



**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
www.cedarfalls.com**

*Administration Division ♦ Planning & Community Services Division  
Phone: 319-273-8600 Fax: 319-273-8610*

*Engineering Division ♦ Inspection Services Division  
Phone: 319-268-5161 Fax: 319-268-5197*

*Water Reclamation Division  
Phone: 319-273-8633 Fax: 319-273-8610*

January 29, 2021

Carol Tomb  
Iowa Homeland Security & Emergency Management Department  
7900 Hickman Road, Suite 500  
Windsor Heights, Iowa 50324

Dear Ms. Carol Tomb,

This letter is in reference to a formal amendment request for the Flood Mitigation Contract (2014-0) with City of Cedar Falls.

At the time of the Amendment #3 and Amendment #4 of the Flood Mitigation Contract, construction of a significant improvement to the levee system was underway which increased the protection level of the levee system from the previous protection level (above 1% annual exceedance probability) to a 0.2% annual exceedance probability (with 3 feet of freeboard). The updated design went through extensive US Army Corps of Engineers review (Section 408 Process) and began construction in November of 2017. It was anticipated the project would be completed in 2019. Due to significant precipitation events and corresponding Cedar River flooding during construction, the project was significantly delayed. The levee improvement project was completed and was approved by the Cedar Falls City Council on August 17, 2020. The City has also received concurrence from the US Army Corps of Engineers on the construction of the levee improvement project.

Due to the extended construction schedule, we were unable to finalize the required data for the 44 CFR 65.10 submittal to FEMA. Based on the above-noted circumstances with the construction of the levee improvement project, the City of Cedar Falls is working to submit a complete documentation package to FEMA showing 44 CFR 65.10 compliance (anticipate submitting within 3-6 months). We are confident the US Army Corps of Engineers original design, along with the significant levee improvement project, meet the requirements of 44 CFR 65.10.

The City of Cedar Falls is requesting a time extension until December 31, 2021 to allow for the City to formalize the FEMA Accreditation of the completed levee construction.

Thank you for your continued support throughout the project development and construction. If questions arise or you need additional information, please do not hesitate to contact me.

Regards,

**Matthew Tolan, EI**  
Civil Engineer II

Attached: Progress Report November 2020.xlsx  
CF Amend #5 – Milestones.xlsx

**CEDAR FALLS AMENDED #5**  
**Application Work Schedule (Milestones)**

#	Description:	Original Submitted Completion Date:	Amended #2 Completion Date:	Amended #3 Completion Date:	Amended #4 Completion Date:	Proposed Amended #5 Completion Date:
1	Original Downtown Levee	Complete				
2	CFU Levee	Complete				
3	Design	11/28/2014	12/4/2014	12/4/2014	12/4/2014	
4	Environmental Review	4/28/2015	1/28/2015	1/28/2015	1/28/2015	
5	Right of Way Acquisition	11/28/2015	11/2/2015	11/2/2015	11/2/2015	
6	Construction	12/31/2018	7/31/2019	11/30/2019	N/A	
7	FEMA Accreditation					12/31/2021
8						
9						



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

PERIOD COVERED BY THIS REPORT	5/1/2020	10/31/2020
LOCAL CONTACT NAME:	Matthew Tolan	
GOVERNMENTAL ENTITY:	City of Cedar Falls	
ADDRESS:	220 Clay Street	
	Cedar Falls, Iowa 50613	
TELEPHONE NUMBER:	319-273-8606	
PROJECT TITLE:	Downtown Levee Improvement Flood Mitigation Project	
AGREEMENT NUMBER:	2014-0	
ACTIVITY COMPLETION TIMEFRAME:	2/28/2014	to 11/30/2019

	FEDERAL	LOCAL	STATE (STIF only)	TOTAL
TOTAL FUNDS APPROVED:	\$ 4,812,000	\$ 1,813,000	\$ 5,658,673	\$ 12,283,673
TOTAL FUNDS EXPENDED TO DATE:	\$ 4,812,000	\$ 1,997,081	\$ 5,511,682	\$ 12,320,763
<b>PROJECT OVERRUN/ (UNDERRUN):</b>	\$ -	\$ 184,081	\$ (146,991)	\$ 37,090
The percentage of actual work that has been completed at the end of the reporting period (not a % of funds expended)				<b>95%</b>
The estimated cost of the project at completion (which may even exceed the awarded amount)				<b>\$ 12,283,673</b>

