

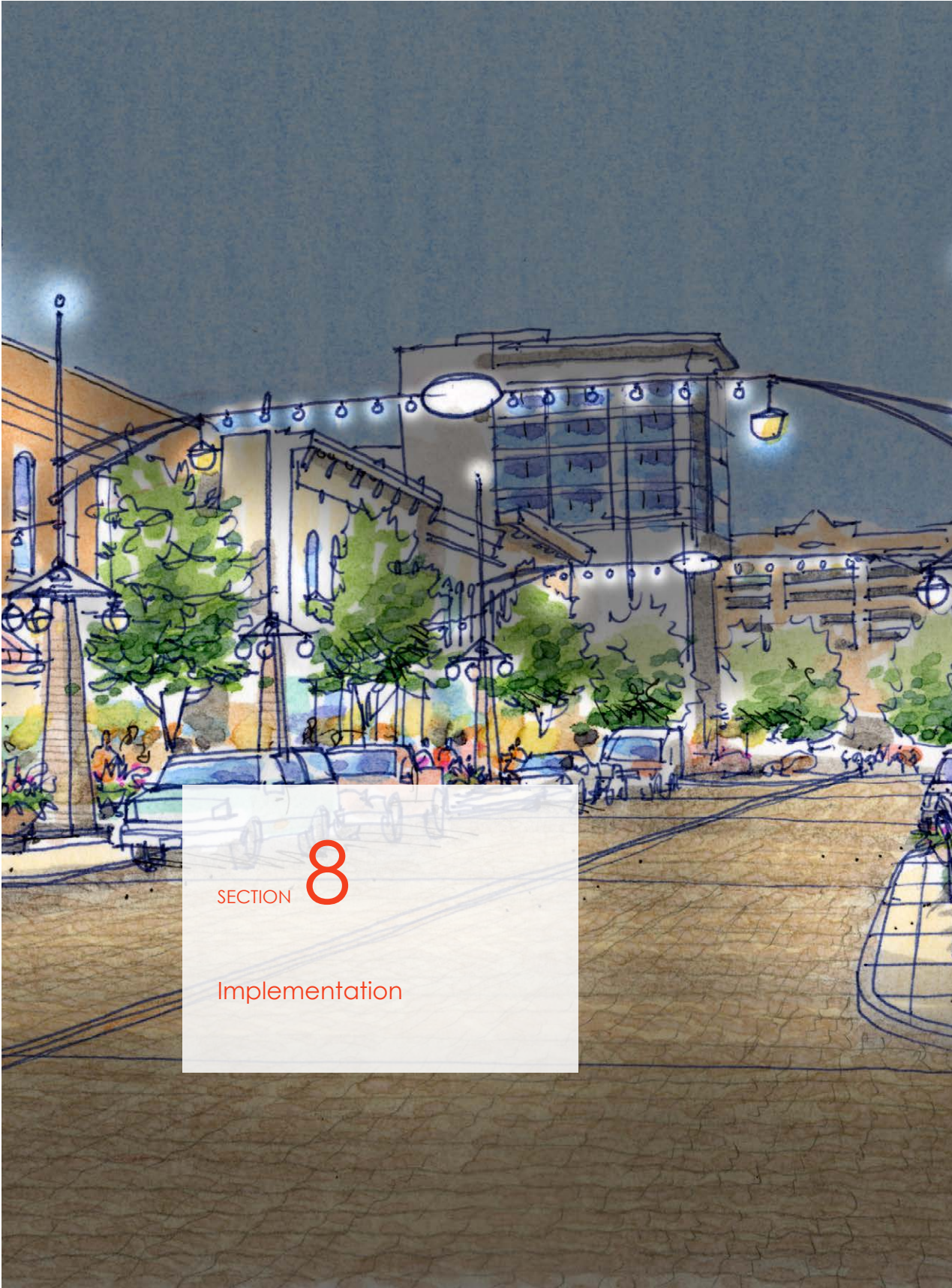


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If you can dream it, you can do it.

— Walt Disney





SECTION 8

Implementation

## IMPLEMENTATION

The achievement of the Iowa City Downtown Streetscape and Pedestrian Mall Plan Update will require public sector involvement of the City of Iowa City, private sector involvement in terms of development plans and requirements of private land owners and public / private partnerships where the City and land-owners will need to work jointly to achieve common goals. A variety of planning and financial tools will be required to implement the vision. It should be noted that implementation recommendations and cost summaries are prepared to guide planning decisions and in all cases additional design, engineering and stakeholder input will be necessary.

As with any planning effort, there becomes a point where information and recommendations may no longer be considered relevant or appropriate. Factors such as traffic volumes, evolution of private development, rapidly changing demographics within the community and the University of Iowa's desire to be 'fresh' are key drivers in determining whether or not the recommendations within this plan continue to hold merit. Recommendations should be reviewed and updated towards the end of this documents life span, which is anticipated to be 10-15 years.

## PHASING

Implementation of the projects will require a number of phases over several years. The phasing plans presented on the following pages identify a clear path for immediate decision-making within the first two years. Short term projects are identified as one of three categories: quick starts, studies and design/engineering.

### Quick Start Projects

Projects in this category have been identified by the Consultant, City Staff and Stakeholders as small scale projects that require minimal planning or design efforts to implement. As funding allows, these projects could be completed in a 3-6 month time frame, while more elaborate projects may require anywhere from 9-24 months of additional design, engineering and construction time before enhancements are realized.

### Studies

These projects are intended to provide additional detail that can be incorporated into subsequent design and implementation phases. As an example, it is recommended that an urban arborist be retained to provide a professional recommendation on the health and care of existing mature trees within the downtown core and pedestrian mall. These recommendations will have a great deal of influence on the next phase of design work.

### Design + Engineering

To move larger recommendations forward, additional design work is required to resolve details, provide accurate implementation budgets and to eventually construct the physical improvements.

