



**STATE OF IOWA
FLOOD MITIGATION PROGRAM
PROGRESS REPORT**

PERIOD COVERED BY THIS REPORT	11/1/2014	to	4/30/2015	
LOCAL CONTACT NAME:	Steven Rackis, Housing Administrator			
GOVERNMENTAL ENTITY:	City of Iowa City, IA			
ADDRESS:	410 E. Washington St.			
	Iowa City, IA 52240-1826			
TELEPHONE NUMBER:	319-887-6065			
PROJECT TITLE:	Iowa City Wastewater Treatment Plant Relocation Project			
AGREEMENT NUMBER:	2013-0			
ACTIVITY COMPLETION TIMEFRAME:	12/4/2013	to	12/31/2016	

	FEDERAL	LOCAL	STATE	TOTAL
TOTAL FUNDS APPROVED:	\$ 35,011,800	\$ 19,933,200	\$ 8,497,249	\$ 63,442,249
TOTAL FUNDS EXPENDED TO DATE:	\$ 35,011,800	\$ 14,276,623	\$ 2,731,066	\$ 52,019,489
PROJECT OVERRUN/ (UNDERRUN):	\$ -	\$ 5,656,577	\$ 5,766,183	\$ 11,422,761
The percentage of actual work that has been completed at the end of the reporting period (not a % of funds expended)				80%
The estimated cost of the project at completion (which may even exceed the awarded amount)				\$ 63,442,249

Type of Expense & Funding Source	Budget (from Application)	Federal/Local/State	Total Expended to Date	Remaining Balance
Engineering/Contractual Services:	\$ 6,204,399			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 6,295,846	
North Plant Sales Tax Increment		State	\$ 2,560,482	
			\$ -	
TOTAL			\$ 8,856,328	\$ (2,651,929)
Env. & Historic Preservation Reviews	\$ 70,000			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 70,000	
			\$ -	
			\$ -	
TOTAL			\$ 70,000	\$ -
Construction:	\$ 56,079,679			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 42,058,457	
North Plant Sales Tax Increment		State	\$ -	
North Plant Interest Expenses		State	\$ 124,948	
			\$ -	
TOTAL			\$ 42,183,405	\$ 13,896,274
Management Costs	\$ 1,088,171			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 864,120	
North Plant Sales Tax Increment		State	\$ 45,636	
			\$ -	
TOTAL			\$ 909,756	\$ 178,415
Total Project Budget Summary	\$ 63,442,249		\$ 52,019,489	\$ 11,422,760

FUNDING SOURCE:	FEDERAL (from Application)	LOCAL (from Application)	STATE (from Application)	Total Expended to Date

Economic Development Authority	\$ 22,000,000			\$ 22,000,000.00
CDBG Supplemental Disaster	\$ 13,011,800			\$ 13,011,800.00
I-Jobs		\$ 6,345,293		\$ 6,345,293.00
Local Option Sales Tax		\$ 8,610,000		\$ 7,931,329.68
Wastewater Operations		\$ 4,977,907		\$ -
Sales Tax Increment			\$ 8,497,249	\$ 2,731,065.82
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Project Funding Source	\$ 35,011,800	\$ 19,933,200	\$ 8,497,249	\$ 52,019,488.50

Indebtedness Incurred (Bonds, etc.)	Rate of Interest	Length of Term (start & end)	Costs of Issuance	Net Proceeds
North Wastewater Plant Demolition	2.78%	7/1/2014 - 6/30/2034	\$ -	\$ 6,000,000
	0.00%		\$ -	\$ -
	0.00%		\$ -	\$ -

NON-PUBLIC INVESTMENT - Entity				Total to Date
				\$ -
				\$ -
				\$ -
Total Non-Public Investment				\$ -

