seeding
T-908: Mulching
L-100: Electrical Work-general
L-105: Electrical Demolition
L-108: Electrical Cable
L-109: Vault Details
L-110: Electrical Duct
L-115: Electrical Manholes and Junction Structures
L-125: Airfield Lighting Fixtures
Appendix
Geotechnical Investigation
Approved Construction Safety and Phasing Plan (CSPP)
Website links to FAA Advisory Circulars (150/5370-2, 5340-1)

Table 3. Deliverables

	30% Submittal*			60% and 90% Submittals*				IFB Submittal*			
	Plans		Eng. Report	Plans		Spec. Book	Eng. Report	Plans		Spec. Book	Eng. Report
	Full	Half		Full	Half			Full	Half		
Owner	1	3	4	1	3	4	4	1	3	4	4
Airport	1	1	2	1	1	2	2	1	1	2	2
FAA		1	1		1	1	1		1	1	1
Engineer		2	2		2	2	2		2	2	2
Electrical Sub		1	1		1	1	1		1	1	1
Plan Houses									4	4	
Bidders									8	8	
Total	2	8	10	2	8	10	10	2	20	22	10

*With each hard copy submittal to the FAA, a PDF file will be provided for plans, specs, and engineer's reports.

Figure 3. Part II. (Element 6) Guidance Sign Replacement Project Limits



EXHIBIT 'C'

OWNER'S RESPONSIBILITIES

OWNER shall do the following in a timely manner so as not to delay the services of the **ENGINEER**.

1. Designate in writing a person to act as **OWNER'S** representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define **OWNER'S** policies and decisions with respect to **ENGINEER'S** services for the project.
2. Provide all criteria and full information as to **OWNER'S** requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which **OWNER** will require to be included in the drawings and specifications.
3. Assist **ENGINEER** by placing at **ENGINEER'S** disposal all available information pertinent to the Project, including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for the **ENGINEER** to enter upon public and private property as required for the **ENGINEER** to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by the **ENGINEER**, obtain advice of an attorney, insurance counselor and other consultants as **OWNER** deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the **ENGINEER**.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary completion of the Project.
7. Attend the Prebid Conference, Bid opening, Preconstruction Conferences, Construction Progress Meetings and other job related meetings and Substantial Completion Inspection and Final Payment Inspection.
8. Give prompt written notice to the **ENGINEER** whenever the **OWNER** observes or otherwise becomes aware of any development that affects the scope or timing of the **ENGINEER'S** services, or any defect or non-conformance in the work of any Contractor.
9. Retain all records relating to project cost, including supporting documents, for a period of three (3) years following payment by the FAA and/or Iowa DOT, and to make such records and documents available to DOT personnel for audit.

EXHIBIT 'E'

FEDERAL CONTRACT PROVISIONS ATTACHMENT

ALL REFERENCES MADE HEREIN TO “CONTRACTOR”, “BIDDER”, AND “OFFEROR” SHALL PERTAIN TO THE ARCHITECT/ENGINEER (A/E). ALL REFERENCES MADE HEREIN TO “SUBCONTRACTOR” SHALL PERTAIN TO ANY AND ALL SUBCONSULTANTS UNDER CONTRACT WITH THE A/E.

ACCESS TO RECORDS AND REPORTS

(Reference: 2 CFR § 200.326, 2 CFR § 200.333)

The contractor must maintain an acceptable cost accounting system. The contractor agrees to provide the Sponsor, the Federal Aviation Administration, and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers, and records of the contractor which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The contractor agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

CIVIL RIGHTS – GENERAL

(Reference: 49 USC § 47123)

The contractor agrees that it will comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision binds the contractors from the bid solicitation period through the completion of the contract. This provision is in addition to that required of Title VI of the Civil Rights Act of 1964.

This provision also obligates the tenant/concessionaire/lessee or its transferee for the period during which Federal assistance is extended to the airport through the Airport Improvement Program, except where Federal assistance is to provide, or is in the form of personal property; real property or interest therein; structures or improvements thereon.

In these cases the provision obligates the party or any transferee for the longer of the following periods:

(a) the period during which the property is used by the airport sponsor or any transferee for a purpose for which Federal assistance is extended, or for another purpose involving the provision of similar services or benefits; or

(b) the period during which the airport sponsor or any transferee retains ownership or possession of the property.

CIVIL RIGHTS – TITLE VI ASSURANCES

1) Title VI Solicitation Notice

(Reference: Appendix 4 of FAA Order 1400.11, Nondiscrimination in Federally-Assisted Programs at the Federal Aviation Administration)

The **(Name of Sponsor)**, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

2) Title VI Clauses for Compliance with Nondiscrimination Requirements

(Reference: Appendix A of Appendix 4 of FAA Order 1400.11, Nondiscrimination in Federally-Assisted Programs at the Federal Aviation Administration)

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

- a) **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the **Title VI List of Pertinent Nondiscrimination Statutes and Authorities**, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
- b) **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
- c) **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.
- d) **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
- e) **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - i. Withholding payments to the contractor under the contract until the contractor complies; and/or

- ii. Cancelling, terminating, or suspending a contract, in whole or in part.
- f) **Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

3) **Title VI List of Pertinent Nondiscrimination Authorities**

(Reference: Appendix E of Appendix 4 of FAA Order 1400.11, Nondiscrimination in Federally-Assisted Programs at the Federal Aviation Administration)

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;

- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

DISADVANTAGED BUSINESS ENTERPRISE

(Reference: 49 CFR part 26)

Contract Assurance (§ 26.13) - The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate.

Prompt Payment (§26.29)- The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than {specify number} days from the receipt of each payment the prime contractor receives from {Name of recipient}. The prime contractor agrees further to return retainage payments to each subcontractor within {specify the same number as above} days after the subcontractor’s work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the {Name of Recipient}. This clause applies to both DBE and non-DBE subcontractors.

FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

(Reference: 29 USC § 201, et seq.)

All contracts and subcontracts that result from this solicitation incorporate the following provisions by reference, with the same force and effect as if given in full text. The contractor has full responsibility to monitor compliance to the referenced statute or regulation. The contractor must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Wage and Hour Division.

LOBBYING AND INFLUENCING FEDERAL EMPLOYEES

(Reference: 49 CFR part 20, Appendix A)

The bidder or offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the bidder or offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

(Reference 20 CFR part 1910)

All contracts and subcontracts that result from this solicitation incorporate the following provisions by reference, with the same force and effect as if given in full text. The contractor has full responsibility to monitor compliance to the referenced statute or regulation. The contractor must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration

RIGHT TO INVENTIONS

(Reference 2 CFR § 200 Appendix II(F))

All rights to inventions and materials generated under this contract are subject to requirements and regulations issued by the FAA and the Sponsor of the Federal grant under which this contract is executed.

