

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, April 28, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Approval of minutes from the March 24 meeting
- III. Finance
 1. Financial Report
- IV. Leases
 1. Review proposed LDSC Lease
- V. Old Business
- VI. New Business
 1. Review Proposal for Design Services
 2. Union Station Flood Improvements
- VII. Staff Report
- VIII. Parks Advisory Board Report
 1. PAB Summary - April 2026
- IX. Public with Business
- X. Adjournment | Next Meeting: 5:00 pm, May 26, 2026 AT POLICE COMMUNITY ROOM

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Approval of minutes from the March 24 meeting

Action / Date

4/28/2026

Attachments:

1. Minutes 3.24.26



Riverfront Improvement Commission
Minutes
March 24, 2026

Present: Andrea Olson, Mary Pruess, Scott Pettis, Dale Gilmour, Dan Darland, Gwendolyn Lee, Paul Reinartz, Kelli Grubbs.

Others Present: Christopher Meyer, Parks Advisory Board Liaison, Alderman Kyle Gripp, Bruce Berger, C&ED, representatives from Lake Davenport Sailing Club.

Absent: Bill Churchill, Angela Stone + (1 vacant position of this 11-person Commission)

Chair Darland called the meeting to order at 5:02 p.m.

Approval of Minutes

Darland asked for approval of the minutes from the February 24, 2026 meeting. Grubbs motioned to approve the minutes; Lee seconded. The motion was approved.

Finance Reports

Staff summarized answers to several past questions regarding cash balance and the proposed budget.

Leases

No new leases, but it was noted that several renewals/extensions are anticipated in the next month or two.

Old Business

Lindsey Park Yacht Club - request for an update in the next month or two regarding changes to By-Laws and/or Ordinance on "public-private partnership" and the "opt out" policy for Club membership, etc.

Lake Davenport Sailing Club - after discussion regarding LDSC Board action on the 20-year Strategic Plan and By-Laws/succession planning, a motion was made by Olson and seconded by Grubbs to ask Legal staff to prepare a lease for a period of 20-years, consistent with the LDSC's Strategic Plan. This would be reviewed at an upcoming Commission meeting with ultimate recommendation to City Council (because of the term length).

Former Levee Inn - staff reported that wheels are in motion for PW to hire an A&E firm to project manage. This starts with developing scope of work for the firm and soliciting their costs. Staff expects to report on this in April. The firm hired would then obtain firmer costs in terms of power.

water, sewer, and other improvements to allow it to function for at least use as concession that would offer ice cream, hot chocolate, etc.

2nd floor of Union Station - Olson reported that the Farmer's Market is interested, though their concept would ideally need the entire Union Station building to flourish. A meeting in late March is planned.

Lastly, as time permits, staff will begin an informal (information) review during Commission meetings of one-mile sections of the riverfront regarding current ownership, use, and limitations, with an eye towards potential future use. Relatedly, Olson and staff are continuing to work with a potential business prospect that is seeking an appropriate site ideally along the riverfront.

New Business

Art in Main Street Landing - request for an update on status

Still a vacancy on RIC - staff will review and if so, notify the elected official who has the vacancy to fill.

Staff Report

No items this month

Parks Advisory Board Report

Meyer shared that at the March PAB, staff presented an overview of "who does what" regarding things like tree-trimming vs. tree removal, etc.

With no further business, Grubbs motioned and Darland adjourned the meeting at 5:45 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/28/2026

Subject:
Financial Report

Recommendation:

Background:

Attachments:

1. April Report - FY 2026 RIC CASH

RIC CASH BALANCE
FISCAL YEAR 2026

July	293,134.82
August	292,053.37
September	254,193.58
October	300,376.03
November	312,190.68
December	335,228.29
January	348,387.12
February	345,639.92
March	369,201.89
April	
May	
June	

RIC CASH BALANCE
FISCAL YEAR 2025

July	246,168.70
August	221,881.19
September	184,996.12
October	173,619.13
November	187,770.45
December	203,518.15
January	207,610.27
February	216,417.69
March	233,891.36
April	257,498.17
May	274,898.25
June	313,086.18 *

*Unaudited cash balance as of 6/30/2025

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/28/2026

Subject:
Review proposed LDSC Lease

Recommendation:

Background:

Attachments:

1. LDSC Lease DRAFT 4-27-26

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made and entered into this _____, by and between the CITY OF DAVENPORT, an Iowa municipal corporation, through its Riverfront Improvement Commission ("Landlord"), and LAKE DAVENPORT SAILING CLUB, an Iowa non-profit organization ("Tenant").