Project Status- entire project (Check One)	Description of significant activities this semi-annual term . Include comparison of actual accomplishments to the objectives identified in your application. Attach pictures and a narrative. Status changes or delays, please explain reason.	
<input checked="" type="checkbox"/> On Schedule <input type="checkbox"/> Delayed <input type="checkbox"/> Canceled <input type="checkbox"/> Completed <input type="checkbox"/> Suspended	<p>South Plant: The 11/15/2014 Progress Report incorrectly reported a construction retainage, in the amount of \$2,303,191.12, for the South Waste Water Treatment Plant as funds expended. This Progress Report shows the actual funds expended from Local funding sources. North Plant: Narrative and pictures of mercury abatement are attached.</p>	

Application Work Schedule (Milestones)			Milestone Status
#	Description:	Completion Date:	Actual Completion Date:
1	City Council Resolution	2/1/2014	12/17/2013
2	Bid and Award Engineering and Design	4/1/2014	5/6/2014
3	Engineering and Design	11/1/2014	4/7/2015
4	Bid and Award Demolition	2/1/2015	4/7/2015
5	North WWTF Demolition	6/1/2015	
6	Engineering and Design of Wetland Development & Ralston Creek Improvements	8/1/2015	
7	Bid and Award Wetland Development & Ralston Creek Improvements (includes site grading)	12/1/2015	

8	Wetland Development & Ralston Creek Improvements	2/1/2016	
9	Project Closeout Activities	12/31/2016	
10			
11			
12			
13			

Person Completing this Report:

Steven J. Rackis

Date:

5/15/2015

I, the undersigned, hereby certify that the above information is accurate and true, and in accordance with the approved project plan and state and federal regulations and policies governing this award.

Signature of Authorized Representative or Governmental Entity

Instructions to complete this form

Areas shaded  are to be completed by State HSEMD Personnel.

Areas shaded  are to be completed by the governmental entity or authorized administrator.



CITY OF IOWA CITY

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Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 356-5009 FAX
www.icgov.org

May 21, 2015

TO: State of Iowa Flood Mitigation

FROM: City of Iowa City

RE: 11/1/2014 – 4/30/2014 Progress Report for North Waste Water Treatment Plant Demolition and Wetland Development/Stream Bank Restoration

Background

The North Wastewater Treatment site is approximately 17 acres and is bordered on three sides by the Iowa River and Ralston Creek, one of the city's major urban streams. As such it is vulnerable to flooding and was inundated during the historic flooding in 2008. Rather than continually protecting the treatment plant from future floods or repairing it after flood damage, Iowa City has decommissioned the plant and will be removing it from the floodplain. The project partially funded through the State Flood Mitigation Program involves 1) the relocation of wastewater operations from the north plant to a newer plant located south of Iowa City and out of the floodplain 2) demolishing the flood-prone North Wastewater Treatment Facility and 3) increasing flood capacity along the Iowa River and Ralston Creek by lowering and setting aside this area as public open space. This new floodplain park will feature a naturalized stream corridor, off-channel wetlands, and other open space and recreational amenities that will provide enhanced public access to the Iowa River and to Ralston Creek. It will also showcase green infrastructure solutions to storm water management that will extend into the Riverfront Crossings District, the new high density, mixed-use neighborhood that will develop around the new park within walking distance of Downtown Iowa City and the University of Iowa campus. Conservative estimates indicate that transforming this land from a flood-prone wastewater treatment plant into a major new riverfront park will spur development of over 1000 new residential units and the opportunity for over 200,000 square feet of new commercial space in the area immediately surrounding the park. The new floodplain park will anchor the south end of the larger Riverfront Crossings District that straddles both sides of the Iowa River and extends from Highway 6 on the south to Downtown Iowa City and the University of Iowa campus on the north.

Iowa City has a once-in-a-generation opportunity to remove critical public infrastructure from the path of repetitive flooding and create a new riverfront park that will not only help reduce the hazard of future flood events, but also improve water quality and wildlife habitat, showcase green infrastructure solutions to storm water management, and be a major catalyst for substantial new private investment in the heart of Iowa City.

Demolition Activities

In 2011, the City commissioned Stanley Consultants to provide a cost estimate for the demolition of the North Plant that was used in the application budget. The estimate was made based on the best information that was available at the time. A comparison of the budget provided in the application vs. the current projected budget is provided in Table 1.