TRADE RESTRICTION CLAUSE

(Reference: 49 CFR part 30))

The contractor or subcontractor, by submission of an offer and/or execution of a contract, certifies that it:

- a) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms published by the Office of the United States Trade Representative (USTR);
- b) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country on said list, or is owned or controlled directly or indirectly by one or more citizens or nationals of a foreign country on said list;
- c) has not procured any product nor subcontracted for the supply of any product for use on the project that is produced in a foreign country on said list.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to a contractor or subcontractor who is unable to certify to the above. If the contractor knowingly procures or subcontracts for the supply of any product or service of a foreign country on said list for use on the project, the Federal Aviation Administration may direct through the Sponsor cancellation of the contract at no cost to the Government.

Further, the contractor agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in each contract and in all lower tier subcontracts. The contractor may rely on the certification of a prospective subcontractor unless it has knowledge that the certification is erroneous.

The contractor shall provide immediate written notice to the sponsor if the contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The subcontractor agrees to provide written notice to the contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

This certification is a material representation of fact upon which reliance was placed when making the award. If it is later determined that the contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration may direct through the Sponsor cancellation of the contract or subcontract for default at no cost to the Government.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code, Section 1001.

TEXTING WHEN DRIVING

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving" (10/1/2009) and DOT Order 3902.10 "Text Messaging While Driving" (12/30/2009), FAA encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or sub-grant.

The contractor must promote policies and initiatives for employees and other work personnel that decrease crashes by distracted drivers, including policies to ban text messaging while driving. The contractor must include these policies in each third party subcontract involved on this project.

VETERAN'S PREFERENCE

(Reference: 49 USC § 47112(c))

In the employment of labor (except in executive, administrative, and supervisory positions), preference must be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in Title 49 United States Code, Section 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

PROVISIONS APPLICABLE TO A/E CONTRACTS EXCEEDING \$10,000

TERMINATION OF CONTRACT

(Reference 2 CFR § 200 Appendix II(B))

- a) The Sponsor may, by written notice, terminate this contract in whole or in part at any time, either for the Sponsor's convenience or because of failure to fulfill the contract obligations. Upon receipt of such notice services must be immediately discontinued (unless the notice directs otherwise) and all materials as may have been accumulated in performing this contract, whether completed or in progress, delivered to the Sponsor.
- b) If the termination is for the convenience of the Sponsor, an equitable adjustment in the contract price will be made, but no amount will be allowed for anticipated profit on unperformed services.
- c) If the termination is due to failure to fulfill the contractor's obligations, the Sponsor may take over the work and prosecute the same to completion by contract or otherwise. In such case, the contractor is liable to the Sponsor for any additional cost occasioned to the Sponsor thereby.
- d) If, after notice of termination for failure to fulfill contract obligations, it is determined that the contractor had not so failed, the termination will be deemed to have been effected for the convenience of the Sponsor. In such event, adjustment in the contract price will be made as provided in paragraph 2 of this clause.
- e) The rights and remedies of the sponsor provided in this clause are in addition to any other rights and remedies provided by law or under this contract.

PROVISIONS APPLICABLE TO A/E CONTRACTS EXCEEDING \$25,000

DEBARMENT AND SUSPENSION (NON-PROCUREMENT)

(Reference: 2 CFR part 180 (Subpart C), 2 CFR part 1200, DOT Order 4200.5 DOT Suspension & Debarment Procedures & Ineligibility)

CERTIFICATE REGARDING DEBARMENT AND SUSPENSION (BIDDER OR OFFEROR)

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that at the time the bidder or offeror submits its proposal that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION (SUCCESSFUL BIDDER REGARDING LOWER TIER PARTICIPANTS)

The successful bidder, by administering each lower tier subcontract that exceeds \$25,000 as a “covered transaction”, must verify each lower tier participant of a “covered transaction” under the project is not presently debarred or otherwise disqualified from participation in this federally assisted project. The successful bidder will accomplish this by:

1. Checking the System for Award Management at website: <https://www.sam.gov>.
2. Collecting a certification statement similar to the Certificate Regarding Debarment and Suspension (Bidder or Offeror), above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract

If the FAA later determines that a lower tier participant failed to tell a higher tier that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedy, including suspension and debarment.

PROVISIONS APPLICABLE TO A/E CONTRACTS EXCEEDING \$100,000

BREACH OF CONTRACT TERMS

(Reference 2 CFR § 200 Appendix II(A))

Any violation or breach of terms of this contract on the part of the contractor or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement. The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

CLEAN AIR AND WATER POLLUTION CONTROL

(Reference: 49 CFR § 18.36(i)(12))

Contractors and subcontractors agree:

1. That any facility to be used in the performance of the contract or subcontract or to benefit from the contract is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities;
2. To comply with all the requirements of Section 114 of the Clean Air Act, as amended, 42 U.S.C. 1857 et seq. and Section 308 of the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq. relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in Section 114 and Section 308 of the Acts, respectively, and all other regulations and guidelines issued thereunder;
3. That, as a condition for the award of this contract, the contractor or subcontractor will notify the awarding official of the receipt of any communication from the EPA indicating that a facility to be used for the performance of or benefit from the contract is under consideration to be listed on the EPA List of Violating Facilities;
4. To include or cause to be included in any construction contract or subcontract which exceeds \$100,000 the aforementioned criteria and requirements.

CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS

Reference: 2 CFR § 200 Appendix II (E)

1. Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) above, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph 1 above, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1 above.

3. Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration or the Sponsor shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any monies payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph 2 above.

4. Subcontractors.

The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs 1 through 4 and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1 through 4 of this section.