ARTICLE 1. PREMISES

1.1. Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord the following described real estate situated in Davenport, Iowa (the "Premises"):

A rectangular parcel north of the U.S. Government Seawall and south of the riverfront trail between Bridge Avenue and Prospect Terrace extended south more particularly described in Exhibit A, containing 75,000 square feet, more or less.

ARTICLE 2. TERM; DELIVERY OF PREMISES; CONDITION OF PREMISES

2.1. Term. The term of this Lease (the "Term") shall commence on July 1, 2026, (the "Commencement Date") and shall expire on June 30, 2046, unless sooner terminated.

2.2. Delivery of Possession. Landlord shall deliver possession of the Premises to Tenant on the Commencement Date.

2.3. Condition of Premises. Tenant has inspected the Premises and agrees to accept the same "AS-IS" in their present condition. Landlord makes no representation or warranty concerning the condition of the Premises, except as expressly set forth in this Lease.

ARTICLE 3. RENT

3.1. Rent. Tenant shall pay to Landlord as rent for the Premises ("Rent") the following amounts:

July 2026 - June 2031 - Annual: \$3,900.00
July 2031 - June 2035 - Annual: \$4,400.00
July 2035 - June 2041 - Annual: \$4,900.00
July 2041 - June 2046 - Annual: \$5,400.00

Rent Schedule			
Rent	Bill Date	Due Date	Late Fee Assessed
July	July 1	July 31	August 15
August	August 1	August 31	September 15
September	September 1	September 30	October 15
October	October 1	October 31	November 15
November	November 1	November 30	December 15
December	December 1	December 31	January 15
January	January 1	January 31	February 15
February	February 1	February 28	March 15

March	March 1	March 31	April 15
April	April 1	April 30	May 15
May	May 1	May 31	June 15
June	June 1	June 30	July 15

3.2. Payment of Rent. Beginning on July 1, 2026, the Landlord will bill the tenant for July rent. Bills will be mailed on the first of each month and due by the last day of that month according to the following schedule. A late payment of ten Percent (10%) of the monthly payment shall be assessed for payments not received by the end of the fifteenth (15th) day of the month following the due date. All Rent and other amounts payable by Tenant at the address specified in Section 13.1 or such other place as Landlord may designate in writing.

ARTICLE 4. UTILITIES

4.1. Tenant’s Duties. The Tenant shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Premises. The Tenant shall pay all charges for telephone and internet service, trash, garbage, and rubbish removal used by the Tenant. Any security deposit or connection charges required by any utility company to furnish service to the Tenant shall be paid by the Tenant.

ARTICLE 5. USE OF PREMISES

5.1. Permitted Use. Tenant shall use and occupy the Premises for purposes and for activities directly related to Tenant's non-profit mission, including but not limited to racing, regattas, socials functions, and sailing school programs. Tenant shall not use the Premises for any other purpose without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. Tenant's use of the Premises shall comply with all applicable laws, ordinances, rules, and regulations of the City of Davenport and the state of Iowa.

5.1.1. Signs and Advertising Materials. The Tenant recognizes there are Signage Restrictions for the demised area. All proposed signage must be submitted and approved by the City of Davenport before installation, whether affixed to the building or window-type display signs. The Tenant shall submit its signage plan to the Landlord for review and approval. Tenant agrees to include information regarding the Premises in its advertisements, publication, and other printed, broadcast, and web-based materials which identify the location of facilities that provide tourist and visitor information.

5.2. Compliance with Laws. Tenant, at its sole cost and expense, shall comply with all applicable laws, ordinances, rules, and regulations of any governmental authority having jurisdiction over the Premises, including any requirements or regulations specific to Tenant's status as a non-profit organization.