## PRIORITIZATION

A significant amount of public and stakeholder input was utilized to form the recommendations and guide decision-making throughout the master planning process and this plan update. As in most projects that involve stakeholders with varied interests, it's fair to say that full consensus of recommendations was not always achieved. The same can be said regarding how to prioritize improvements.

The following pages outline recommendations for how to approach short term [ 1-2 year ], as well as mid-range [ 3-15 year ] planning and implementation objectives. Generally speaking, the highest priority projects are those that address safety and infrastructure needs, such as universally accessible public space and aging underground utilities. Second priority is given to elements that enhance and contribute to a cohesive and unique identity throughout Downtown, while maintaining focus on maximizing value for the City. In most cases, priority was given to projects located in the core of Downtown, largely driven by the philosophy that the core offers the highest return on investment, focuses improvements where the highest numbers of pedestrians exist, and offers a logical way of sequencing phased improvements.

Selection and approach towards implementation of the first phases are particularly important as they will establish the physical character, public perception and interest in subsequent phases. Prioritizing improvements based on the design concepts is only the first step, as the City must identify resources and strategies for on-going funding, as well as efficient and effective maintenance practices.

The following section presents preliminary ideas on how to implement the overall vision with meaningful projects of varying levels of cost and impact.



**ARTS + CULTURE**

- E/W Pedestrian Mall alley lighting - install grapevine spheres
- Large format banner or art on building along Burlington

**BRANDING + BEAUTIFICATION**

- Ramp facade improvements on Burlington
- NSMP building lighting [ North Linn +Market ]
- Lighting mock-ups in Ped Mall
- Planting rail + annual plantings in Ped Mall - pilot
- Infill tree planting on streets that are +2 years out or streets not impacted by improvements

**ENVIRONMENTAL**

- Purchase and install recycling stations in Ped Mall
- Bioretention planting area - pilot installation
- Establish a Green Alley program
- Electric vehicle charging station pilot

**MAINTENANCE**

- Play surface at existing play area in Ped Mall
- Electrical upgrades to Iowa Avenue - for events
- Urban arborist - study Ped Mall / Clinton / Washington
- Tree pruning in Ped Mall [ following arborist review ]
- Brass plaques in Iowa Avenue - repair or relocate
- Miscellaneous repair and miscellaneous painting

**POLICY + PLANNING**

- Traffic modeling study
- Establish fundraising committee
- Policy recommendations - cafe / signage / purple meters / waste receptacles committee to discuss and make recommendations on the suggested areas for improvement

**SAFETY**

- Repair of limestone planters not anticipated to be impacted by the redesign
- Sidewalk repairs throughout Downtown
- Update tree grates at Iowa Avenue

**WALKABILITY / PEDESTRIAN FRIENDLY**

- Purchase and install one sheltered bike parking with photovoltaics
- Install new benches along South Linn [ Sr. Center - ICPL ]
- North Linn and Bloominton painted crosswalks

**IMPLEMENTATION**

TEXT HERE.

**PRIORITIZATION**

TEXT HERE.

PRIORITIZATION CHART

| PROJECT / STREET  |                   | BASE PROJECT COST                                  | KEY ELEMENTS                                                                                                                                                                                                  |
|-------------------|-------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PRIORITY<br><br>1 | Pedestrian Mall   | \$2,430,000 - 3,766,000                            | Renovate Black Hawk Mini Park. Update lighting throughout, enhance plantings, site furnishings and add way-finding kiosks. Consider development of programmed spaces and improved performance area and stage. |
|                   | Dubuque Street    | \$880,500 - 1,365,000                              | Extend the Pedestrian Mall character. Establish a gateway feel with multiple layers of overhead lighting. Improve sidewalk pavement and storm sewer upgrades.                                                 |
|                   | Washington Street | +/- \$2,500,000 phase 1<br>+/- \$2,000,000 phase 2 | Improve sidewalk pavement, address critical update to water main, replace & relocate storm sewer between Linn & Gilbert, enhance retail environment with streetscape components.                              |
|                   | Market Street     | \$830,000 - 1,285,000                              | Upgraded fiber duct bank and electrical distribution for enhanced lighting throughout NSMP. Conversion to two way traffic.                                                                                    |

## PRIORITIZATION CHART CONTINUED

|                             | PROJECT / STREET              | BASE PROJECT COST                                               | KEY ELEMENTS                                                                                                                                                                                                                        |
|-----------------------------|-------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRIORITY</b><br><b>2</b> | Clinton Street                | \$1,844,000 - 2,855,000                                         | Enhanced crosswalk environment and curb bumpouts to improve pedestrian safety and walkability. Updated water main and fiber optic. Enhanced electrical capacity. Wider East sidewalks.                                              |
|                             | Burlington Street             | \$3,600,000 - 5,557,000                                         | Introduce pedestrian scale elements. Upgrade water main. Pedestrian crossing improvements, plantings and large scale building facade treatments to improve visual interest.                                                         |
|                             | Iowa Avenue<br>Iowa / Gilbert | <div>\$728,000 - 1,130,000</div> <div>\$418,000 - 648,000</div> | Address maintenance related items such as literary walk bronze emblems, heaving tree grates and spalling limestone light pole bases. Enhance electrical service for events and add appropriately scaled light columns with banners. |
|                             | Gilbert Street                | \$1,915,000 - 2,968,000                                         | Enhanced crosswalks to meet ADA requirements & improve walkability. Focus on adding pedestrian scale, burying of overhead utilities & necessary water main upgrades. Reduction in travel lanes. Enhanced bicycle accommodations.    |

|                             | PROJECT / STREET   | BASE PROJECT COST       | KEY ELEMENTS                                                                                                                                                                                                                        |
|-----------------------------|--------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRIORITY</b><br><b>3</b> | College Street     | \$601,000 - 932,000     | Updated street and sidewalks, addition of a healthy landscape and tree canopy, improved crosswalks to meet ADA requirements and reinforce connectivity. Water main and fiber optic upgrades.                                        |
|                             | Linn Street        | \$1,250,000 - 1,935,000 | Improved lighting to unify corridor and improve energy efficiency. Updated water main, sanitary, and fiber optic duct. Addition of much needed street furniture and wayfinding elements.                                            |
|                             | Bloomington Street | \$277,000 - 440,000     | Implementation of small scale improvements, including pedestrian scale lighting to match core NSMP and street furniture. Bury a small section of overhead electric and make necessary upgrades to water main and fiber optic duct.  |
|                             | North Linn         | \$640,000 - 990,000     | Upgrades to sanitary, water main and significant storm sewer enhancements. As an alternate, consider burying of overhead utility lines. Complement recent streetscape improvements with added plantings and improved seating areas. |

