

PRIORITY NUMBER	ORDER OF OPERATION	PROJECT ID	PROJECT	COST ESTIMATE	FUNDING SOURCE	PRO	CON	NOTES	OPERATIONS AND MAINTENANCE	Questions/Comments
		1	Lawrence Brothers Building Complex	\$ 40,985,760.00						Other items: Building uplights, window treatment, banners/signs of the project vision. Lights on utility poles etc to focus on as an asset v. hiding them
		Hunden 2020	Hotel & Event Space (Lawrence Bldgs 1&2)	\$ 31,020,715.00	Private with Public incentives	Property taxes, hotel taxes, entrance to City, eliminate blight & vandalism	Should spend \$\$\$ on RR quiet zone for Ave B crossing	Hunden Study Estimate - TIF, Ezone, State & Fed Historic Tax Credits	Private	Source of City \$ for these priorities? Timing of them? Is the PreDev/Master planning \$ part of the City's \$6-\$8M
		Hunden 2020	Indoor Parking/Riverwalk (Lawrence Bldgs 2&3)	\$ 3,071,000.00	Private with Public incentives	Ped Connection, Need parking to develop rest of Lawrence	Limited ped connection due to rail	Hunden Study Estimate - TIF, Ezone, State & Fed Historic Tax Credits	Private	EPA grants usually have a 3 year period to perform, if need to draw out. Time for application is fall and soonest to start is about a year later - if awarded
		Hunden 2020	35 Mixed Income Housing Units (Lawrence Bldg 4)	\$ 5,869,045.00	Private with Public incentives	Property Tax, new housing, residents in downtown area	A RR quiet zone \$\$\$ should be put in place for Ave B crossing	Hunden Study Estimate - TIF, Ezone, State & Fed Historic Tax Credits, LIHTC	Private	What to program in the park/along river, how, and when - needed budget?
			Environmental studies and NFR process	\$ 125,000.00	USEPA or City	Needs to happen before outside investment	Not visible	Supplemental investigation and SRP reports. Also \$15K in IEPA Fees. Full asbestos and lead based paint surveys.	NA	Full asbestos and lead based paint surveys contracted now. Enroll the project into Under contract now \$XXX
			Environmental remediation - buildings	\$ 750,000.00	USEPA or City	Needs to happen before outside investment. Can occur in scope of work if capital stack allows.	Not visible	Site preparation, asbestos and lead based abatement. Highly variable estimate until study/eval done	NA	Can be with building renovations, or if we get a grant with City as applicant which frees Construction \$ - Rough estimate \$10k for grant
			Environmental remediation - site	\$ 150,000.00	USEPA or City	Needs to happen before outside investment. Can occur in scope of work if capital stack allows.	Not visible	Estimates from Fehr-Graham	NA	Chromium under slab to be remediated or with a grant to free construction \$
		2	Stanley/National Manufacturing Complex	\$ 41,525,000.00						
		GWA 2013/19	Urban Farming & Entertainment + Parking Area (west bldg)	\$ 15,000,000.00	Private with Public incentives	Productive reuse, tax generation, employment		The parking area in the plan (#3) is accounted for in the riverfront park design (Parking east)	Private	
		GWA 2013/19	Parking Area/Demo of oldest 2 bldgs (Alternative to Hunden Reuse)	\$ 2,800,000.00	Private with Public incentives	Visible, Open up riverfront sightlines	Still require enviro assessment of bldg before demo	Demo of 2 oldest bldgs along Wallace & creating a parking lot is alternative to 2020 Hunden recommendation for creation of up to 51 apartments between Bldgs 2&5)	Private? If Public, lot maintenance	Not a current priority but need to discuss building #s.
		GWA 2013/19	Interactive Museum	\$ 8,500,000.00	Private with Public incentives?	Unique opportunity to preserve past and create a children-friendly learning and play attraction. Local and tourist interest	Still require enviro assessment of bldg before demo	Comps: St. Louis City Museum Mulva Cultural Center (De Pere, WI - \$50M) Children's Museum & Theatre of Maine (Thompsons Point, ME - \$14M) Flint Hills Discovery Center, Manhattan KS - \$108 Million in 2012 Kidzone Museum, Truckee, CA - \$10M This could be higher or lower depending on a number of variables Maybe a great project for a foundation - big donor "Dillon City Museum" or "Wahl Family Childrens Museum"	Non-profit? Public subsidy?	