Exhibit F

Part I. Elements 1-5

I. Direct Salary Costs

Title	Hours	Rate	Cost
Principal	50	\$62.50	\$ 3,125
Project Manager	519	\$52.50	\$ 27,248
Sr. Engineer	988	\$42.50	\$ 41,990
Staff Engineer	1353	\$32.18	\$ 43,540
CAD Technician	764	\$26.25	\$ 20,055
Survey Crew	126	\$50.90	\$ 6,413
Registered Land Surveyor	44	\$40.90	\$ 1,800
Admin	62	\$22.50	\$ 1,395
Total Direct Salary Costs			\$ 145,565

II. Labor and General Administrative Overhead*

Percentage of Direct Salary Costs	164.90%	\$ 240,037
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III. Subtotal

Items I and II	\$ 385,602
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IV. Profit

15% of Item III	\$ 57,840
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V. Direct Non-Salary Expenses

8.5x11	6,260 pages	@ \$ 0.10 per page	\$ 626
11x17	8,600 pages	@ \$ 0.20 per page	\$ 1,720
Plots	830 plots	@ \$ 0.72 per plot	\$ 598
Reports	88 reports	@ \$ 75.00 per report	\$ 6,600
Postage	37 mailings	@ \$ 20.00 per mailing	\$ 740
Vehicle Mileage	1,230 miles	@ \$ 0.56 per mile	\$ 689
Rental Car	8 days	@ \$ 85.00 per day	\$ 680
Lodging	4 nights	@ \$ 89.00 per night	\$ 356
Meals	82 meals	@ \$ 10.00 per meal	\$ 820
Total Direct Non-Salary Expenses			\$ 12,828

VI. Subcontract Costs

KCL Engineering (Electrical Engineering)	\$ 7,500
Total Subcontract Costs	\$ 7,500

VII. Total Lump Sum (III+IV+V+VI)

\$ 463,770

*Overhead rate is fixed for the duration of this agreement

Exhibit F Part II. Element 6

I. Direct Salary Costs

Title	Hours	Rate	Cost
Principal		\$62.50	\$ -
Project Manager	10	\$52.50	\$ 525
Sr. Engineer	21	\$42.50	\$ 893
Staff Engineer	22	\$32.18	\$ 708
CAD Technician	19	\$26.25	\$ 499
Survey Crew		\$50.90	\$ -
Registered Land Surveyor		\$40.90	\$ -
Admin	2	\$22.50	\$ 45
Total Direct Salary Costs			\$ 2,669

II. Labor and General Administrative Overhead*

Percentage of Direct Salary Costs	164.90%	\$ 4,402
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III. Subtotal

Items I and II	\$ 7,071
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IV. Profit

15% of Item III	\$ 1,061
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V. Direct Non-Salary Expenses

8.5x11	290 pages	@ \$ 0.10	per page	\$ 29
11x17	150 pages	@ \$ 0.20	per page	\$ 30
Plots	plots	@ \$ 0.72	per plot	\$ -
Reports	reports	@ \$ 75.00	per report	\$ -
Postage	3 mailings	@ \$ 20.00	per mailing	\$ 60
Vehicle Mileage	miles	@ \$ 0.56	per mile	\$ -
Rental Car	days	@ \$ 85.00	per day	\$ -
Lodging	nights	@ \$ 89.00	per night	\$ -
Meals	meals	@ \$ 10.00	per meal	\$ -
Total Direct Non-Salary Expenses				\$ 119

VI. Subcontract Costs

KCL Engineering (Electrical Engineering)	
Total Subcontract Costs	\$ 2,500

VII. Total Lump Sum (III+IV+V+VI)

\$ 10,750

*Overhead rate is fixed for the duration of this agreement

EXHIBIT 'G'

PROJECT SCHEDULE

RUNWAY 15/33 RECONSTRUCTION DAVENPORT MUNICIPAL AIRPORT FAA AIP #3-19-0024-19 (FY 16)

Preliminary Design

Project Kickoff Meeting	October 2015
Amendment #7 Executed (Design/Bidding Services)	December 2015
Topographic Survey	December 2015
Geotechnical Investigation	December 2015

30% Design Phase

Submittal of 30% Engineer's Report/Geometric Layout Plan	March 2016
Conduct 30% Review Meeting	March 2016

60% Design Phase

Submittal of 60% Plans, Specifications, Engineers Report, & Draft CSPP	July 2016
Conduct 60% Review Meeting	July 2016

Final Design

Submittal of 90% Plans, Specifications, Engineers Report, & Draft CSPP	November 2016
Conduct 90% Review Meeting	December 2016

Issued for Bid (100% Phase)

Address Owner and FAA 90% Comments	December 2016
Prepare Issued for Bid (100%) Contract Documents	December 2016

Bidding Phase

Receive FAA Approval to Bid	January 2017
Advertise for Bids	January 2017
Pre-Bid Meeting	January 2017
Bid Opening	February 2017*

Construction

Execute Construction Contracts	Estimated April 2017*
Issue Notice to Proceed to Contractor	Estimated May 2017*

**Schedule is tentative and subject to change. Contingent on release of FAA discretionary funding.*

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Eric Gravert; (563) 327-5125
Wards: All

Action / Date
PW1/20/2016

Subject:

Resolution approving Change Order #1 to the FY2016 Sanitary Sewer Lateral Repair Program with Tappendorf Plumbing in the amount of \$100,000. CIP #30014. [All Wards]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This is the continuation of the program that was in operation last fiscal year to repair sewer laterals between the City's sanitary sewer main and private residences by contract.

Program management will be completed by the Engineering Division Staff.

The project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. The lowest bidder(s) will be offered annual contract(s) with the City with an option for a one year contract extension. Work will be assigned to the successful bidders on a rotating basis with a ten day project completion.

Contracts will be guaranteed in the amount of \$100,000 for each contractor. The maximum contract values \$600,000. Funds for the FY2016 Sanitary Sewer Lateral Repair Program are budgeted in CIP #30014 at \$1,250,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_CO #1 Tappendorf
▣ Backup Material	CO #1 Tappendorf

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 9:45 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 9:46 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 9:48 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution approving Change Order #1 to the Sanitary Sewer Lateral Repair Program with Tappendorf Plumbing in the amount of \$100,000. CIP #30014.

Whereas, the City of Davenport entered into a contract with Tappendorf Plumbing of Davenport, Iowa for the FY2016 Sanitary Sewer Lateral Repair Program, and

Whereas, sanitary sewer lateral repair work has been identified and deemed necessary, and

Whereas, funds have been budgeted for said work, and

Whereas, a satisfactory change to the contract has been negotiated and approved by the Public Works Department;

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that Change Order #1 in the amount of \$100,000 for the FY2016 Sanitary Sewer Lateral Repair Program with Tappendorf Plumbing is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 27th day of January, 2016.

Approved:

Attest:

Frank L. Klipish, Mayor

Jackie E. Holecek, Deputy City Clerk



City of Davenport

Public Works Department

1200 East 46th Street • Davenport, Iowa 52807

Telephone: 563-326-7923 Fax: 563-327-5182

CERTIFICATIONS

CITY ENGINEER GPS
(Work is Required)

CIP MANAGEMENT ANALYST CM
(Funds are Available)

CHIEF OF CONSTRUCTION PM
(Work is Constructible)

PUBLIC WORKS DIRECTOR NY
(Approval)

Mr. Bob Tappendorf
Tappendorf Plumbing
4410 Ricker Hill Rd
Davenport, Iowa 52802

RE: Sewer Lateral Repair Program – Change Order # 1
CIP 30014 - Contract #715341604

Dear Mr. Tappendorf:

Description to Contractor

Tappendorf Plumbing is providing repair services associated with the Sanitary Sewer Lateral Repair Program for the 2016 fiscal year.