### CALENDAR YEAR 2014 - QUICK START PROJECTS

|                                                                |                  |
|----------------------------------------------------------------|------------------|
| 1. Ped Mall Playground Resurfacing                             | \$ 85,000        |
| 2. Sheltered Bike Parking Pilot w/ PV                          | \$ 30,000        |
| 3. Large Format Banner/Art on Building at Burlington Street    | \$ 50,000        |
| 4. Lighting Mock-up in Ped Mall                                | \$ 50,000        |
| 5. Planting Rail Mock-up in Ped Mall                           | \$ 15,000        |
| 6. Purchase and Install Recycling Containers in Ped Mall       | \$ 20,000        |
| 7. Infill Trees on College Street and Burlington Street        | \$ 25,000        |
| 8. Lighting at N.Linn and Market Street [ match ICDD funding ] | \$ 30,000        |
| 9. Sidewalk Repair                                             | \$100,000        |
| 10. Iowa Avenue Tree Grates [ and other streets as needed ]    | \$ 85,000        |
| 11. Misc. Repair [ trash receptacles, bench, etc. ]            | \$ 25,000        |
| 12. Misc. Painting                                             | \$ 25,000        |
| 13. LED Conversions of Select Existing Lights                  | \$ 70,000        |
| 14. Linn Street Benches                                        | \$ 10,000        |
| 15. North Linn and Bloomington Painted Crosswalk               | \$ 500           |
| 16. Design of Ramp Facade Improvements on Bulington            | \$150,000        |
| 17. Electric Vehicle Charging Stations Pilot                   | \$ 44,000        |
|                                                                | <hr/>            |
|                                                                | \$814,500        |
| Contingency [ 10% ]                                            | \$ 81,450        |
|                                                                | <hr/>            |
|                                                                | <b>\$895,950</b> |

### STUDIES

|                                                                           |                  |
|---------------------------------------------------------------------------|------------------|
| 1. Urban Arborist to Evaluate Plantings in Ped Mall, Washington + Clinton | \$ 25,000        |
| 2. Traffic Modeling for Downtown Iowa City                                | \$ 85,000        |
| 3. Survey [ Washington Street   Ped Mall   Dubuque Street ]               | \$ 28,000        |
|                                                                           | <hr/>            |
| Contingency [ 10% ]                                                       | \$ 81,450        |
|                                                                           | <hr/>            |
|                                                                           | <b>\$219,450</b> |

### DESIGN + ENGINEERING PROJECTS

|                                                                   |                  |
|-------------------------------------------------------------------|------------------|
| 1. Pedestrian Mall - Schematic Design thru Construction Documents | \$215,000        |
| 2. Washington Street - Schematic Design [ Clinton to Linn ]       | \$ 55,000        |
| 4. Dubuque Street - Schematic Design                              | \$ 45,000        |
|                                                                   | <hr/>            |
| Contingency [ 10% ]                                               | \$ 31,500        |
|                                                                   | <hr/>            |
|                                                                   | <b>\$346,500</b> |

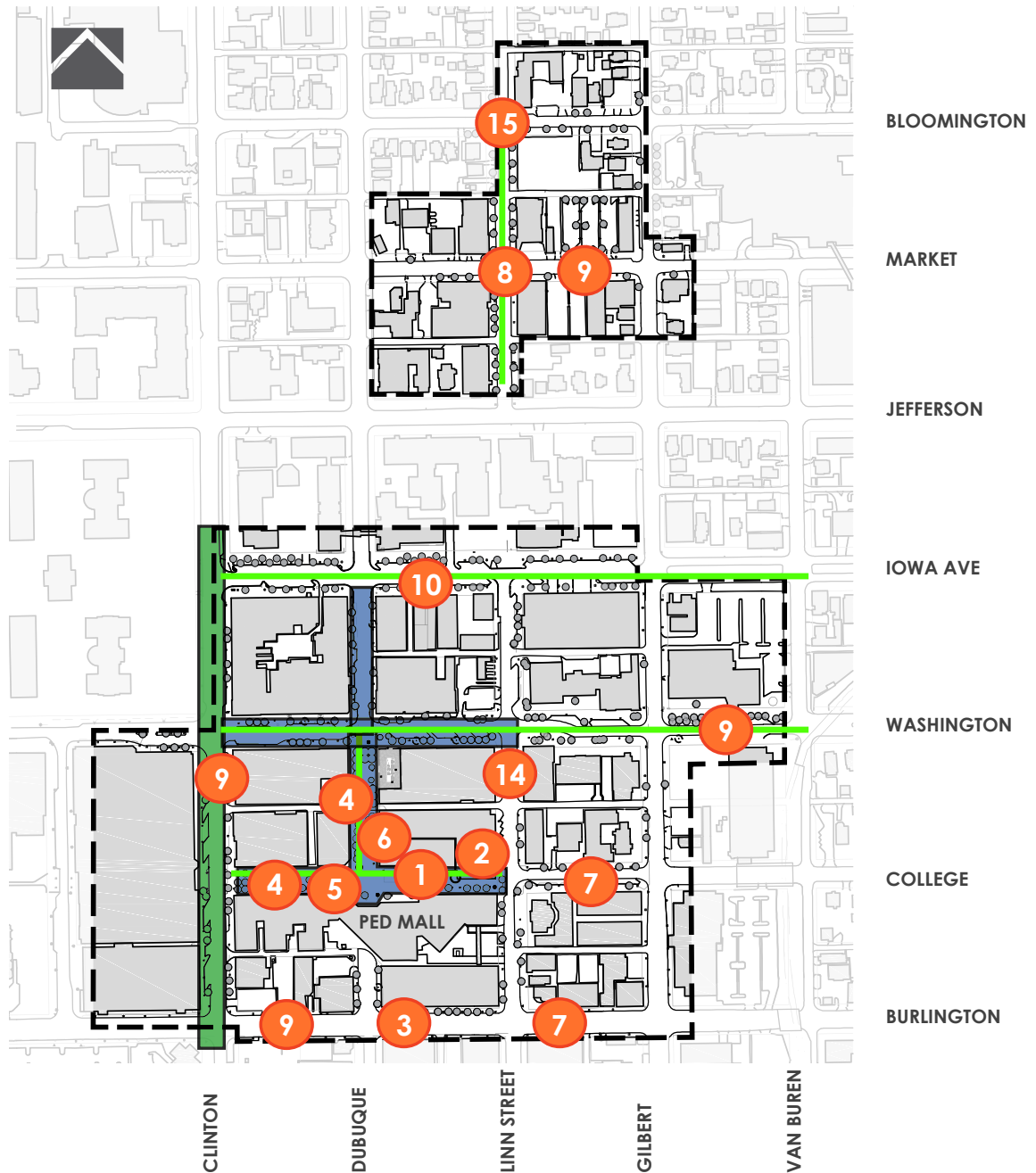
### CALENDAR YEAR 2015 - QUICK START PROJECTS