		GWA 2013/19	Powerhouse Pub/Restaurant (Former boilerhouse bldg)	\$ 800,000.00	Private with Public incentives?	Added dining option on riverfront	Still require enviro assessment of bldg before demo	TIF, Ezone, State & Fed Historic Tax Credits	Private	
		GWA 2013/Hunden 2020	Innovation/Startup Center and/or Apartments (Bldgs 2&5)	\$ 14,000,000.00	Private with Public incentives?	Property Tax, new housing (up to 51 units), residents in downtown area	Should spend \$\$\$ on RR quiet zone for Ave B crossing		Private	
			Environmental studies and NFR process	\$ 125,000.00	Local	Required for demo or reuse	Not visible	Is a priority for grants, etc.	NA	
			Environmental remediation - buildings	\$ 300,000.00	Local	Needs to happen before outside investment. Can occur in scope of work if capital stack allows.	Not visible		NA	
			Environmental remediation - site	\$ -		Needs to happen before outside investment. Can occur in scope of work if capital stack allows.	Not visible	Site remediation underway by Stanley Black & Decker	NA	
			Hardware Products Demolition	\$ 300,000.00	City Capital Fund?	Visible Change	Loss of opportunity to use historic tax credits for redevelopment, loss of historic character (under the more recent facade)	Demo of concrete building more. Incl allowance to repair adjoining bldgs after demo (assumes concrete building stays for reuse as it has had interest in it).	NA	What building is this?
		GWA 2013/19	Hardware Products Loft Apartments	\$ 300,000.00	Private with City incentives?	Visible Change	credits for redevelopment, loss of historic character (under the more recent facade)	Demo of concrete building more. Incl allowance to repair adjoining bldgs after demo (assumes concrete building stays for reuse as it has had interest in it).	NA	
		3	East 2nd Street Improvements – Locust to Broadway	\$ 2,455,000.00						
		a	Multi-use Path from Route 40 to Dillon Home	\$ 255,000.00	Local Option Sales Tax	Connect riverfront via path/sidewalks to dam walkway, and trail system. Leverage State funds		ITEP Grant through IDOT applied for on 11/2/2020 (covers 80% of path).	Plowing, Pavement upkeep, Vandalism	
		b	Bridge structure		incl	Safe way to get across Route 40		\$1,266,760.00 total cost of path and bridge. \$255k local share	Vandalism, Paint	
		c	W. 2nd Street Reconstruction	\$ 2,200,000.00	Local Option Sales Tax	Highly traveled road in need of reconstruction	Not connected to riverfront	2nd Street needs to be redone in order to construct the multi-use path along 2nd Street that will connect the National Mfg property north of the railroad tracks to the trail system at Martin's Landing/Dillon Home		
		4	Riverfront Park Amenities	\$ 8,233,250						
			EAST	\$ 1,754,282.00						
		a	Public Parking	\$ 241,656.00	City Capital Fund?				Lot Maintenance	
		b	ADA/Nature Playground/Regional Sized	\$ 850,000.00	Local/Donations	Youth activity, local regional draw, can be combined with themed splash pad		Regional Sized Nature Playground, themed, with ADA compliant area https://littlakecounty.com/bisons-bluff-nature-playground-schaumburg/ https://www.genevaparks.org/facilities/peck-farm-park/hawks-hollow/ https://www.townoflyons.com/349/LaVern-M-Johnson-Park https://www.polkcountyowa.gov/media/zwxjses2/natural-playscape.pdf Lake Olathe Park, Summit Park (Blue Ash OH) etc.	Landscape maintenance, broken/vandalized eqpt replacement	
		c	Tot Lot	\$ 65,000.00	City Capital Fund?				Landscape maintenance, broken/vandalized eqpt replacement	
		d	Parking Sidewalk Connection	\$ 12,626.00	Public Works			Paved sidewalk		
		e	Gazebo	\$ 40,000.00	City Capital Fund?				Paint/Stain, broken/vandalized eqpt replacement	
		f	Center Bridge Connection	\$ 30,000.00	City Capital Fund?					