CHANGE ORDER DESCRIPTION:

1. The increase involves the required supply and installation of labor, materials, and equipment to perform the necessary repairs to the designated sanitary sewer laterals. Work to be completed at the agreed price shown below
Cost: \$100,000. (NTE) Not To Exceed AMOUNT (increase)
Working Days Adjustment: 0

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 100,000.00
Previous Change Orders	\$ 0.00
<u>This Change Order</u>	<u>\$ 100,000.00</u>
Amended Contract Amount:	\$ 200,000.00

Recommend/Approved: Eric Munro
(Up to \$5,000) Project Manager

Date: 1-4-16

Recommend/Approved: _____
Contractor

Date: _____

Recommend/Approved: Nicole Meason
(Up to \$15,000) Michael Clarke, Public Works Director

Date: 1-4-16

Recommend/Approved: _____
(Up to \$25,000) Corrin Spiegel, City Administrator

Date: _____

Recommend/Approved: _____
(Up to \$100,000) Chair, Public Works Committee

Date: _____

Required: Green Sheet Motion to Approve

Council Meeting Date: _____

Recommend/Approved: _____
(Over \$100,000) City Clerk, City of Davenport

Date: _____

Required: Green Sheet Resolution to Approve

Council Meeting Date: _____

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Joe Balge; (563) 327-5105
Wards: 2

Action / Date
PW1/20/2016

Subject:
Resolution accepting the Fire Station #7 (2302 W 67th Street) Phase 2 – Interior Renovations.
Final cost of the project awarded to Swanson Construction was \$375,703 budgeted in CIP #02400. [Ward 2]

Recommendation:
Pass the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
Fire Station #7 was opened in 1974 and required interior renovations to bring the facility up to date and increase its efficiency.

Phase 2 of Fire Station #7 renovations focused on the living quarters and construction of a female locker room, ADA requirements and replaced two original furnaces.

This contract was awarded to Swanson Construction with a final cost of \$375,703 paid from CIP #02400.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	PW_RES pg2 FS7

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 10:43 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 10:43 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 10:47 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the Fire Station #7 (2302 W 67th Street) Phase 2 – Interior Renovations. Final cost of the project awarded to Swanson Construction was \$375,703 budgeted in CIP #02400.

Resolved by the City Council of the City of Davenport.

Now, therefore, be it resolved, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract, and the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$375,703.

Section 3. That except for the retainage held by the City pursuant to Chapter 563 of the Code of Iowa, which shall be paid to the contractor not less than thirty (30) days after the acceptance of the work, the amount due the contractor is hereby ordered paid by the issuance to the contractor of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2013, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 27th day of January, 2016.

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563)327-5155
Wards: 6

Action / Date
PW1/20/2016

Subject:

Resolution awarding the contract to McCarthy Improvement Company of Davenport, Iowa for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits in the amount of \$5,544,773, CIP #01145. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This is a joint project with the City of Bettendorf, Davenport being the lead agency. The project is partially funded by a Federal Surface Transportation Program grant. Federal aid will reimburse the City for up to 80% of the eligible costs. Per agreement previously approved by Council, Bettendorf will reimburse Davenport for approximately thirty percent of the of the non-federal aid construction cost. The project is funded through CIP Project #01145.

Five bids were received by the DOT on December 15, 2015. The lowest bid from McCarthy Improvement Company is \$5,544,773.

Utility relocations will begin as weather permits in the spring of 2016. Road work is expected to begin as weather permits about the first of April 2016 with completion by October of 2017.

The award is subject to Iowa Department of Transportation and Federal Highway Administration concurrence.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	1/13/2016 - 2:29 PM
Public Works - Engineering	Leabhart, Tom	Approved	1/13/2016 - 2:37 PM
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 10:50 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 10:50 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 10:59 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLUTION awarding the contract to McCarthy Improvement Company of Davenport, Iowa for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits in the amount of \$5,544,773, CIP #01145.

WHEREAS, the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits was duly advertised and published according to state law, and

WHEREAS, Five (5) bids were received by the Iowa Department of Transportation at the appointed time and place for the bid opening;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that subject to Iowa Department of Transportation and Federal Highway Administration concurrence, the contract for the above-said work be awarded to McCarthy Improvement Company and Affiliate DBA McCarthy Improvement Company, they being the low bidder.

BE IT FURTHER RESOLVED: that the mayor is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

Passed and approved this 27th day of January, 2016.

Approved:

Attest:

Frank L. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Sandy Doran; (563)326-7756
Wards: All

Action / Date
PW1/20/2016

Subject:
Resolution of acceptance for the FY 2015 / 2016 Sewer Lining Program CIP Project #10321.
[All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Davenport – *The Choice Community for Living*
Upgraded City Infrastructure & Public Facilities

Background:
This program rehabilitates existing sanitary sewers through the use of cured-in-place pipe (CIPP) liners. CIPP is formed by the insertion of a resin impregnated flexible felt tube into the existing sewer by use of a hydrostatic head. The tube is then cured by circulating either hot water under pressure or steam pressure to form a hard impermeable pipe. When cured, the liner will extend over the designated length of the existing sewer in a continuous tight fitting watertight pipe-within-a-pipe. This product has been proven to eliminate leaking joints, restore structural integrity to damaged sewers and provide increased flow capacity without the cost of open excavation.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. Sewers are selected by the Sewer Division based on manhole inspections, cleaning and televising the existing sewer network and reported problems from the public. Included with the 2015 program, sanitary sewer was lined based on the recommendations of completed Infiltration & Inflow (I&I) Studies. This program is part of the IDNR Administrative Order.

Work has been satisfactorily completed by Visu-Sewer, Inc., Pewaukee, Wisconsin. The final cost for the project was \$1,077,758.50.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	1/13/2016 - 2:23 PM
Public Works - Engineering	Lechvar, Gina	Approved	1/13/2016 - 2:46 PM
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 10:50 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 10:50 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 10:59 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY 2015 / 2016 Sewer Lining Program CIP Project #10321.

WHEREAS, the City of Davenport entered into a contract with Visu-sewer, Inc. of Pewaukee, Wisconsin; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the 2015 Sewer Lining Program is hereby accepted.

Passed and approved this 27th day of January, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Joe Balge; (563) 327-5105
Wards: 1

Action / Date
PW1/20/2016

Subject:

Resolution accepting the FY2015 Compost Facility Resurfacing Project. Final construction cost is \$165,050 funded from account #51151976-530319. [Ward 1]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

The deteriorating asphalt at the Compost Facility was repaired with a 2" overlay to provide a long term surface repair that is resistant to general use of the surface.