|                 |           |
|-----------------|-----------|
| 1. Projects TBD | \$ 75,000 |
|-----------------|-----------|

### DESIGN + ENGINEERING PROJECTS

|                    |                                                |                    |
|--------------------|------------------------------------------------|--------------------|
| 1. Pedestrian Mall | Bidding and Construction [ Phase One ]         | \$ 3,000,000       |
| 2. Dubuque Street  | Design Development thru Construction Documents | \$ 100,000         |
|                    | <hr/>                                          |                    |
|                    | Contingency [ 10% ]                            | \$ 317,500         |
|                    | <hr/>                                          |                    |
|                    |                                                | <b>\$3,492,500</b> |

CALENDAR YEAR 2014



LEGEND

- # Quick Start Project
- Studies
- Design and Engineering Projects



**COST OPINIONS****Accuracy**

The level of detail and accuracy of pricing in this opinion of probable cost are consistent with the degree of completeness of the documents used for estimating purposes. The documents used to prepare estimates include master plan level design, shown throughout this document and information provided by the Planning team members. Additional information was obtained through discussion with the Client, Stakeholders and industry contacts. No site survey information was available to verify utilities, site elements or quantities.

**Bid Conditions**

The planning recommendations have been estimated as large scale projects to achieve economy of scale. If the project is broken down and approached in small phases, the total estimated costs will likely be higher.

**Items Affecting Costs**

Items which may change the probable costs include, but are not limited to:

Restrictive or specialized technical or material specifications and accelerated project schedules.

**Escalation**

Costs are reflective of current costs with no escalation included. A labor and material escalation factor will need to be added once a construction period has been determined.

**Probable Cost Opinion Objective**

This cost framework is intended to be used as a tool for decision making and managing phasing strategies during the next phase of the project. It is prepared using industry contacts, experience, and the best judgment of the professional consultants. This estimate is intended to reflect an amount close to what would be the low bid of the project with respect to the present level of design and documentation. The consultant has no control over market conditions, wage rates, or any contractor's method of determining prices or quantities. Therefore, the consultant cannot and does not guarantee this cost opinion will not vary from actual costs.

**COST SUMMARIES**

The following summaries provide a synopsis of recommendations and associated costs for each street, the pedestrian mall and Blackhawk Mini Park. In each case the costs are rounded to reflect an order of magnitude cost for elements that are considered to be part of the base project. Additionally, projects involve 'alternates'. These alternates are intended to capture recommendations that were important to stakeholders, but either not supported by the majority, warranted additional study to test validity or maintenance requirements, or required additional funding beyond what may be available from traditional City sources.

Below the costs identified for specific categories of work are costs that cover expenses often referred to as 'soft costs':

**General Requirements**

This category addresses items such as contractor mark-ups, bonding, permits, temporary power and water, as well as NPDS permits. The complexity of the project, scale and contractor selection are all important factors in determining the appropriate percentage to carry forward.

**Contingency**

This line item addresses the unknowns that go hand-in-hand with design and constructing urban infrastructure projects. Given that these are planning level cost opinions and design work is not based on actual site survey or conditions, a sizable contingency (25% of construction value) is recommended. As projects move forward utilizing actual site surveys and design development the contingency amount is typically reduced to align with the level of design and engineering.

**Design, Engineering and Survey**

To move larger recommendations forward, additional design work is required to resolve details, provide accurate implementation budgets and to eventually construct the physical improvements. It is anticipated that the majority of these projects will require professional design and engineering consultants to advance the design and produce bid documents. Traditional costs for basic services [ schematic design thru construction administration ] are intended to be included within the 15% allowance. Additionally, costs associated with site surveys is included within. While many of the projects will require multiple professional disciplines [ landscape architecture, civil, electrical, structural engineering, lighting designer, etc.] the actual cost of services will fluctuate based on project scale, complexity, market conditions and scope of work.