		g	Central Shared Use Path	\$ 30,000.00	City Capital Fund?			Limestone path	Grading, re-rocking	
		h	Sculpture Area 3	\$ 20,000.00	Local/Donations	Attraction/Homage to riverfront's past		Sculptures or materials could be donated, or a set amount would be allocated, but there would be a need to be a foundation. Keith Dirks provided City with conceptual renderings		
		i	Sculpture Area 4	\$ 20,000.00	Local/Donations	Attraction/Homage to riverfront's past		Sculptures or materials could be donated, or a set amount would be allocated, but there would be a need to be a foundation. Keith Dirks provided City with conceptual renderings		
		j	Sculpture Area 5	\$ 20,000.00	Local/Donations	Attraction/Homage to riverfront's past		Sculptures or materials could be donated, or a set amount would be allocated, but there would be a need to be a foundation. Keith Dirks provided City with conceptual renderings		
		k	Swing/Bench Areas	\$ -				Completed		
		l	Shared Path Lighting, Electric, & Technology	\$ 425,000.00	Local	Increase safety/perceptions and reduce vandalism in the park		Pedestrian lighting along pathway & security cameras around the site	Power, security cam software licensing	
			WEST	\$ 6,478,967.78						
		a	Roadway Access Loop	\$ 400,000.00	Private with Public incentives			Can wait for future private development		

b	Shared Parking	\$ 200,000.00	Private with Public incentives			Can wait for future private development	Plow, Sealcoat, stripe maint
c	Drop-Off Zone	\$ 40,000.00	Private with Public incentives			Can wait for future private development	Plow, Sealcoat, stripe maint
d	Public Parking (West)	\$ 200,000.00	City Capital Fund?			It should be assumed that some of this would be done with private development.	Plow, Sealcoat, stripe maint
e	Veteran's Memorial	\$ 40,000.00	Local/Donations	Local interest			
f	Plaza	\$ -	Local			To be finished as part of Wallace Street rebuild	
g	Plaza Connection	\$ -	Local			To be finished as part of Wallace Street rebuild	
h	Splash Pad	\$ 500,000.00	Local	High local interest	City doesn't own water source/can't subsidize water costs. Ongoing O&M	Lake Olathe, Bisons Bluff, Hawks Hollow, Klehm Arboretum, War Memorial Park (Little Rock) Summit Park (Blue Ash OH), etc. https://www.themunicipal.com/2021/05/city-uses-splash-pads-to-introduce-children-to-nature/	Water, Sewer, Power, Blackflow testing (City does not own water!) Staffing if any?
i	Skating Rink & Ribbon (w/o refridgeration)	\$ 500,000.00	Local / Donation / Sponsorship	unique winter gathering space	Weather/temperature dependent. Ongoing O&M (ice maint, skate rental, lighting etc)		water, ice maint, skate rental, lighting, pavement. Staffing if any?
	Skating Rink & Ribbon (w/refridgeration)	\$ 2,000,000.00	Local / Donation / Sponsorship	unique winter gathering space all winter long	Ongoing O&M (ice cooling costs, ice maint, skate rental, lighting, etc)	NIBCO Water and Ice Park (Elkhart IN) https://www.facebook.com/NIBCOWaterAndIcePark/	water, ice cooling costs, ice maint, skate rental, lighting, pavement. Staffing if any?
j	Fire Pit	\$ 15,000.00	Local	unique year-round evening gathering space to draw people down to gather		See Branch Twist Fire Sculpture at the Warf (Wash D.C. - Artist Elena Colombo) http://www.firebydesign.com/design-ideas-kelly-bowl-fire-on-water.htm	Natural Gas. Power for a timer
k	Bench Areas	\$ 3,141.28	Local	Donations			
l	Sculpture Area 1	\$ 18,103.50	Local/Donations	Attraction/Homage to past			
m	Sculpture Area 2	\$ 16,419.25	Local/Donations	Attraction/Homage to past			
n	Overlook 1	\$ 21,708.00	Local	Attraction/Homage to past			
o	Overlook 2	\$ 9,465.50	Local				
p	Outer Ellipse (around a new band shell/amphitheater)	\$ 118,108.50	Local			Not necessary without new ampitheater/pavilion	
q	Inner Ellipse (at a new band shell/amphitheater)	\$ 38,111.75	Local			can't do manicured turf/lawn grass until 2026 because of EPA enviro cleanup grant. Not necessary without new ampitheater/pavilion	Mowing
r	Amphitheater/Pavilion	\$ 553,700.00	Local	Added amenity, gathering spot	Compete against Grandon, Duplicate RF efforts	This should include the stage and ring walkway	Paint/Stain, broken/vandlaized eqpt replacement, roof
s	Restrooms and Concessions	\$ 425,000.00	Local		No utilities nearby (duplication of warming house depending on order built?)	Not necessary without new ampitheater/pavilion and if a warming house w/bathroom built	Utilities, Paint/Stain, broken/vandlaized eqpt replacement, roof
t	Center Bridge Connection West	\$ 5,000.00	Local				
u	Shared Use Path West Extention	\$ 75,000.00	Local			this is not complete. Must finish along Wallace Street	
v	West Entry Plaza	\$ 125,210.00	Local				
w	Warming House	\$ 670,000.00	Local/Donations	Place for bathroom & concessions (food, skate rental, game rental)	No utilities nearby		Utilities, Paint/Stain, broken/vandlaized eqpt replacement, roof
x	Shared Path Lighting, Electric, & Technology (West)	\$ 425,000.00	Local			this is half the total for both east and west combined.	Power, security cam software licensing
y	2 Bridge(s) and abutments	\$ 50,000.00	Local	Required to complete walking path		1 bridge complete, 1 to complete by PW in 2022	
z	Kayak/Canoe Launch/Take out?	\$ 30,000.00	Local/DNR?	Added amenity	Launch exists at Lawrence Park. Site grade was raised as part of environmental remediation.	Part of original Riverfront Plan	??? Pulling out any structures annually? Replacing any broken pieces?