The project was bid in the winter of FY2015 with General Asphalt being the low bidder. Funding for the Compost Facility Resurfacing was established within the annual operating budget of the Compost Facility, GL Account #51151976-530319, with a final cost of \$165,050.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the FY2015 Compost Facility Resurfacing Project. Final construction cost is \$165,050 funded from account #51151976-530319.

Resolved by the City Council of the City of Davenport.

Now, therefore, be it resolved, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract, and the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$165,050.

Section 3. That except for the retainage held by the City pursuant to Chapter 563 of the Code of Iowa, which shall be paid to the contractor not less than thirty (30) days after the acceptance of the work, the amount due the contractor is hereby ordered paid by the issuance to the contractor of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2013, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 27th day of January, 2016.

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Eastlick 563-326-7729
Wards: 3 & 5

Action / Date
PW1/27/2016

Subject:

Resolution approving the Plans, Specifications and Form of Contract for the Fiscal Year 2017 Brady Street Resurfacing, funded through \$1.8 million in Sewer Bonds, \$1.5 million in GO Bonds and \$3,000,000 from the Iowa DOT. CIP #35012. [Wards 3 & 5]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities.

Background:

This project rehabilitates the existing pavement from Lombard Street to River Drive on Brady Street through milling and resurfacing. The top layer of asphalt will be milled off and replaced with a new layer, thereby creating a stronger, revitalized surface, with a more comfortable ride. In addition to the street work, the storm and sanitary sewers along Brady Street will have point repairs made and additional storm lines will be added to disconnect nine (9) catch basins from the sanitary system, in coordination with the Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department, as well as the Iowa DOT.

Design of this project was done by Engineering staff and V&K Engineering. Project and construction management will be done by City Engineering Staff.

Funds for the FY2017 Brady Street Resurfacing Project are budgeted through \$1.8 million in Sewer Bonds, \$1.5 million in GO Bonds and \$3,000,000 from the Iowa DOT, for a total of \$6.3 million.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	1/13/2016 - 2:50 PM
Public Works - Engineering	Eastlick, Lesley	Approved	1/13/2016 - 2:52 PM
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 10:51 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 10:51 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 10:59 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans, specifications and form of contract for the Brady Street Resurfacing, FY2017 CIP Project #35012.

WHEREAS, plans, specifications and form of contract were filed with the City Clerk of Davenport, Iowa, for the Brady Street Resurfacing Program.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications and form of contract are hereby approved for the Fiscal Year 2017 Brady Street Resurfacing Program.

Passed and approved this 27th day of January, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Eric Gravert (563) 327-5125
Wards: 1 & 4

Action / Date
PW1/20/2016

Subject:

Motion approving Change Order #3 to the Birchwood Area Parallel Sewer Project with Valley Construction in the amount of \$46,370, CIP #01905. [Wards 1 & 4]

Recommendation:

Pass the motion.

Relationship to Goals:

Upgraded City Infrastructure.

Background:

The Birchwood Area Parallel Sewer Project involves the construction of a 15" parallel relief sewer under Clark Street from Locust to West Central Park Avenue. The goal of this project is to provide additional capacity in the system.

Due to unforeseen circumstances with weather and utilities a temporary concrete road will need to be installed and replaced in the spring when permanent concrete can be installed.

This change order approves this scope of work.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$987,777
Previous Change Orders	\$ 4,422
<u>This Change Order</u>	<u>\$ 46,370</u>
Amended Contract Amount	\$1,038,569

ATTACHMENTS:

Type	Description
□ Backup Material	CO #3 Valley

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2016 - 10:46 AM
Public Works Committee	Lechvar, Gina	Approved	1/14/2016 - 10:49 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 10:59 AM



City of Davenport
Public Works Department

1200 East 46th Street • Davenport, Iowa 52807
Telephone: 563-326-7923 Fax: 563-327-5182

CERTIFICATIONS

CITY ENGINEER RPB
(Work is Required)

CIP MANAGEMENT ANALYST CM
(Funds are Available)

CHIEF OF CONSTRUCTION RM
(Work is Constructible)

PUBLIC WORKS DIRECTOR RSJ
(Approval)

Mr. Don Kopf
Valley Construction
8610 78th Ave W
Rock Island, IL 61201

RE: Birchwood Area Parallel Sewer Project – Change Order #3
CIP #01905

Dear Mr. Kopf:

Description to Contractor

Valley Construction is providing construction services associated with the construction of a parallel sewer along Clark Street from approximately Locust Street to Central Park Avenue.

CHANGE ORDER DESCRIPTION:

1. The change of work involves installing 5" thick temporary concrete road with integral curb and removal of such concrete in the spring when permanent concrete can be installed due to the onset of winter weather conditions.
Work to be completed at the agreed price shown below
Cost: \$46,370.70 (NTE) Not To Exceed AMOUNT (Increase)
Working Days Adjustment: 0

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 987,777.00
Previous Change Orders	\$ 4,421.89
<u>This Change Order</u>	<u>\$ 46,370.70</u>
Amended Contract Amount:	\$1,038,569.59

Recommend/Approved: Eini Kunt
(Up to \$5,000) Project Manager

Date: 1-5-16

Recommend/Approved: _____
Contractor

Date: _____

Recommend/Approved: Michael Clarke
(Up to \$15,000) Michael Clarke, Public Works Director

Date: 1-8-16

Recommend/Approved: _____
(Up to \$25,000) Corrin Spiegel, City Administrator

Date: _____

Recommend/Approved: _____
(Up to \$100,000) Chair, Public Works Committee

Date: _____

Required: Green Sheet Motion to Approve Council Meeting Date: N.A.

Recommend/Approved: N.A.
(Over \$100,000) City Clerk, City of Davenport

Date: N.A.

Required: Green Sheet Resolution to Approve Council Meeting Date: N.A.