Table 1 – Demolition Budget

CATEGORY	APPLICATION BUDGET	CURRENT AND PROJECTED COSTS
Structure Removal	\$2,843,360	
Site Work	\$1,449,099	*\$2,049,663
Environmental Clean-up	N/A	\$2,366,000
IT Hub Relocation	N/A	\$112,000
Engineering & Design	\$198,640	\$156,100
Legal, Admin, Fiscal	\$219,010	\$219,010
TOTAL	\$4,710,109	\$4,902,773

*Structure Removal and Site Work are combined in the Demolition Bid.

- **Structure Removal and Site Work**

The demolition contract base bid includes structure removal and interim grading (site work) as one lump sum. In other words, a separate contract for site work is not included in the demolition contract. The interim grading that will be completed as part of the demolition will prepare the ground for final grading that will be completed by the firm hired to construct the wetlands and naturalize the Ralston Creek stream corridor as described in the wetland/stream restoration section below. Our estimated cost to remove the structures to 2 feet below ground surface was \$2,843,360. As mentioned above, Veit & Company, the firm hired to complete the demolition, specializes in waste management. Their bid of \$2,049,663, which includes removing some structures in their entirety, was lower than our estimate, primarily due to the recycling and salvaging of materials on site versus moving and disposing materials offsite. Please note that Veit & Company's bid is only for the plant salvage and demolition phase of the project. Their bid does not include the construction costs for the wetlands area or the stream bank restoration work.

- **Environmental Clean-up**

During procurement for engineering services, the City became aware of a potential mercury contamination issue that turned into an approximately \$2.4 million cleanup and abatement project. The source of the mercury was from equipment that was originally installed in 1934. The mercury had leaked into the bottom of four trickling filter basins and required an extensive abatement project prior to bidding the demolition project. Asbestos and other hazardous materials from the entire site were also abated as part of pre-demolition site work.

- **Communication Infrastructure Relocation**

Also not included in the original budget was the relocation of one of the City's critical communications network hubs. The hub was located in the Control Building and needed to be relocated off-site before demolition commenced.

Wetlands and Stream Restoration

The City has been working with a consultant through the U.S. EPA's Green Infrastructure Technical Assistance Program to develop an environmentally sustainable design for the new park. The first phase of work to restore the site after demolition involves naturalizing and restoring Ralston Creek, lowering the southern end of the site to increase flood capacity and constructing off-channel wetlands to manage and filter storm water run-off and floodwaters before reaching the Iowa River. As stated in the consultant's preliminary report, "to create a viable and sustainable ecosystem that can support the necessary flora community, a reliable water supply is needed to establish the wetland conditions. Since this area is at the confluence of the Iowa River and Ralston Creek, excavation of the floodplain is proposed to tie into the ground water table. To maximize the water quality potential of the wetland area, restoration of the creek banks is proposed that will allow storm water runoff from the Ralston Creek sub watershed to flow into the wetland area during more frequent storm events." The consultant has advised us that while creating a perched wetland is possible, that without restoration of the floodplain connection between the Iowa River and Ralston Creek by significantly lowering the site, adjustments to the channel pattern or cross-section of the creek will have little impact on the health of the ecosystem. The consultant has provided a concept-level estimate for the work that will need to be done to restore the stream corridor to a more natural condition, lower the elevation of the land between the creek and the Iowa River to increase flood capacity and establish the wetlands as described in the consultant's report.

At the time of application we did not have an estimate of the amount of soil that would need to be removed, an estimate on the cost of removal, or other costs associated with using best management practices for this work. The most significant cost to the floodplain restoration is grading and removal of a significant amount of soil to lower the elevation of the site to re-establish natural floodplain connections between Ralston Creek and the Iowa River. Therefore, our initial estimates to restore the floodplain with the development of a 5-acre wetland area and stream bank restoration were low. The original estimate developed for the Flood Mitigation Program application was approximately \$1,314,000. Our most recent cost estimate based on the concept-level design developed by the EPA's green infrastructure consultant is approximately \$2,400,000.