## PEDESTRIAN MALL

[ +/- 95,000 Square Feet ]

New Pedestrian Lighting  
Atmospheric Lighting at Planting Areas  
Playground Surface Enhancement  
Landscape Plantings + Irrigation  
Wayfinding Kiosks

See page 106 for more detail.

|                              |                     |
|------------------------------|---------------------|
| Site Preparation             | \$ 275,000          |
| Utilities                    | \$ 220,000          |
| Paving                       | \$ 475,000          |
| Planter Walls                | \$ 100,000          |
| Landscape + Irrigation       | \$ 605,000          |
| Site Furnishings + Amenities | \$ 380,000          |
| Electrical and Lighting      | \$ 375,000          |
|                              | <b>\$ 2,430,000</b> |

|                                   |                     |
|-----------------------------------|---------------------|
| General Requirements [15%]        | \$ 364,500          |
| Contingency [25%]                 | \$ 607,500          |
| Design, Engineering, Survey [15%] | \$ 364,500          |
|                                   | <b>\$ 3,766,500</b> |

### Alternates

|                                       |            |
|---------------------------------------|------------|
| Eco Lab                               | \$ 300,000 |
| Sound Garden                          | \$ 250,000 |
| Media Room + Table                    | \$ 175,000 |
| Story Walls + Lighting                | \$ 215,000 |
| Covered Bike Parking [2]              | \$ 60,000  |
| WDF Stage and Canopy                  | \$ 400,000 |
| WDF Stage Lighting                    | \$ 40,000  |
| WDF Stage A/V Upgrades                | \$ 50,000  |
| WDF Lighting Enhancements             | \$ 50,000  |
| WDF Art Modifications in Seating Area | \$ 40,000  |



**BLACK HAWK MINI PARK**

[ +/- 9,500 Square Feet ]

- New Public Space
- Public Art
- Variety of Seating

See page 108 for more detail.

|                              |                   |
|------------------------------|-------------------|
| Site Preparation             | \$ 55,000         |
| Utilities                    | \$ 35,000         |
| Paving                       | \$ 155,000        |
| Planter Walls                | \$ 65,000         |
| Landscape + Irrigation       | \$ 75,000         |
| Site Furnishings + Amenities | \$ 165,000        |
| Electrical and Lighting      | \$ 65,000         |
|                              | <b>\$ 615,000</b> |

|                                   |                   |
|-----------------------------------|-------------------|
| General Requirements [15%]        | \$ 92,250         |
| Contingency [25%]                 | \$ 154,000        |
| Design, Engineering, Survey [15%] | \$ 92,250         |
|                                   | <b>\$ 953,500</b> |

**Alternates**

|                           |                        |
|---------------------------|------------------------|
| Feature Area / Public Art | \$ 750,000 - 1,500,000 |
|---------------------------|------------------------|



### MARKET STREET [ 2 blocks ]

Festive Lighting  
New Pedestrian + Street Lighting  
Gateway Elements  
Enhanced Plantings

See page 98 for more detail.

|                           |                   |
|---------------------------|-------------------|
| Site Preparation          | \$ 102,000        |
| Utilities                 |                   |
| General                   | \$ 50,000         |
| Storm/Sanitary Separation | \$ 20,000         |
| Fiber Optic Duct          | \$ 25,000         |
| Paving                    | \$ 110,000        |
| Landscape                 | \$ 90,000         |
| Site Furnishings          | \$ 40,000         |
| Electrical and Lighting   | \$ 385,000        |
|                           | <b>\$ 830,000</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| General Requirements [ 15% ]        | \$ 125,000          |
| Contingency [ 25% ]                 | \$ 205,000          |
| Design, Engineering, Survey [ 15% ] | \$ 140,000          |
|                                     | <b>\$ 1,285,000</b> |

#### Alternate

|                  |            |
|------------------|------------|
| Bioretention     | \$ 150,000 |
| Festive Lighting | \$ 80,000  |



### NORTH LINN STREET [ 2.5 blocks ]

Underground Utility Updates  
Updated Pedestrian Lighting  
Gateway Element  
Public Art

See page 96 for more detail.

|                         |                   |
|-------------------------|-------------------|
| Site Preparation        | \$ 70,000         |
| Utilities               |                   |
| General                 | \$ 85,000         |
| Sanitary                | \$ 4,500          |
| Water Main              | \$ 22,000         |
| Storm Sewer             | \$ 127,000        |
| Fiber                   | \$ 22,000         |
| Paving                  | \$ 36,000         |
| Landscape               | \$ 92,000         |
| Site Furnishings        | \$ 30,000         |
| Electrical and Lighting | \$ 151,500        |
|                         | <b>\$ 640,000</b> |

|                                   |                   |
|-----------------------------------|-------------------|
| General Requirements [15%]        | \$ 95,000         |
| Contingency [ 25% ]               | \$ 160,000        |
| Design, Engineering, Survey [15%] | \$ 95,000         |
|                                   | <b>\$ 990,000</b> |

#### Alternate

|                        |            |
|------------------------|------------|
| Bury Overhead Electric | \$ 525,000 |
|------------------------|------------|





**BLOOMINGTON STREET** [ 1 block ]

Updated Utility Duct Bank  
Pedestrian Crossing Updates  
Landscape Enhancements  
Pedestrian Lighting  
Historical Markers

See page 102 for more detail.

|                         |                   |
|-------------------------|-------------------|
| Site Preparation        | \$ 40,000         |
| Utilities               |                   |
| General                 | \$ 28,000         |
| Water Main              | \$ 25,000         |
| Fiber Duct              | \$ 12,000         |
| Paving                  | \$ 15,000         |
| Landscape               | \$ 23,000         |
| Site Furnishings        | \$ 38,000         |
| Electrical and Lighting | \$ 96,000         |
|                         | <b>\$ 277,000</b> |

|                                     |                   |
|-------------------------------------|-------------------|
| General Requirements [ 15% ]        | \$ 43,000         |
| Contingency [ 25% ]                 | \$ 72,000         |
| Design, Engineering, Survey [ 15% ] | \$ 43,000         |
|                                     | <b>\$ 440,000</b> |

**Alternate**

|                        |           |
|------------------------|-----------|
| Bury Overhead Electric | \$ 10,000 |
|------------------------|-----------|



**BURLINGTON STREET** [ 3 blocks ]

Gateway Elements  
New Pedestrian + Street Lighting  
Water Main Upgrade  
Enhanced Plantings  
Building Art / Mural