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN1/20/2016

Subject:
Resolution making provisions for the issuance of not-to-exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government

Background:
Public Financial Management, Inc. (PFM), the City's financial advisor, continually reviews prior City of Davenport bond issues and the current market for refunding opportunities. An analysis of the Taxable Series 2008D and 2009B and Tax-Exempt Series 2009A bond issues indicates such an opportunity. Based on the current market, issuance of refunding bonds would provide total savings of \$915,213 and present value savings of \$808,196. The bond sale will be held on February 24, 2016 if the market remains favorable. If the market does not remain favorable, the sale of these bonds would be cancelled. The required public hearing was held prior to the adoption of this resolution.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	2016 Bond Refunding Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/13/2016 - 3:04 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/13/2016 - 3:04 PM
City Clerk	Admin, Default	Approved	1/13/2016 - 3:05 PM

HEARING ON GENERAL OBLIGATION
REFUNDING BONDS, SERIES 2016 B
and C

629872-78

Davenport, Iowa

January 27, 2016

The City Council of the City of Davenport, Iowa, met pursuant to law and the rules of the City Council, at 5:30 o'clock p.m. on January 27, 2016, at the Council Chambers, City Hall, in the City. The meeting was called to order and upon the roll being called, the following named Aldermen were present and absent:

Present: _____

Absent: _____

The City Council investigated and found that pursuant to notice duly published, the City Council had met as the Committee-of-the-Whole on January 20, 2016, to permit residents or property owners of the City to present oral or written objections to the proposed issuance of not to exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016, of the City. After receiving and considering all comments and objections, the hearing was closed and the meeting was adjourned until the regular meeting of the City Council at the current time and place.

Alderman _____ introduced and moved the adoption of the resolution hereinafter set out making provisions for the issuance of such bonds. The motion was seconded by Alderman _____ and the Mayor put the question on the motion and, the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____

Whereupon, the Mayor declared the motion duly carried and said resolution adopted, as hereinafter set out.

RESOLUTION NO. _____

Making provisions for the issuance of not to exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016

WHEREAS, the City of Davenport, in Scott County, Iowa (the “City”), in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D (the “Series 2008D Bonds”), and, in the ordinance authorizing the issuance of the Series 2008D Bonds, the City reserved the right to call for early redemption as of June 1, 2017, the maturities of the Series 2008D Bonds coming due after June 1, 2017; and

WHEREAS, the City, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its General Obligation Corporate Bonds, Series 2009A (the “Series 2009A Bonds”), and, in the ordinance authorizing the issuance of the Series 2009A Bonds, the City reserved the right to call for early redemption as of June 1, 2017, the maturities of the Series 2009A Bonds coming due after June 1, 2017; and

WHEREAS, the City, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B (the “Series 2009B Bonds”), and, in the ordinance authorizing the issuance of the Series 2009B Bonds, the City reserved the right to call for early redemption as of June 1, 2017, the maturities of the Series 2009B Bonds coming due after June 1, 2017; and

WHEREAS, the City now proposes to issue not to exceed \$15,500,000 General Obligation Refunding Bonds (the “Refunding Bonds”) in order to pay the cost of refunding the outstanding Series 2008D, Series 2009A and Series 2009B Bonds, and, pursuant to notice duly published and a hearing held thereon, has proposed that it is in the best interest of the City that the Refunding Bonds be authorized by the City;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. All objections received or made at the hearing are hereby overruled, and the Refunding Bonds are hereby ordered to be issued in the future in a principal amount not to exceed \$15,500,000.

The Refunding Bonds shall bear interest, shall be payable as to principal and interest on the dates and in the amounts, may be subject to prepayment prior to maturity and may contain such other terms and provisions as shall be determined by the City Council at the time the Refunding Bonds are sold.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 27, 2016.

Mayor

Attest:

Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that as such Deputy City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records in relation to the adoption of a resolution expressing intent to issue not to exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016, of the City referred to therein and that the transcript hereto attached contains a true, correct and complete copy of such resolution.

WITNESS MY HAND this _____ day of _____, 2016.

Deputy City Clerk

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN1/20/2016

Subject:

Resolution to fix a date for a public hearing on a proposal to enter into a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not-to-exceed \$7,750,000. [All Wards]

Recommendation:

Adopt the resolution and set the public hearing for Wednesday, February 3, 2016 at 5:30 p.m.

Relationship to Goals:

Financially Responsible City Government

Background:

Under Iowa law, the City of Davenport is required to hold a public hearing prior to borrowing funds under the State Revolving Fund through the Iowa Finance Authority.

The City of Davenport's Water Pollution Control Plant is undergoing a plant optimization project that includes the following improvements:

1. Adding new variable speed drives and new power for raw sewage pumping.
2. Adding two bar screens and a new building for traveling bar screens.
3. Raising the clarifier weirs to allow more flow for secondary treatment.
4. Changing the aeration system's tanks to treat additional secondary flow.
5. Improving the WAS/RAS pumping equipment.
6. Improving plant controls.

The total project cost is estimated to be \$8.5 million with up to \$7.75 million being obtained through the SRF program and the remainder coming from equipment replacement funds restricted to the Water Pollution Control Plant through the 28E. The three other cities that participate with Davenport in the 28E for the Water Pollution Control Plant will share in the debt service payments for the SRF funds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution set PH SRF Sewer Revenue Loan

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/14/2016 - 2:46 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/14/2016 - 2:46 PM
City Clerk	Admin, Default	Approved	1/14/2016 - 3:17 PM

SET DATE FOR HEARING ON SEWER
REVENUE LOAN AND DISBURSEMENT
AGREEMENT

629872-New (N/I)

Davenport, Iowa

January 27, 2016

The City Council of the City of Davenport, Iowa, met on January 27, 2016, at 5:30 o'clock p.m., at the Council Chambers, City Hall, in the City. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

Absent: _____.

The City Council took up for consideration the subject of entering into a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement in a principal amount not to exceed \$7,750,000.

Whereupon, Alderman _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the resolution and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

Whereupon, the resolution was signed by the Mayor as evidence of approval, was attested by the Deputy Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

Deputy Clerk

RESOLUTION NO. _____

Resolution to fix a date for a public hearing on a proposal to enter into a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$7,750,000

WHEREAS, the City of Davenport (the “City”), in the County of Scott, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the “Utility”) in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a resolution of the Council dated May 12, 2010 (the “Series 2010 Bond Resolution”), the City previously issued its \$10,000,000 Taxable Sewer Revenue Bond, Series 2010 (Build America Bond – Direct Payment), dated June 2, 2010 (the “Series 2010 Bond”) to the Iowa Finance Authority (the “Lender”), a portion of the principal of which remains outstanding; and

WHEREAS, pursuant to a resolution of the Council dated November 24, 2015 (the “Series 2015 Bond Resolution” and together with the Series 2010 Bond Resolution, the “Outstanding Bond Resolutions”), the City previously issued its \$5,781,106.70 Sewer Revenue Improvement and Refunding Bond, Series 2015, dated December 11, 2015 (the “Series 2015 Bond” and together with the Series 2010 Bond, the “Outstanding Bonds”) to the Lender, a portion of the principal of which remains outstanding; and

WHEREAS, pursuant to the Outstanding Bond Resolutions, the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Bonds; and

WHEREAS, the City, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, hereby proposes to enter into a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement (the “Agreement”) in a principal amount not to exceed \$7,750,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of constructing improvements and extensions to the Utility, and it is necessary to fix a date of meeting of the Council at which it is proposed to hold a hearing on the Agreement and to give proper notice thereof;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The City Council shall meet as the Committee-of-the-Whole on the 3rd day of February, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o'clock p.m., at which time and place any resident or property owner of the City may present oral or written objections to the approval of the proposed Agreement, after which any such objections will be referred to the City Council at its regular meeting to be held on the 10th day of February, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve the Agreement.