Type of Expense & Funding Source	Budget (from Application)	Federal/ Local/ State (STIF only)	Total Expended to Date	Remaining Balance
<b>Engineering/Contractual Services:</b>	\$ 450,000			
Sales Tax Increment		State	\$ 723,448	
Consultant Preliminary Design		Local	\$ 254,267	
TOTAL			\$ 977,715	\$ (527,715)
<b>Property Acquisition &amp; Easement:</b>	\$ 600,000			
Right-of-Way/Easement Acq./Demolition costs		State	\$ 384,591	
Local Funds		Local	\$ 1,436	
TOTAL			\$ 386,027	\$ 213,973
<b>Construction:</b>	\$ 5,650,000			
Railroad Permitting/Stormwater Permitting		Local	\$ 3,378	
Construction/Construction Related Engineering		State	\$ 4,403,643	
TOTAL			\$ 4,407,021	\$ 1,242,979
<b>Other- Original Cost of Downtown</b>	\$ 6,550,000			
US Army Corps of Engineers		Federal	\$ 4,812,000	
Local (original levee project) General Obligation Bonds		Local	\$ 1,738,000	
TOTAL			\$ 6,550,000	\$ -
<b>Total Project Budget Summary</b>	<b>\$ 13,250,000</b>		<b>\$ 12,320,763</b>	<b>\$ 929,237</b>

FUNDING SOURCE:	FEDERAL (from Application)	LOCAL (from Application)	STATE (STIF only) (from Application)	Total Expended to Date
US Army Corps of Engineers	\$ 4,812,000			\$ 4,812,000.00
Local (original levee project)		\$ 1,738,000		\$ 1,738,000.00
Local (levee improvement project)		\$ 75,000		\$ 259,081.07
Sales Tax Increment			\$ 5,658,673	\$ 5,511,681.92
				\$ -
				\$ -
				\$ -
				\$ -
<b>Total Project Funding Source</b>	<b>\$ 4,812,000</b>	<b>\$ 1,813,000</b>	<b>\$ 5,658,673</b>	<b>\$ 12,320,762.99</b>

Indebtedness Incurred (Bonds, etc.)	Rate of Interest	Length of Term (start & end)	Costs of Issuance	Net Proceeds
	0.00%		\$ -	\$ -
	0.00%		\$ -	\$ -
	0.00%		\$ -	\$ -

NON-PUBLIC INVESTMENT - Entity	Total to Date
Building permit valuations for downtown area	\$ 600,436
Building permit valuations for downtown area	\$ 4,217,675
Building permit valuations for downtown area	\$ 14,936,467
Building permit valuations for downtown area	\$ 742,697
<b>Total Non-Public Investment</b>	<b>\$ 20,497,275</b>

Project Status- entire project (Check One)	Description of significant activities this <b>semi-annual term</b> . 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 type="checkbox"/> On Schedule <input checked="" type="checkbox"/> Delayed <input type="checkbox"/> Canceled <input type="checkbox"/> Completed <input type="checkbox"/> Suspended	See attached pictures and narrative. Project complete by contractor, and approved by City Council. However, the City is currently going through the FEMA Accreditation process that will cause a delay.

Application Work Schedule (Milestones)			Milestone Status
#	Description:	Submitted Completion Date:	Actual Completion Date:
1	Original Downtown Levee	Complete	
2	CFU Levee	Complete	
3	Design	11/28/2014	12/4/2014
4	Environmental Review	4/28/2015	1/28/2015
5	Right of Way Acquisition	11/28/2015	11/2/2015
6	Construction	11/30/2019	8/17/2020
7	FEMA Accreditation (12/31/2021 pending Flood Mitigation Board Approval)		
8			
9			

Person Completing this Report:

Matthew Tolan

Date:

12/15/2020

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 on file

Signature of Authorized Representative or Governmental Entity

Matthew Tolan

Name 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.