ARTICLE 6. TEMPORARY SUSPENSION OF USE DUE TO FLOODING

6.1. Suspension of Use. Notwithstanding any other provision in this Lease, Tenant's right to use, occupy, or access the Premises shall be temporarily suspended during periods of significant flooding, as defined below.

6.2. Significant Flooding. For purposes of this Lease, "significant flooding" means:

6.2.1. The issuance of a flood warning by the National Weather Service for the county in which the Premises is located;

6.2.2. Water levels on the Premises; or

6.2.3. A declaration of a state of emergency due to flooding by the Governor of Iowa or local officials with jurisdiction over the Premises.

6.3. Notice of Flooding. Landlord shall provide Tenant with prompt Notice of the occurrence of significant flooding and the temporary suspension of Tenant's right to use the Premises. Such Notice may be provided by email, text message, or other reasonable means of communication.

6.4. Notice of Flooding Abatement. The temporary suspension shall remain in effect until Landlord provides notice that the significant flooding has abated, and it is safe to resume use of the Premises. Landlord shall not unreasonably delay providing such notice once flooding conditions have improved.

6.5. Landlord Liability. Landlord shall not be liable for any loss, injury, or damage to person or property of Tenant resulting from significant flooding or the temporary suspension of use under this Section.

ARTICLE 7. MAINTENANCE AND REPAIRS

7.1. Tenant's Obligations. Tenant shall, at its sole cost and expense, keep and maintain the Premises, including any Alterations (as defined in Article 8), in good condition and repair, reasonable wear and tear excepted. Tenant shall be responsible for all maintenance, repairs, and replacements on the Premises.

ARTICLE 8. ALTERATIONS

8.1 Definitions. For purposes of this Lease Agreement, an "Alteration" shall mean any change, addition, improvement, or modification by Tenant to the Premises, including but not limited to:

8.1.1. Any change or modification to Premises;

8.1.2. Installation or removal of any fixtures, equipment, or appliances that are affixed to the Premises;

8.2. Exclusions. Routine maintenance, repairs, and decorative changes, to the Premises shall not be considered Alterations for the purposes of this Agreement.

8.3. Alterations by Tenant. Tenant shall not make any alterations, additions, or improvements to the Premises (collectively, "Alterations") without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. All Alterations shall be performed in a good and workmanlike manner, in compliance with all applicable laws and regulations, and shall be completed free of liens. Tenant shall provide Landlord with detailed plans and specifications for any proposed Alterations and shall obtain all necessary permits and approvals before commencing any work.

8.4. Ownership of Alterations. All Alterations made by or on behalf of Tenant shall become the property of Landlord upon the expiration or earlier termination of this Lease, unless Landlord requires Tenant to remove any such Alterations, in which case Tenant shall remove the same at Tenant's sole cost and expense and restore the Premises to their prior condition. Landlord shall notify Tenant at the end of the Term whether such Alterations will be required to be removed at the end of the Term.

ARTICLE 9. INSURANCE AND INDEMNIFICATION

9.1. Fire Insurance. The Tenant shall be responsible for carrying fire insurance and other risk insurance on personal property owned or used by the Tenant. The Landlord shall be responsible for fire and extended coverage, including casualty, on the building in which the Premises are located.

9.2. Tenant's Insurance. The Tenant shall secure and maintain such primary insurance policies as will protect themselves or their Subcontractors from claims for bodily injuries, death, or property damage which may arise from operations under this Lease whether such operations be by themselves or by any Subcontractor or anyone employed by them directly or indirectly.

9.2.1. The following insurance policies are required unless other limits are specified. The City shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

Commercial Automobile Liability (if autos are used)

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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Excess Liability Umbrella \$1,000,000

Statutory Worker's Compensation with waiver of subrogation in favor of the City.

9.2.2 Contractual Liability: the insurance required under this section shall:

be Primary insurance and non-contributory.

include contractual liability insurance coverage for the Lessee's obligations under the paragraph 7.5.

9.3 Certificates of Insurance. Certificates of Insurance, acceptable to the Landlord indicating insurance required by the Contract is in force, shall be filed with the Landlord prior to approval of the Contract by the Landlord. The Tenant shall ensure that coverage afforded under the policies will not be canceled until at least thirty (30) days prior written notice has been given to the Landlord. The Lessee will accept responsibility for damages and the Landlord's defense in the event no insurance is in place and the Landlord has not been notified.