See page 90 for more detail.

|                         |                     |
|-------------------------|---------------------|
| Site Preparation        | \$ 350,000          |
| Utilities               |                     |
| General                 | \$ 90,000           |
| Water Main              | \$ 150,000          |
| Fiber Duct              | \$ 40,000           |
| Traffic Signals         | \$ 700,000          |
| Paving                  | \$ 1,410,000        |
| Landscape               | \$ 160,000          |
| Site Furnishings        | \$ 67,000           |
| Electrical and Lighting | \$ 638,000          |
|                         | <b>\$ 3,600,000</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| General Requirements [ 15% ]        | \$ 540,000          |
| Contingency [ 25% ]                 | \$ 900,000          |
| Design, Engineering, Survey [ 15% ] | \$ 540,000          |
|                                     | <b>\$ 5,557,000</b> |

**Alternates**

|                      |                    |
|----------------------|--------------------|
| Bioretention         | \$ 315,000         |
| Building Mural / Art | \$ 50,000 [ Each ] |



**CLINTON STREET** [ 3 blocks ]

Monument Lights  
New Pedestrian + Street Lighting  
Wayfinding Kiosk  
Enhanced Plantings  
Water Main Upgrade

See page 84 for more detail.

|                         |                     |
|-------------------------|---------------------|
| Site Preparation        | \$ 164,000          |
| Utilities               |                     |
| General                 | \$ 85,000           |
| Water Main              | \$ 26,000           |
| Fiber Duct              | \$ 36,000           |
| Paving                  | \$ 612,000          |
| Landscape               | \$ 141,000          |
| Site Furnishings        | \$ 190,000          |
| Electrical and Lighting | \$ 590,000          |
|                         | <b>\$ 1,844,000</b> |

|                                   |                     |
|-----------------------------------|---------------------|
| General Requirements [15%]        | \$ 274,000          |
| Contingency [25%]                 | \$ 461,000          |
| Design, Engineering, Survey [15%] | \$ 276,000          |
|                                   | <b>\$ 2,855,000</b> |

**Alternates**

|                              |            |
|------------------------------|------------|
| College Intersection - brick | \$ 70,000  |
| East Side Curb Work          | \$ 31,000  |
| Expand east sidewalk to 6'   | \$ 30,000  |
| Bioretention Areas           | \$ 192,000 |



**COLLEGE STREET** [ 1 block ]

Enhanced Plantings  
Water Main Upgrade  
Accent Unit Pavers  
New Traffic Signals at Gilbert

See page xx for more detail.

|                         |                   |
|-------------------------|-------------------|
| Site Preparation        | \$ 127,500        |
| Utilities               |                   |
| General                 | \$ 28,000         |
| Storm Sewer             | \$ 15,000         |
| Fiber Duct              | \$ 12,000         |
| Water Main              | \$ 57,500         |
| Paving                  | \$ 151,000        |
| Landscape               | \$ 77,500         |
| Site Furnishings        | \$ 31,000         |
| Electrical and Lighting | \$ 101,500        |
|                         | <b>\$ 601,000</b> |

|                                   |                   |
|-----------------------------------|-------------------|
| General Requirements [15%]        | \$ 90,000         |
| Contingency [25%]                 | \$ 150,000        |
| Design, Engineering, Survey [15%] | \$ 90,000         |
|                                   | <b>\$ 932,000</b> |

**Alternates**

|                 |            |
|-----------------|------------|
| Monument Lights | \$ 40,000  |
| Unit Pavers     | \$ 105,000 |



**DUBUQUE STREET** [ 1.5 blocks ]

Festive Lighting  
Gateway Elements  
Landscape Enhancements  
Street Pavers  
Sidewalk Pavers

See page 80 for more detail.

|                         |                   |
|-------------------------|-------------------|
| Site Preparation        | \$ 189,000        |
| Utilities               |                   |
| General                 | \$ 60,000         |
| Water                   | \$ 18,000         |
| Storm Sewer             | \$ 25,000         |
| Fiber Duct              | \$ 15,000         |
| Paving                  | \$ 207,000        |
| Landscape               | \$ 86,500         |
| Site Furnishings        | \$ 122,000        |
| Electrical and Lighting | \$ 158,000        |
|                         | <b>\$ 880,500</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| General Requirements [ 15% ]        | \$ 132,000          |
| Contingency [ 25% ]                 | \$ 220,000          |
| Design, Engineering, Survey [ 15% ] | \$ 132,000          |
|                                     | <b>\$ 1,364,500</b> |

**Alternate**

|                       |            |
|-----------------------|------------|
| Bioretention Areas    | \$ 144,000 |
| Unit Pavers in Street | \$ 510,000 |
| Festive Lighting      | \$ 400,000 |



**GILBERT STREET** [ 3 blocks ]

Water Main Upgrade  
New Sidewalk  
Landscape Enhancements  
Traffic Signals  
Pedestrian Lighting & Banners

See page 92 for more detail.

|                         |                     |
|-------------------------|---------------------|
| Site Preparation        | \$ 275,000          |
| Utilities               |                     |
| General                 | \$ 84,000           |
| Water Main              | \$ 211,000          |
| Sanitary                | \$ 5,000            |
| Traffic Signals         | \$ 875,000          |
| Fiber Duct Bank         | \$ 36,000           |
| Paving                  | \$ 84,500           |
| Landscape               | \$ 28,000           |
| Site Furnishings        | \$ 25,000           |
| Electrical and Lighting | \$ 292,000          |
|                         | <b>\$ 1,915,000</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| General Requirements [ 15% ]        | \$ 287,000          |
| Contingency [ 25% ]                 | \$ 479,000          |
| Design, Engineering, Survey [ 15% ] | \$ 287,000          |
|                                     | <b>\$ 2,968,000</b> |

**Alternate**

|                       |            |
|-----------------------|------------|
| Bury Overhead Utility | \$ 425,000 |
|-----------------------|------------|



