

OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA

ITEM 56F

CITY COUNCIL COMMUNICATION 97-234  
APRIL 28, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
HIGHLAND PARK NEIGHBORHOOD BUILDING FACADE RENOVATION	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS —**

The Community Development Department requested the Purchasing Division to solicit bids for consulting proposals for professional services to prepare facade renovation plans for the commercial buildings in the historic core of the Highland Park Neighborhood.

The areas covered by the plan will include the historic commercial buildings facing 6th Avenue from just south of Euclid up to Clinton Avenue, and the historic commercial buildings facing Euclid Avenue from just west of 6th Avenue to Park Fair Mall.

**FISCAL IMPACT —**

Funding for the purchase of the professional consulting services totaling \$15,125 come from Community Development Block Grant (CDBG) funds allocated for this purpose.

**RECOMMENDATION —**

Approve the bid submitted by History Pays! for a total amount of \$15,125.

**BACKGROUND —**

The Purchasing Division solicited bids by advertisement and mailing Invitations to Bid to 12 potential consultants or consulting groups. The Purchasing Division received four responses to the Invitation to Bid; two responses were "no bids." Eight potential bidders did not respond.

Community Development Department staff have reviewed the proposals submitted in response to RFP C97-159, *Highland Park Facade Study*. Community Development Department staff preference is to hire *History Pays!*, Proposal 2. This proposal is higher in cost (\$625) than the one submitted by Ben Allers. However, *History Pays!* submitted a more complete application, they bring a special and unique expertise to the project, and they are providing more for the money than the other consultant.

*History Pays!* submitted a more complete proposal. Their proposal demonstrated a clear understanding of the scope of the project and explained in detail what process would be used to accomplish the end product. *History Pays!* also offered a clear explanation of their philosophy, which assured City staff that the project would be completed as expected.

Ben Allers' proposal essentially was not a proposal. Rather, it was a long cover letter stating that they would work out the details of their process later, after meeting with City staff and representatives from the neighborhood association. The proposal showed no understanding of or commitment to the type and quality of project desired by the City of Des Moines.

*History Pays!* brings special and unique expertise to the project. The two professionals who will be working on the project both bring unique qualifications to the project. Jim Jacobsen has worked for the Highland Park Neighborhood Association for the past year on surveying the historic commercial buildings in Highland Park.

*History Pays!* is offering a series of meetings with City staff and individual building owners to get the project started, educational sessions for building owners, project publicity, schematic designs presented graphically, schematic designs in written format with budget and customized work programs included, and a report focusing on a historic overview of the streetscapes in Highland Park. This proposal contains a step-by-step prioritization of which buildings would have the most impact on the whole area, and it contains a plan for preparing facade schematics or conceptual drawings for more than 90 percent of the buildings in the area.