9.4. Mutual Waiver of Subrogation. Landlord and Tenant each hereby release the other, and the other's partners, shareholders, officers, directors, agents, and employees, from any and all liability for any loss or damage to the extent such loss or damage is covered by the releasing party's insurance, regardless of the cause of such loss or damage. Each party shall cause its insurance policies to include a waiver of subrogation endorsement or clause.

9.5. Indemnification. To the fullest extent permitted by the law, Tenant shall indemnify, defend, and hold Landlord harmless from and against any and all claims, actions, damages, liabilities, and expenses, including reasonable attorneys' fees, arising from or related to: (i) Tenant's use or occupancy of the Premises; (ii) any negligent or willful act or omission of Tenant or Tenant's agents, employees, or invitees; or (iii) any breach or default by Tenant in the performance of its obligations under this Lease. Notwithstanding the foregoing, Tenant shall not be required to indemnify Landlord for any claims, actions, damages, liabilities, or expenses to the extent caused by the negligence or willful misconduct of Landlord or its agents, employees, or contractors.

ARTICLE 10. TERMINATION

10.1. Termination. In the event of destruction of the Premises, which requires repairs to the Premises, the Tenant shall give the Landlord written notice of the necessity of said repairs. If those repairs are not, or cannot be, completed within Thirty (30) Days of said notice, then the Tenant may, at its option, cancel this Lease. However, if the Tenant does not desire to cancel the Lease, rent shall be abated during the period which those repairs are made and the Tenant is compelled to discontinue business in the Premises. Further, in the event of flooding, rent shall be abated during that period when the Premises are declared unfit for occupancy by any authorized public authority.

ARTICLE 11. ASSIGNMENT AND SUBLETTING

11.1. Restriction on Transfer. Tenant shall not assign, mortgage, pledge, encumber, or in any manner transfer this Lease or any interest herein, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed. Any request for Landlord's consent shall be accompanied by detailed information about the proposed assignee, including financial statements, business history, and intended use of the Premises.

ARTICLE 12. DEFAULT AND REMEDIES

12.1. Events of Default. The occurrence of any of the following events shall constitute an "Event of Default" by Tenant:

12.1.1. Failure to pay any installment of Rent or any other amount due hereunder within five (5) days after the same is due and payable;

12.1.2. Failure to perform any other term, condition, or covenant of this Lease, which failure continues for more than thirty (30) days after written notice from Landlord; provided, however, that if the nature of such default is such that it cannot reasonably be cured within such thirty (30) day period, Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion;

12.1.3. The filing of a petition by or against Tenant for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of Tenant's property;

12.1.4. The making by Tenant of an assignment for the benefit of creditors; or

12.1.5. The abandonment or vacation of the Premises by Tenant.

12.2. Landlord's Remedies. Upon the occurrence of any Event of Default, Landlord shall have the following remedies, in addition to all other rights and remedies provided by law or equity:

12.2.1. Terminate this Lease and Tenant's right to possession of the Premises, in which case Tenant shall immediately surrender the Premises to Landlord; or

12.2.2. Pursue any other remedy now or hereafter available to Landlord under the laws or judicial decisions of the state of Iowa.

12.3. Mitigation of Damages. Landlord shall use commercially reasonable efforts to mitigate its damages in the event of a default by Tenant.

12.4. Costs and Attorney Fees. If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, then the Tenant shall be responsible for payment of all reasonable costs and attorney fees of the Landlord that result from the Landlord's use of outside counsel in pursuing its rights and remedies.

ARTICLE 13. MISCELLANEOUS PROVISIONS

13.1. Notices. Any notice required or permitted to be given hereunder shall be in writing and shall be delivered (i) in person, (ii) by certified mail, return receipt requested, or (iii) by a recognized overnight delivery service, and shall be addressed as follows:

To Landlord: City of Davenport
226 W 4th Street, Davenport, IA 52801
Attention: Finance Manager

To Tenant: Lake Davenport Sailing Club
1820 Grant Street, PO Box 5013

Attention: Commodore

13.2. **Governing Law.** This Lease shall be governed by and construed in accordance with the laws of the state of Iowa. Any disputes arising under this Lease shall be resolved through mediation, and if mediation is unsuccessful, then through binding arbitration, in accordance with the rules of the American Arbitration Association.