**Progress Report for Downtown Levee Improvements Project**  
**Project Narrative Description of Significant Activities**  
**May 1, 2020 to November 1, 2020**

The Corps of Engineers 408 permit approval came in August 2017. The City's consultant, AECOM, completed final plans and held a public bid letting on August 31, 2017. During the City Council meeting on September 18, 2017 the City entered into a contract with Iowa Bridge & Culvert of Washington, Iowa. The preconstruction meeting was held on October 9, 2017 to discuss the contractors schedule for the project. Construction started on November 1, 2017. The City approved the certificate of completion and acceptance of the work by Iowa Bridge & Culvert on August 17<sup>th</sup>, 2020. The following is the final update by Iowa Bridge & Culvert:

**Segment 1 – Sta. 10+00 to 16+24**

**Complete**

The completed construction for this segment included installation of a new concrete floodwall. The final aesthetics have been completed and installed: precast wall cap, precast light cap, and light poles. The slopes of the levee have been stabilized and permanent seeded.



**Sanitary Sewer Force Main**

**Complete**

The sanitary sewer force main has been installed within Segment 1. Construction of this item included the installation of a sanitary sewer force main for the Ice House Museum that connects to W 1<sup>st</sup> Street with a casing pipe that crosses under the railroad and floodwall.

**Segment 2 – Sta. 16+24 to 20+19**

**Complete**

The completed construction for this segment included installation of a new concrete floodwall extension on top of the existing levee wall. Crews have completed drilling and extending rebar for the wall extension. The slopes of the levee have been stabilized and permanent seeded.

**Segment 3 – Sta. 20+19 to 21+70.50****Complete**

Floodwall protection and lower retaining wall are complete for this segment. Crews have completed installation of the new concrete floodwall and lower retaining wall. Crews have also tested and installed a new removable floodwall channel system. The following additional final aesthetics were finished and installed: pedestrian trails, precast wall cap, precast light cap, and light poles. The slopes of the levee have been stabilized and permanent seeded.

**Segment 4 – Sta. 22+23.70 to 25+51.75****Complete**

Floodwall protection and lower retaining wall are complete for this segment. Crews have completed installation of the new concrete floodwall and lower retaining wall. The following additional final aesthetics need to be finished and installed: pedestrian trails, concrete staircase, concrete promenade walk, precast wall cap, precast light cap, and light poles. The slopes of the levee have been stabilized and permanent seeded.

**Segment 5 – Sta. 26+92 to 38+01****Complete**

Flood protection is complete for this segment. Crews have completed raising the existing earthen levee by an addition of 2 feet. Crews have also completed modifications to Gatewell B. The slopes of the levee have been permanent seeded and has also been permanent seeded around the final trail placement.

**Segment 5 – Plaza****Complete**

Construction in this area, on the dry side of the levee, will include stairs, decorative retaining walls, new trail connections, decorative planters, and a foundation for a future art sculpture. Construction was completed this segment.



**Segment 5 – Sta. 38+01 to 48+37.75**

**Complete**

Floodwall protection is complete for this segment. Crews have completed the installation of the new concrete wall located around the WWTP. The slopes of the levee have been permanent seeded.



**Segment 5 – Sta. 48+37.75 to 57+46**

**Complete**

Flood protection is complete for this segment. Crews have completed raising the existing earthen levee by an addition of 2 feet. Crews have also completed modifications to Gatewell G, and adding 2 feet of material to the existing earthen levee. The slopes of the levee have been permanent seeded.





**Segment 5 – Sta. 57+46 to 69+00**

**Complete**

Floodwall protection is complete for this segment. Crews have completed installation of a new 2 foot concrete floodwall extension on the top of the existing levee wall and placement of a new earthen levee section ending at station 69+00. Crews have also tested and installed a new removable floodwall channel system at the railroad opening and 9<sup>th</sup> Street opening. The following additional construction related items have been finished and installed: pedestrian trails, light poles, and painting. The slopes of the levee have been permanent seeded.

