

City of Independence Wastewater Treatment Plant Modifications Design Progress Report by Strand Associates October 9, 2025 Workshop

Strand and City staff met with the Iowa DNR Loan Staff on August 27 following the Loan (IUP) Application submittal on August 7. The DNR Loan Staff explained the Loan Approval timeline officially started September 3 and the process for loan approval is estimated to take a minimum of 6 to 9 months but could take more time depending on the Environmental Review process and subsequent findings. Another factor in this timeline is whether the project would be eligible for a categorical exclusion and we are checking with the Environmental Review coordinator for that interpretation for this City project.

Strand and City staff also met with the City's Bond Counsel on September 9. The Bond Counsel requested they review the Advertisement for Bids prior to that document being finalized. Below is an updated schedule (Options 1 and 2) based upon these meetings.

Anticipated Project Schedule (Option 1)

- *August 7, 2025 - Submittal of IUP Application (for Loan) and Facilities Plan to DNR
- *September 3, 2025 - DNR Loan Department begins Environmental Review Process
- *October 15, 2025 - Anticipated DNR Approval of Facilities Plan. Strand provides Advertisement for Bids to City Bond Counsel for Review.
- *November 3, 2025 - Strand provides update at City Council Workshop.
- *December 1, 2025 - Anticipated DNR Approval of Drawings/Specifications and Issuance of Construction Permit (exact date of approval depends on DNR workload)
- *December 1, 2025 - Strand provides update at City Council Workshop including review of Finalized Advertisement for Bids which is recommended to be approved by City Council.
- *December 8, 2025 - City Council Approves Issuing Advertisement for Project
- *December 18, 2025 - Advertisement for Bids published in Official Newspaper (10-week bid period)
- *February 2026 - Pre-Bid Meeting held by Strand at WWTP or City Hall followed by Site Walk-thru
- *March 2026 - Bid Opening
- *April/May 2026 - City Awards Project to Lowest Responsible Bidder
- *June 2026 - Construction Contract Signed and Notice to Proceed Issued to Contractor
- *June 2026 - Construction Period Begins (Contractor cannot mobilize until Loan is Approved - Loan Approval is Expected sometime between June to September 2026)
- *August/September/October 2026 - Contractor Mobilizes.
- *December 2029 - Construction Complete (approximate 3 year-6 month estimated construction period)

Project Schedule (Option 2)

- *This option would wait to publish the Advertisement for Bids until the loan is approved sometime between June to September 2026.

Bidding-Phase Services projected to begin as early as November, 2025

Construction-Phase Services projected to begin as early as April/May, 2026

Questions from City Council/Staff?