13.3. **Binding Effect.** This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

13.4. **Entire Agreement.** This Lease, together with the exhibits and schedules attached hereto, constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements, whether written or oral, between the parties.

13.5. **Amendments.** This Lease may not be amended, modified, or supplemented except by a written instrument signed by both Landlord and Tenant.

13.6. **Severability.** If any provision of this Lease is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

13.7. **Waiver.** No waiver of any provision of this Lease shall be effective unless in writing and signed by the party against whom such waiver is sought to be enforced. No waiver of any breach of this Lease shall constitute a waiver of any subsequent breach of the same or any other provision hereof.

13.8. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13.9. **Authority.** Each party represents and warrants that it has full power and authority to enter into this Lease and that the person signing on its behalf has been duly authorized to do so.

13.10. **Limitation of Liability.** Notwithstanding anything to the contrary contained in this Lease, neither Landlord nor Tenant shall be liable to the other for any consequential, incidental, indirect, special, or punitive damages arising out of or in connection with this Lease, except in cases of gross negligence or willful misconduct.

13.11. **Compliance with Municipal Regulations.** Landlord represents and warrants that it has full authority to enter into this Lease and that this Lease complies with all applicable municipal laws, regulations, and policies governing the leasing of City-owned property. Tenant acknowledges that this Lease may be subject to additional municipal requirements and agrees to cooperate with Landlord in complying with any such requirements.

13.12. **Non-Profit Accommodation.** Landlord acknowledges Tenant's status as a non-profit organization and agrees to reasonably cooperate with Tenant in maintaining its tax-exempt status, including providing any necessary documentation or certifications related to Tenant's use of the Premises.

13.13. **Early Termination Option.** Tenant shall have the one-time right to terminate this Lease

early, by providing Landlord with at least three months' prior written notice and paying to Landlord a termination fee equal to three months' Rent. This early termination option shall be personal to the original Tenant and may not be exercised by any assignee or subtenant.

13.14. Dispute Resolution. In the event of any dispute arising out of or relating to this Lease, the parties agree to first attempt to resolve the dispute through good-faith negotiations. If the parties are unable to resolve the dispute through negotiations within 30 days, they shall submit the dispute to mediation in accordance with the rules of the American Arbitration Association. If mediation is unsuccessful, the parties shall proceed to binding arbitration, also in accordance with the rules of the American Arbitration Association. The arbitration shall be conducted in Davenport, Iowa, by a single arbitrator mutually agreed upon by the parties or, if they cannot agree, selected in accordance with the American Arbitration Association rules. The arbitrator's decision shall be final and binding on the parties, and may be entered as a judgment in any court of competent jurisdiction. The costs of mediation and arbitration shall be shared equally by the parties.

13.15. Force Majeure. Neither party shall be responsible for delays or failures in performance resulting from events beyond the control of such party, including but not limited to, acts of God, strikes, lockouts, riots, acts of war, epidemics, pandemics, governmental regulations superimposed after the fact, fire, communication line failures, power failures, earthquakes, or other disasters (each a "Force Majeure Event"). If a Force Majeure Event occurs, the party whose performance is affected shall give prompt written notice to the other party and shall use diligent efforts to minimize the impact of such event.

13.16. Holding Over. If Tenant remains in possession of the Premises after the expiration or earlier termination of this Lease without Landlord's written consent, such occupancy shall be a tenancy at sufferance, and Tenant shall pay Rent at 150% of the rate in effect immediately prior to such holding over, computed on a monthly basis for each month or partial month of the holdover period. No holding over by Tenant shall operate to extend the Term of this Lease.

13.17. Estoppel Certificates. Tenant shall, within ten (10) business days after written notice from Landlord, execute, acknowledge, and deliver to Landlord a statement in writing certifying such information as Landlord may reasonably request, including but not limited to the following: (a) that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect); (b) the date to which the Rent and other charges are paid in advance, if any; (c) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed; and (d) such other matters as Landlord may reasonably require.