Section 2. The Deputy Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once and not less than four and not more than twenty days before the date of the hearing, in the *Quad City Times*. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON PROPOSAL TO ENTER INTO A LOAN AND
DISBURSEMENT AGREEMENT AND TO BORROW MONEY THEREUNDER IN A
PRINCIPAL AMOUNT NOT TO EXCEED \$7,750,000

(SEWER REVENUE)

The City Council of the City of Davenport, Iowa, will meet as the Committee-of-the-Whole on the 3rd day of February, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o'clock p.m., for the purpose of holding a hearing on a loan and disbursement agreement (the "Agreement") in a principal amount not to exceed \$7,750,000, for the purpose of paying the cost, to that extent, of constructing improvements and extensions to the Municipal Sanitary Sewer System.

At such time and place, oral or written objections from any resident or property owner of the City may be presented, after which any such objections will be referred to the regular meeting of the City Council to be held on the 10th day of February, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o'clock p.m., at which time and place the City Council may take additional action to enter into the Agreement.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation but, together with the City's outstanding Taxable Sewer Revenue Bond, Series 2010 (Build America Bond – Direct Payment); Sewer Revenue Improvement and Refunding Bond, Series 2015; and any additional obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the Net Revenues of the Municipal Sanitary Sewer System of the City.

By order of the City Council of the City of Davenport, Iowa.

Jackie Holecek
Deputy Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 27, 2016.

Mayor

Attest:

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy Clerk of the City of Davenport, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City Council's proposal to take action in connection with a State Revolving Fund Sewer Revenue Improvement and Refunding Loan and Disbursement Agreement.

WITNESS MY HAND this _____ day of _____, 2016.

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned Finance Director of the City of Davenport, Iowa (the “City”), do hereby certify that the City established the Municipal Sanitary Sewer System (the “Utility”) and that the Utility has been in continuous operation by the City since its establishment in supplying sanitary sewer service to the City and its inhabitants.

I further certify that the management and control of the Utility are vested in the Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

I further certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Utility, except as follows:

Date	Type	Principal Amount Outstanding	Maturity
June 2, 2010	Taxable Sewer Revenue Bond	\$_____	June 1, 2041
December 11, 2015	Sewer Revenue Bond Improvement and Refunding Bond	\$5,781,106.70	June 1, 2034

(Attach here a separate sheet listing any other outstanding obligations of the City secured by and payable from the revenues of the Utility excluding the proposed issue.)

WITNESS MY HAND this _____ day of _____, 2016.

Finance Director

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy Clerk of the City of Davenport, do hereby certify that pursuant to the resolution of the City Council fixing a meeting date for a hearing on a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2016.

Deputy Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN1/20/2016

Subject:
Resolution to fix meeting date for hearing on general obligation loan agreement for acquisition of buses. [All Wards]

Recommendation:
Adopt the resolution and set the public hearing for Wednesday, February 3, 2016 at 5:30 p.m.

Relationship to Goals:
Financially Responsible City Government

Background:
Under Iowa law, the City of Davenport is required to hold a public hearing prior to borrowing funds under the State of Iowa's Capital Match Revolving Loan Fund (Amoco Loan).

The City of Davenport is utilizing the 0% interest, five-year Amoco Loan program for its local match portion in the purchase of two 35-foot buses. The total contract amount for the two buses is \$843,834. Federal Transit Administration (FTA) funds will pay for 80% of the purchase and 20% must be provided in local match. The City will receive its portion of the local match through the Amoco Loan program and make annual payments for five years. The City will borrow \$165,600 through the Amoco Loan program and make annual payments of \$33,120 for five years through the Local Option Sales Tax Fund to fulfill its local match obligation.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/15/2016 - 2:55 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/15/2016 - 2:56 PM
City Clerk	Spiegel, Corri	Approved	1/15/2016 - 4:08 PM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Mallory Merritt (326-7792)
Wards: All

Action / Date
FIN1/20/2016

Subject:
Motion setting February 17, 2016 as the date for the public hearing on the FY 2017 Budget. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially responsible city government.

Background:
The State of Iowa requires that municipalities have their respective elected bodies establish and approve a date for a future public hearing as part of the budget adoption process. If this motion is approved, the Public Hearing will be held on February 17, 2016 in Council Chambers.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/14/2016 - 11:52 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/14/2016 - 11:52 AM
City Clerk	Admin, Default	Approved	1/14/2016 - 1:04 PM

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Nicole Gleason 327-5150
Wards: 1, 3, 4, 5

Action / Date
FIN1/20/2016

Subject:

Motion awarding a contract for the demolition of up to 20 houses to Holst Trucking and Excavating Inc. of LeClaire, IA, in an amount not-to-exceed \$273,140. [Wards 1, 3, 4, 5]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

On November 25, 2015, an Invitation to Bid was issued to 89 vendors that are able to provide this service. On December 15, 2015, the Purchasing Division opened three bids.

The properties selected for demolition were chosen based on a variety of factors including, but not limited to: vacancy, substandard building conditions, deed holder participation, and approval from the Historic Preservation Commission (HPC) for demolition.

The award decision was based on lowest, responsive and responsible bid for each address. In a few cases, for properties that are located close to each other, a package was created and several addresses were included in a package. Each awarded address and dollar amount are listed on the attached bid tab.

Staff requested HPC approval for the properties located at 1230 Spring Street, 1226 Pershing Avenue and 1224 Pershing Avenue. The HPC refrained from taking substantive action on the demolitions as required by the municipal code. Therefore, staff is requesting Council concurrence for the demolition of the aforementioned properties via the approval for this demolition bid.

This project is funded from the CIP account #22001 for the demolition program with a current balance of \$273,140.