**IOWA AVENUE** [ 3 blocks ]

Monument Lights  
Enhanced Landscape + Irrigation  
Enhance Literary Walk  
Traffic Signals

See page 82 for more detail.

|                                |            |
|--------------------------------|------------|
| Site Preparation               | \$ 140,000 |
| Utilities                      |            |
| General                        | \$ 90,000  |
| Fiber Duct                     | \$ 31,000  |
| Paving                         | \$ 43,000  |
| Landscape + Irrigation         | \$ 195,000 |
| Site Furnishings               | \$ 13,000  |
| Sheltered Bike Parking with PV | \$ 30,000  |
| Electrical and Lighting        | \$ 216,000 |

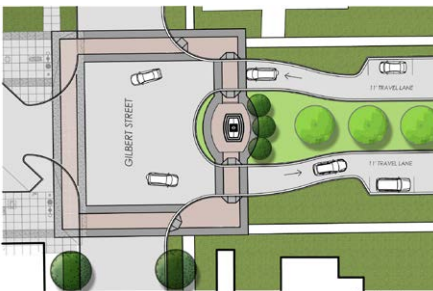
**\$ 760,000**

|                                     |            |
|-------------------------------------|------------|
| General Requirements [ 15% ]        | \$ 114,500 |
| Contingency [ 25% ]                 | \$ 190,000 |
| Design, Engineering, Survey [ 15% ] | \$ 114,500 |

**\$ 1,179,000**

**Alternate**

|                                |            |
|--------------------------------|------------|
| Monument Lighting with banners | \$ 315,000 |
|--------------------------------|------------|



**IOWA AT GILBERT** [ 1 Intersection ]

Enhanced Pedestrian Crossing  
New Civic Monument  
Traffic Signals Update

See page 94 for more detail.

|                         |            |
|-------------------------|------------|
| Site Preparation        | \$ 56,000  |
| Utilities               |            |
| General                 | \$ 28,000  |
| Fiber Duct              | \$ 3,500   |
| Paving                  | \$ 128,500 |
| Landscape               | \$ 7,000   |
| Site Furnishings        | \$ 10,000  |
| Electrical and Lighting | \$ 10,000  |
| Monument / Obelisk      | \$ 175,000 |

**\$ 418,000**

|                                     |            |
|-------------------------------------|------------|
| General Requirements [ 15% ]        | \$ 62,500  |
| Contingency [ 25% ]                 | \$ 104,500 |
| Design, Engineering, Survey [ 15% ] | \$ 63,000  |

**\$ 648,000**

**Alternate**

|              |           |
|--------------|-----------|
| Bioretention | \$ 25,000 |
|--------------|-----------|





**LINN STREET** [ 3 blocks ]

Paver Sidewalks  
Enhanced Landscape + Irrigation  
Site Furniture  
Water Main Update

See page 86 for more detail.

|                         |                     |
|-------------------------|---------------------|
| Site Preparation        | \$ 104,000          |
| Utilities               |                     |
| General                 | \$ 85,000           |
| Water Main              | \$ 110,000          |
| Storm Sewer             | \$ 30,000           |
| Sanitary                | \$ 8,000            |
| Fiber Duct              | \$ 31,000           |
| Paving                  | \$ 360,000          |
| Landscape               | \$ 82,000           |
| Site Furnishings        | \$ 120,000          |
| Electrical and Lighting | \$ 320,000          |
|                         | <b>\$ 1,250,000</b> |

|                                   |                     |
|-----------------------------------|---------------------|
| General Requirements [15%]        | \$ 187,000          |
| Contingency [25%]                 | \$ 311,000          |
| Design, Engineering, Survey [15%] | \$ 187,000          |
|                                   | <b>\$ 1,935,000</b> |

**Alternate**

|                        |            |
|------------------------|------------|
| Pavers at Intersection | \$ 190,000 |
|------------------------|------------|



**WASHINGTON STREET** [ 4 blocks ]

Gateway Elements  
Enhanced Paving  
New Sidewalks  
Water Main Upgrade  
Pedestrian Lighting

See page 78 for more detail.

|                         |                     |
|-------------------------|---------------------|
| Site Preparation        | \$ 489,000          |
| Utilities               |                     |
| General                 | \$ 115,000          |
| Utility Vaults          | \$ 150,000          |
| Water Main              | \$ 240,000          |
| Storm Water             | \$ 57,000           |
| Fiber Duct              | \$ 45,000           |
| Traffic Signals         | \$ 72,000           |
| Paving                  | \$ 1,155,000        |
| Landscape               | \$ 180,000          |
| Site Furnishings        | \$ 196,000          |
| Electrical and Lighting | \$ 711,000          |
|                         | <b>\$ 3,410,000</b> |

|                                   |                     |
|-----------------------------------|---------------------|
| General Requirements [15%]        | \$ 511,000          |
| Contingency [25%]                 | \$ 850,000          |
| Design, Engineering, Survey [15%] | \$ 511,000          |
|                                   | <b>\$ 5,282,000</b> |

**Alternates**

|                                    |            |
|------------------------------------|------------|
| Permeable Street Paving            | \$ 700,000 |
| Bioretention Planting Area         | \$ 375,000 |
| Dubuque Intersection - Unit Pavers | \$ 64,000  |

**FUNDING SOURCES**

While the majority of project funding is anticipated to come from the Capital Improvements Program [ CIP ] as appropriated by City leadership, additional resources may be necessary to realize specific plan components such as programmed spaces within the Pedestrian Mall, architectural lighting for private businesses and public art. Traditional sources for additional funding may come from two primary sources:

**GRANTS**

A number of grant opportunities exist for urban projects that encompass the arts, sustainability and infrastructure. Because many grants require a significant lead time to secure funding, this master plan update will serve as a valuable guide to identifying future phasing with enough lead time to pursue relevant grants or loans. Although not all inclusive, information on environmental, infrastructure and transportation grants in Iowa is presented on the following pages.