13.18. Quiet Enjoyment. Landlord covenants that Tenant, upon paying the Rent and performing all of the terms, covenants, and conditions of this Lease, shall peaceably and quietly enjoy the Premises during the Term, subject to the terms and conditions of this Lease.

IN WITNESS WHEREOF, the parties hereto set their hands and seals on the day and year above written.

RIVERFRONT
IMPROVEMENT COMMISSION

LAKE DAVENPORT SAILING CLUB

Daniel Darland, Chair

Don Allebach, Commodore

Date

Date

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/28/2026

Subject:
Review Proposal for Design Services

Recommendation:

Background:

Attachments:
1. [Untitled]



α: 1800 River Drive | Moline, Illinois
α: 1210 US-6, Suite 400 | Iowa City, Iowa
p: (563) 345-2724
w: streamlinearchitects.com

Levee Inn - Riverfront Hot Dog stand Proposal for Architectural Design Services

April 14th, 2026

Project Summary

The feasibility study for the renovation of the existing Levee Inn (Riverfront Hot Dog stand) in Davenport. Feasibility will include analysis of the existing structure, design, and cost estimating for the following three options:

1. **Restored Artifact:** Renovation of the Existing building shell to be structurally sound with exterior cosmetic enhancements. Building will remain unconditioned with no water, electrical, or sewer services. Building's intended use would be to serve as a shelter that could be opened to sell packaged goods only..
2. **Restored Concessions Amenity building:** Renovation of the Existing building shell and interior improvements to be an occupied concessions building. New electrical, water and sewer service to the building. Exterior improvements include new windows, door, paint, and lighting. Interior finishes to be health code compliant including three compartment sink, hand sink and power for concessions equipment. Building's intended use is to prepare and serve food and beverages.
3. **Historic Municipal Inn Concessions building:** Renovation of the Existing building shell and interior improvements to be an occupied space. New electrical, water and sewer service to the building. Exterior improvements include new historically significant windows and door, art moderne paint scheme, lighting complimentary of the original structure, urns on the corners of the roof, and sign with flag poles similar to the original building. Interior finishes to be health code compliant including three compartment sink, hand sink and power for concessions equipment. Building's intended use is to prepare and serve food and beverages.

The design team will develop concepts and cost estimates for each option. This feasibility study will focus on architectural site plan & floor plan design, concept renderings, and an estimate of proposed costs based on historical data.

Overview

Streamline submits a Fixed Fee proposal to perform the Feasibility Study. A separate proposal will be provided upon request to the owner at the conclusion of this study to develop the design and Construction Documents for final bidding, permitting, and construction.

Feasibility Study

During the Feasibility Study, the design team will review the program provided by City of Davenport staff, develop a 3D model of the existing building and site, and develop the three concepts for the proposed renovations and addition. Deliverables provided to the Client will include architectural site plan, floor



plans, concept renderings and an estimate of probable costs for each option. The Feasibility Study will incorporate information provided by the Client and research compiled by the design team.

- **Introductory Meeting:** Streamline and the Clients will meet to discuss the project program and design intent. The Client will share their visions for the building and the circumstances leading to this project. The Architect will review the existing space and collect photographs of all spaces. Structural Engineer will review and document the existing structure.
The goal of the meeting is to gather information sufficient to proceed with design efforts.
- Streamline will create a digital 3-D model of the building's interior and exterior based on the information gathered during field work, the existing site conditions, and information provided by the Client.
- The design team will develop the proposed floor plans and exterior design schemes using the client's program and needs for the facility. The Design team will prepare a construction scope for each option to review.
- **Design Meeting #1:** The design team will meet with the Clients and present the proposed options for re-use of the existing Levee Inn. Deliverables will include architectural site plan, floor plans, concept renderings, and list of proposed construction scope for each option. Structural Engineer will provide the existing building assessment report to review. The Client will offer design feedback on the proposed options.
- The design team will incorporate the Client feedback from the Design Meeting into design documents for the owners consideration.
- The design team will develop an estimate of probable costs for each option to be reviewed by the clients.
- **Design Meeting #2:** The design team will meet with the Clients and review the cost estimates for each option. Deliverables will include architectural site plan, floor plans, concept renderings, and cost estimates. The Client will offer feedback of the proposed options.
- The design team will develop the final presentation including architectural site plan, floor plans, concept renderings, and estimate of probable costs for review by the client. Deliverables will be emailed to the client.