5	Decoupling the One-way pairs	\$ 6,400,000.00					
a	3rd and 4th Street, 1st Ave and Locust St	\$ 3,100,000.00	State/Local			2017 study estimate was \$2,637,700	Added traffic signal maintenance costs
b	Alt B - Downtown Conversion	\$ 1,300,000.00	State/Local	Traffic calming for downtown area	Expense. Requires IDOT cooperation		
c	Alt C - West Conversion	\$ 2,000,000.00	State/Local	(ped/bike friendly). Main St trend to revitalize downtown business development/navigation	from Locust to the east. Slows E-W traffic (increase travel time). Business delivery conflicts		
f	Detailed Study (traffic counts)	\$ 80,000.00	Local				
e	Design Engineering & Environmental	\$ 550,000.00	Local				
6	(Residential) development on the Riverfront	\$ 45,000.00					
a	environmental study, boring, reporting, etc.	\$ 35,000.00	Local		Competes against reuse of existing structures until full	what environmental constraints are there - what are subsurface conditions, what are cap restrictions? Anything? Everything above grade	
b	market site	\$ 5,000.00					
c	grant application(s) for subsidy?	\$ 5,000.00	Local				
7	At grade vehicular crossing of UPRR tracks (Avenue E or C?)	\$ 1,645,000.00					
a	Engineering & Environmental	\$ 120,000.00	Local	Adds additional access to riverfront			
b	UP RR paperwork, logistics	\$ 25,000.00	Local				
c	Construction	\$ 1,500,000.00	Local			The crossing cost is a wild card. Could be half a million, but likely more due to the amt of traffic on this rail line. City has to pay RR to temporarily close. City also has to pay the RR for the work and its not competitively bid.	
8	Bike/pedestrian underpass of UPRR tracks (2nd Ave or 3rd Ave)	\$ 1,540,000.00					
a	Engineering & Environmental	\$ 250,000.00	Local			engineering between 18-20% since RR is more complex	
b	UP RR paperwork, logistics, (insurance?)	\$ 40,000.00	Local	Attempt to make Lawrence Bros site more accessible besides Rt 40 entry	Not enough room for vehicular traffic. Railroad regs will make the cost high for an underpass (2nd Ave more difficult due to elevations)	Estimated at roughly 100' tunnel. Would likely need outages because of constructability. Class 1 RR, 60 trains a day. The contractor will have to come up with some innovative solutions and get railroad insurance which can be pricey Difficult.	Plowing, stormwater drainage maint
c	Construction	\$ 1,250,000.00	Local				
9	Railroad Quiet Zone Downtown	\$ 655,000.00					
a	Study and engineering recommendations	\$ 55,000.00	Local			Muscatine, IA - high 6 figures to undertake at 2 crossings \$20 - 35K for Study and \$15 - 20K for engineering of recommendations \$200K + depending on recommendations.	
b	Construction	\$ 600,000.00	Local			Muscatine, IA - high 6 figures to undertake at 2 crossings Assume 2 crossings here (Avenue B and K) and that any additional crossings would be sepatate projects and include Quiet Zone infrastructure. Or, from Commerce Drive - 16th Ave)	
10	Public Art/beautification	\$ 250,000.00					
a	1st Avenue underpass painting	\$ 150,000.00	Local/Donation			Philadelphia RFQ range: (https://www.muralarts.org/wp-content/uploads/2019/04/19-04-22-Viaduct-Artist-RFQ.pdf) Weslaco, TX LED lighting: https://foxnewsouthtexas.com/2020/01/16/controversial-project-in-weslaco-causes-residents-to-question-costs/ Redlands, CA: https://www.redlandsdailyfacts.com/2014/09/18/work-to-begin-on-redlands-underpass-beautification-project/	
b	acoustic sound dampening panels	\$ 100,000.00	Local				
11	Wayfinding and Streetscaping	\$ 60,000.00					

Should this be tied to this project?

	a	Design, Study	\$ 25,000.00	Local					
	b	construction	\$ 35,000.00	Local					
	c								
	12	Finish Wallace Street to the East	\$3,500,000	Local				Priority #1. Project bonded for.	
			\$3,500,000						
ALL IN GRAND TOTAL			\$ 107,294,009.78						