**PRIVATE FUNDRAISING**

The potential for private fundraising in Iowa City is significant. The first step in this process is the formation of a diverse private stakeholder group that can work in partnership with the City. Given there are multiple improvements proposed that affect areas offering a high level of visibility, sentimental attachment or historical significance – the formation of a private stakeholder group is a reasonable approach to add detail and richness in public space that may otherwise be delayed or overlooked.

**STATE REVOLVING LOAN FUND [ SRF ]**

The State Revolving Fund program is administered by the Iowa Department of Natural Resources and provides low interest loans for projects that provide water quality benefits. There are several funding programs under the SRF umbrella that would be appropriate for the Iowa City Streetscape project. There was money added to the SRF program under the Federal Stimulus program for 2014 and the City is already involved with the development of their new wastewater treatment facility. The State Revolving Fund and the Sponsored Project option may be a great source of funding since Iowa City is upgrading the wastewater / sanitary sewer system and would utilize an SRF loan for such upgrades. Money that would be sent back to the SRF as interest payments can be kept and invested locally in stormwater projects that improve water quality. Typically, you would be able to plan on \$100,000 for water quality per \$1 million borrowed.

For more information: [www.iowasrf.com](http://www.iowasrf.com).

**CLEAN WATER LOAN PROGRAM**

Iowa's Clean Water State Revolving Fund [ CWSRF ] is the best choice to finance publicly owned wastewater treatment, sewer rehabilitation, replacement, and construction, and storm water quality improvements. The Clean Water SRF Water Resource Restoration Sponsored Project program funds are still available. As part of an application for a wastewater infrastructure Intended Use Plan application, a municipality can request up to 10% additional funds under the Sponsored Project program to pay for other projects that will improve the watershed in which the wastewater plant is located. It appears that projects that are already included in the IUP but are only in the planning stages may also be eligible. I have attached a copy of the Sponsored project application. Applications for the Clean Water Loan Program and the Sponsored are due March 3.

**PLANNING AND DESIGN LOANS**

SRF Planning and Design Loans cover costs incurred in the planning and design phase of a water infrastructure project. These loans have 0 percent interest for up to three years and require no initiation or servicing fees. In addition, there is no minimum or maximum loan amount. Eligible costs include engineering fees, archaeological surveys, environmental or geological studies, and costs related to project plan preparation. The loans may be rolled into a State Revolving Fund [ SRF ] construction loan or can be repaid when permanent financing is committed. The project planning and design costs must be directly related to the proposed wastewater, storm water or drinking water projects. The 2014 deadline for Planning and Design Loan applications is April 3rd.

For more information on the SRF Program:  
Patti Cale-Finnegan  
DNR State Revolving Fund Coordinator  
P 515-725-0498

**WIRB GRANT PROGRAM**

The Watershed Improvement Fund Program was initiated in 2005 by the Iowa Legislature and is administered through the Iowa Department of Agriculture's Land Stewardship program. The funds are administered by a self-governing, independent Watershed Improvement Review Board [ WIRB ]. The WIRB Board focuses on watershed projects and the streetscape project, due to its direct influence on Ralston Creek, would likely qualify as an appropriate project. The current funding limit is \$300,000. Tying the streetscape improvements into a Ralston Creek watershed scale initiative would be the strongest approach to funding thru WIRB. 2014 WIRB grant applications are due by February 28th.

Program Contact:  
Amy Bouska  
Urban Conservationist / IDALS  
[amy.bouska@ia.nacdnet.net](mailto:amy.bouska@ia.nacdnet.net)

**USEPA SECTION 319 NON-POINT SOURCE WATER POLLUTION CONTROL GRANT PROGRAM**

Section 319 grants have long been a source of support for cutting-edge green infrastructure projects in many states throughout the US. In Iowa the program has been administered historically by the IDNR, and the focus has always been on rural, agricultural water quality initiatives of a rather traditional NRCS manner. The program is still functional under the IDNR Watershed Implementation Grant Program. Again this program has not been traditionally a source of funding for urban green infrastructure initiatives, but it may still be worth exploring. Applications are generally due in October with funds available the following calendar year. More information about the program can be obtained through the program coordinator listed below.

DNR Contact:  
Steve Hopkins  
DNR Watershed Improvement Program  
Grants Coordinator  
515-281-6402  
Stephen.Hopkins@dnr.iowa.gov

**TRANSPORTATION ALTERNATIVES PROGRAM [ TAP ]**

Funding may be available under the U.S. Department of Transportation, Federal Highway Administration Transportation Alternatives Program (TAP). The Transportation Alternatives Program (TAP) was authorized under Section 1122 of Moving Ahead for Progress in the 21st Century Act (MAP-21). TAP provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, landscape and scenic enhancement, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

For more information: [http://www.iowadot.gov/systems\\_planning/trans\\_enhance.htm](http://www.iowadot.gov/systems_planning/trans_enhance.htm)

**IOWA CLEAN AIR ATTAINMENT PROGRAM (ICAAP)**

This program funds highway/street, transit, bicycle/pedestrian, or freight projects or programs which help maintain Iowa's clean air quality by reducing transportation-related emissions. Eligible highway/street projects must be on the federal-aid system, which includes all federal functional class routes except local and rural minor collectors.

For more information: [http://www.iowadot.gov/systems\\_planning/icaap.htm](http://www.iowadot.gov/systems_planning/icaap.htm)

**SURFACE TRANSPORTATION PROGRAM (STP)**

The Surface Transportation Program (STP) is one of the main sources of flexible funding available for transit or highway purposes. STP provides the greatest flexibility in the use of funds. These funds may be used for public transportation capital improvements, car and vanpool projects, fringe and corridor parking facilities, bicycle and pedestrian facilities, and intercity or intracity bus terminals and bus facilities. As funding for planning, these funds can be used for surface transportation planning activities, wetland mitigation, transit research and development, and environmental analysis. Other eligible projects under STP include transit safety improvements and most transportation control measures.

For more information: <http://www.fhwa.dot.gov/map21/guidance/guidestp.cfm>