If additional options or presentation meetings beyond the efforts listed above are requested they will be an additional service and may be performed on an hourly basis. See Compensation below.

to complete Feasibility Study phase:

60 hours, estimated



Compensation for Architectural Services

Compensation for Architectural services shall be billed monthly in accordance with the following:

Feasibility Study phase - Architecture	\$8,400
Structural Engineering - Building Assessment (Carr Engineering)	<u>\$1,200</u>
	\$9,600 Fixed Fee

Compensation for any additional services will be billed at Streamline's standard hourly rate, as indicated below.

Streamline Architects 2026 standard hourly rates:

Principal Architect	\$225 per hour
Senior Architect Studio Director	\$185 per hour
Senior Architect	\$175 per hour
Project Architect	\$160 per hour
Senior Project Manager	\$145 per hour
Project Manager	\$130 per hour
Graphic Designer	\$100 per hour
Interior Design Library Manager	\$100 per hour
Design Professional	\$75 per hour

Compensation for professional services will be invoiced monthly and are due within 30 days. Streamline reserves the right to require full payment of outstanding balances prior to publication of the design documents. Payments by cash/check will be accepted at our office, or online via credit card or ACH. Transaction fees and postage are paid by the Client. Additional fees may apply if paying online. Failure to pay invoices within 30 days will receive a 10% compounded interest charge.

If this project is canceled by the Client after they offer the Authorization to Proceed and prior to the Completion of Construction, Streamline will invoice the Client for the services performed up to the date of cancellation at the rates listed.

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
4/28/2026

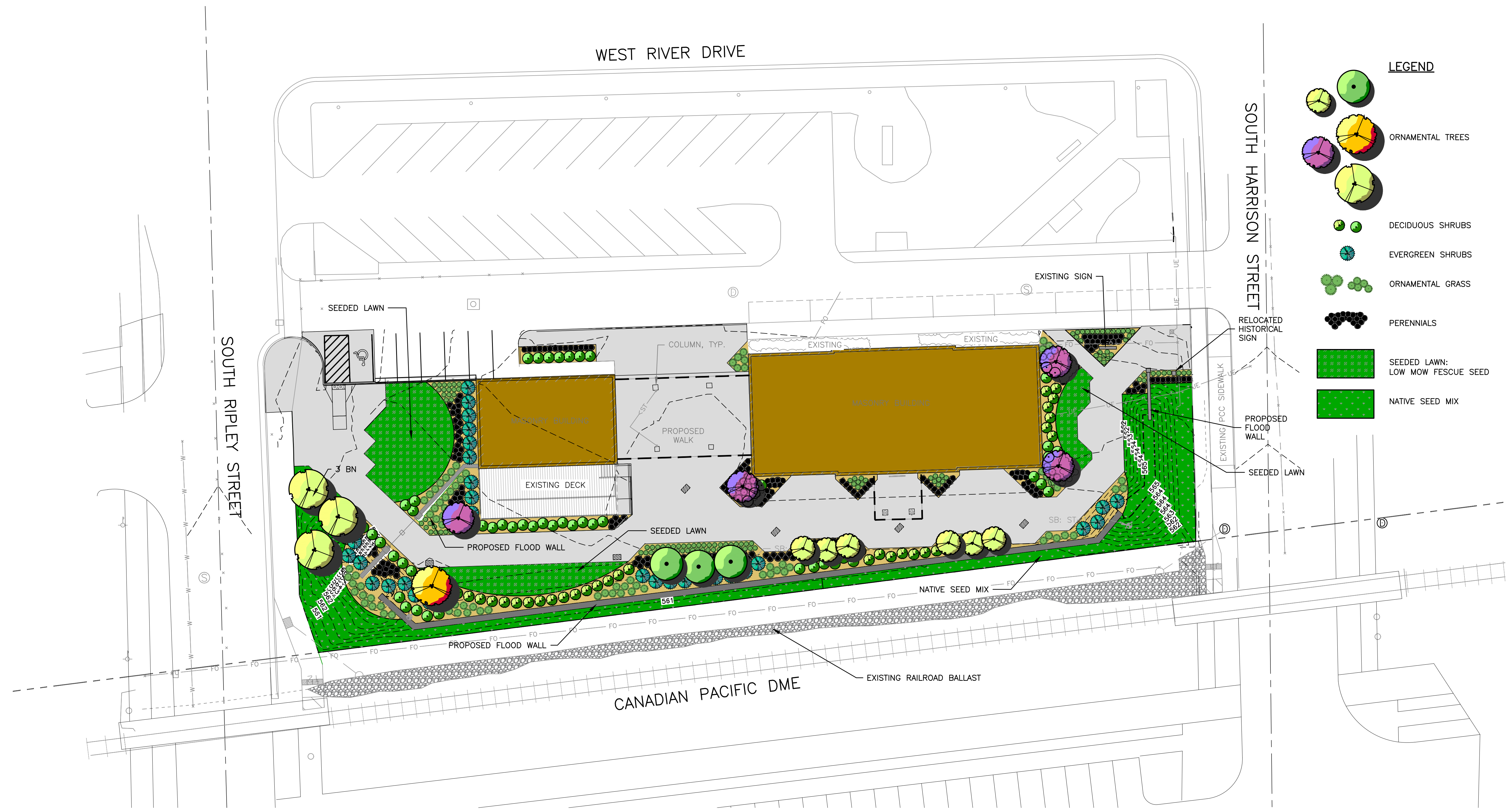
Subject:
Union Station Flood Improvements