ATTACHMENTS:

Type	Description
▣ Backup Material	Addresses of Demolitions and Costs
▣ Backup Material	BID TAB FOR DEMOLITIONS

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/13/2016 - 5:30 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/13/2016 - 5:30 PM
City Clerk	Admin, Default	Approved	1/13/2016 - 5:32 PM

ADDRESSES INTENDED FOR DEMOLITION

1011 WARREN ST - \$12,500
936 BROWN ST - \$16,500
1020 WESTERN AV - \$10,500
519 W 11TH ST - \$12,000
1230 SPRING ST - \$16,800
1605 E 11TH ST - \$9,000
822 TREMONT AV - \$15,800
750 E 6TH ST - \$11,000
712 SYLVAN AV - \$13,500
844 CHARLOTTE ST - \$11,200
405 KIRKWOOD BD - \$12,000
524 E 10TH ST - \$11,500
805 E 15TH ST - \$12,000
1226 PERSHING AV - \$12,800
1224 PERSHING AV - \$15,000
2120 GLASPELL ST - \$11,500
1640 W 2ND ST - \$13,440
2623 DIEHN AVE - \$11,900
505 E 12TH ST - \$14,800
1102 E 18TH ST - \$13,400
1323 W 7TH ST - \$16,000

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: DEMOLITIONS

BID NUMBER: 16-46

OPENING DATE: DECEMBER 15, 2015

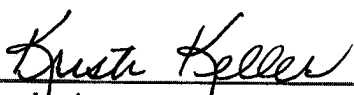
GL ACCOUNT NUMBER: 77026675 530350 22001

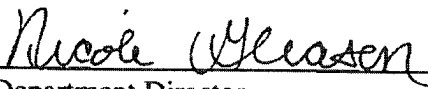
RECOMMENDATION: AWARD THE BID TO HOLST TRUCKING &
EXCAVATING OF LECLAIRE IA

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Holst Trucking & Excavating of LeClaire IA	\$273,140

Holst was the low bid for all houses being recommended for demolition.
McAdam Inc. of Rock Island, IL and Valley Construction of Rock Island
Did not bid on all demolitions. For the addresses they did bid on, they were
Not low.

Kelly Construction of Davenport, Inc. of Davenport
Brandt Construction Co. of Milan, IL

Approved By  1/13/16
Purchasing

Approved By  1/13/16
Department Director

Approved By  1-13-16
Budget/CIP

Approved By  1-13-2016
Finance Director

City of Davenport

Agenda Group: Finance
Department: Human Resources
Contact Info: Dawn Sherman 326-6155
Wards: All

Action / Date
FIN1/20/2016

Subject:

Motion awarding a contract for the Firefighter Physical Fitness Program to Rock Valley Physical Therapy of Moline, IL in an amount not-to-exceed \$65,000. [All Wards]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

On December 3, 2015, a Request for Proposals was issued and sent to 14 vendors that could provide this service. On December 22, 2015, the Purchasing Division opened one proposal.

An evaluation committee consisting of staff from the Fire Department, Finance/Risk Management Division, and Human Resources evaluated the proposal. The criteria used in the evaluation were: (1) proposed pricing; (2) service & management profile, procedures and methods; (3) overall qualifications; and (4) proposal content and responsiveness to RFP. Rock Valley Physical Therapy scored a total of 86.29 of a possible 100.

Funding for this program is from the Human Resources Professional Services account # 50460700 520217 with a budgeted amount of \$65,000.

ATTACHMENTS:

Type	Description
□ Backup Material	BID TAB FIREFIGHTER FITNESS PROGRAM

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	1/14/2016 - 11:41 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/14/2016 - 1:59 PM
City Clerk	Admin, Default	Approved	1/14/2016 - 3:16 PM

CITY OF DAVENPORT, IOWA
TABULATION OF RFP

DESCRIPTION: FIREFIGHTER PHYSICAL FITNESS WELLNESS PROGRAM
RFP NUMBER: 16-48
OPENING DATE: DECEMBER 22, 2015
GL ACCOUNT: 50460700 520217 PROFESSIONAL SERVICES
RECOMMENDATION: AWARD THE CONTRACT TO ROCK VALLEY PHYSICAL
THERAPY OF MOLINE, IL

VENDOR NAME _____ LOCATION _____

Rock Valley Physical Therapy **Moline IL**

Prepared By *Britt Keller* 1/14/16
Purchasing Date

Approved By *David Sherman* 01-14-2016
Department Director Date

Approved By *Mallory Merritt* 1/14/2016
Budget/CIP Date

Approved By *BW* 1-14-2016
Finance Director Date

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Andy Dibbern 326-7967
Wards: 1,3,7

Action / Date
FIN1/20/2016

Subject:

Motion awarding a contract for custodial services to Professional Building Services Inc. of Bettendorf, IA. [Wards 1, 3, 7]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Request for Proposals was issued on October 16, 2015 and sent to 49 vendors. On November 9, 2015, the Purchasing Division opened six proposals. This contract is for one year with two possible one-year extensions.

A committee consisting of staff from the Water Pollution Control Plant, Compost Facility, Facilities Maintenance, Finance, and Community Services Division evaluated the proposals on the following criteria: (1) pricing; (2) number of qualified personnel; (3) history of ability/workmanship; (4) responsiveness and responsibility of vendor; (5) licensing; and (6) safety record. Professional Building Services Inc. scored the highest.

The facilities being cleaned under this contract include the Public Works Center, Water Pollution Control Plant, Compost Facility, Ground Transportation Center, Skybridge, RiverCenter parking ramp, Redstone parking ramp, and Harrison Street parking ramp.

All facilities listed will be cleaned for a monthly fee of \$11,691.92 for a yearly total of \$140,302.98

Funding for custodian services is paid from each facility's operating budget.

ATTACHMENTS:

Type	Description
▣ Cover Memo	RFP Tabulation - Custodial Services Contract

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/13/2016 - 2:46 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/13/2016 - 2:47 PM
City Clerk	Admin, Default	Approved	1/13/2016 - 2:48 PM

CITY OF DAVENPORT, IOWA
TABULATION OF RFP

DESCRIPTION: CUSTODIAL SERVICES CONTRACT
RFP NUMBER: 16-33
OPENING DATE: NOVEMBER 9, 2015
RECOMMENDATION: AWARD THE CONTRACT TO PROFESSIONAL BUILDING
SERVICES INC. OF BETTENDORF, IA

<u>VENDOR NAME</u>	<u>PROPOSED YEARLY AMOUNT</u>
Professional Building Services Inc. of Bettendorf IA	\$140,303
Professional Touch Cleaning Services of Davenport	\$152,619
Palacios Marine & Industrial Coatings Inc. of Palacios TX	\$154,362
Midwest Janitorial Service Inc. of Hiawatha IA	\$161,047
Nationwide Office Care of Clive IA	\$182,012
The Millard Group of Bettendorf IA	\$197,911

Prepared By Kristi Keller 1/13/16
Purchasing Date

Approved By Todd M. Jones 1-13-16
Department Director Date

Approved By Mallory Herritt 1/13/16
Budget/CIP Date

Approved By BH 1-13-2016
Finance Director Date