Recommendation:

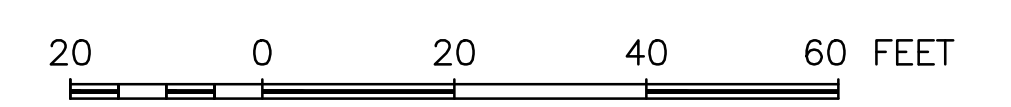
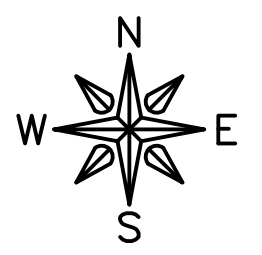
Background:

Attachments:

1. COLOR RENDERED PLAN-LA



- LEGEND**
- ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASS
 - PERENNIALS
 - SEEDED LAWN: LOW MOW FESCUE SEED
 - NATIVE SEED MIX



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525
 ILLINOIS IOWA WISCONSIN

OWNER/DEVELOPER:
 CITY OF DAVENPORT
 226 WEST 4TH STREET
 DAVENPORT, IA 52801

PROJECT AND LOCATION:
 UNION STATION FLOOD REPAIRS
 DAVENPORT, IOWA

DRAWN BY: KMT
 APPROVED BY: RH
 DATE: 03/03/26
 SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
 COLOR RENDERED PLAN
 SET TYPE: PRELIMINARY
 \\rockford\Drawings\C30\19-717 Davenport Flood Repairs\K.03 COLOR RENDERED PLAN.dwg, COLOR RENDERED PLAN

JOB NUMBER:
 19-717PH05
 SHEET NUMBER:
 K.03

Park and Recreation Advisory Board

April 2026

Staff Report

Following are highlights from the April PAB meeting:

- Credit Island Park is closed due to elevated river levels. An expected reopening date has not been determined.
- Several sections of the river front trail are closed due to the elevated river levels.
- Parks and Recreation is still hiring for seasonal positions (Lifeguards, Custodians, Mowers, Sports Field Maintenance and Pool Maintenance)
- New Parks and Recreation Program Guide for 2026 is available in print at all recreation centers and The River's Edge or digitally at www.davenportiowa.com/parks
- EVENT: Tails and Trails Walk | Saturday, 5/16 @12PM-2PM | Riverfront Recreation Trails
- EVENT: Giddy-Up Bike & Hike | Sunday, 5/17 @ 9AM-12PM | Davenport Recreation Trails